

Witney Town Council

Planning Minutes - 2nd November 2021

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552- 1 WTC/188/21 Plot Ref :-21/03115/FUL Type :- FULL
Applicant Name :- . Date Received :- 12/10/2021
Location :- WITNEY SERVICE STATION Date Returned :- 03/11/2021
WELCH WAY
Proposal : Installation of three self-service car wash bays.
Observations : While Witney Town Council does not object to this application, members are concerned that the proposed development sits directly on the boundary of residential properties in Corn Bar and Bartlett Close, residents who may not have been consulted during this process. The operation of the proposed services are likely to generate significant levels of noise and disturbance and members question the neighbourliness of such a development. Policy OS2 requires that all development be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants. Members request that should approval be given, conditions are applied that limit operating hours of the car wash services in order that noise is minimised at sensitive times.

552- 2 WTC/189/21 Plot Ref :-21/02640/ADV Type :- ADVERTISIN
Applicant Name :- . Date Received :- 12/10/2021
Location :- 42 CORN STREET Date Returned :- 03/11/2021
CORN STREET
Proposal : Installation of one fascia and one projecting sign, both internally illuminated together with a non-illuminated banner style flag. (Retrospective).
Observations : Members of Witney Town Council support the installation of the fascia and projecting sign. However, the banner style flag is not of a design, quality, or materials that members can support.

552- 3 WTC/190/21 Plot Ref :-21/03261/FUL Type :- FULL
Applicant Name :- . Date Received :- 18/10/2021
Location :- 15 MARKET SQUARE Date Returned :- 04/11/2021
MARKET SQUARE
Proposal : Alterations to replace front windows and install two windows in rear elevation.
Observations : Whilst Witney Town Council do not object to this application, Members ask that the applicant consider upgrading the window specifications to include triple glazing in any new window fittings at the front and the rear of the property. In accordance with Policy OS3, all development proposals should minimise energy demands and energy loss through design and materials.

552- 4 WTC/191/21 Plot Ref :-21/03262/LBC Type :- LISTED BUI
Applicant Name :- . Date Received :- 18/10/2021
Location :- 15 MARKET SQAURE Date Returned :- 04/11/2021
MARKET SQUARE
Proposal : Internal and external alterations to replace front windows and install two

windows in rear elevation.

Observations : Whilst Witney Town Council do not object to this application, Members ask that the applicant consider upgrading the window specifications to include triple glazing in any new window fittings at the front and the rear of the property. In accordance with Policy OS3, all development proposals should minimise energy demands and energy loss through design and materials.

552- 5 WTC/192/21 Plot Ref :-21/02618/FUL Type :- FULL
Applicant Name :- . Date Received :- 18/10/2021
Location :- 141 QUEEN EMMAS DYKE Date Returned :- 08/11/2021
QUEEN EMMAS DYKE
Proposal : Erection of a pair of semi detached dwellings together with associated works and provision of vehicular access.
Observations : Witney Town Council object to this application:

1. Members concur with the comments from Oxfordshire County Council, the proposed development does not provide adequate provision for parking or access. This is contrary to policy T4

2. The proposed development represents over development of the site, with a negative impact on the streetscene. Policy OS2 requires development should be of a proportionate and appropriate scale, the plans fail to meet this requirement.

Further, Members expressed concern for the loss of permeable drainage and would ask that in the event of this application being approved, mitigating measures are sought by the applicant to decrease the possibility of surface water flooding in this area, in accordance with policy EH7 of the West Oxfordshire Local Plan.

552- 6 WTC/193/21 Plot Ref :-21/03399/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 21/10/2021
Location :- 14 SAXON WAY Date Returned :- 04/11/2021
SAXON WAY
Proposal : Erection of a double storey rear extension, with flat roof to match neighbouring property. External materials to match existing.
Observations : While Witney Town Council does not object to this application, the Council ask that officers pay due regard to ensuring that the development does not cause a harmful overlooking to neighbouring properties, specifically the windows facing no.12 Saxon Way.

552- 7 WTC/194/21 Plot Ref :-21/03406/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 21/10/2021
Location :- 37 SAXON WAY Date Returned :- 08/11/2021
SAXON WAY
Proposal : Renovation and remodelling to including proposed extension.
Observations : Whilst Witney Town Council do not object to the proposal, Members make the following observations:

1. Can Officers consider the size and scale of the proposal - the increase in the building footprint is quite significant. Policy OS2 requires that all development be of a proportionate and appropriate scale to its context.

2. Members discussed the ground-cover materials used at the front and rear of the property and are concerned about any loss of permeable drainage. Members request that in the event of approval being granted, conditions are applied to ensure that permeable surface treatments are used in the areas marked 'Gravel Drive' at the front of the property, and 'Paving' at the rear of the property.

Queen Emmas Dyke runs along the rear boundary of this property and the application site sits within Flood Zone 2. Members ask that given the close proximity of the stream and the large reduction of permeable drainage, Officers carefully consider any increase to local flood risk, and that any mitigating measures be considered.

552- 8	WTC/195/21	Plot Ref :-21/03319/HHD	Type :-	HOUSEHOLDE
	Applicant Name :-		Date Received :-	25/10/2021
	Location :-	118C QUARRY ROAD QUARRY ROAD	Date Returned :-	04/11/2021
	Proposal :	Single storey extension.		
	Observations :	Witney Town Council has no objections regarding this application.		

552- 9	WTC/196/21	Plot Ref :-19/03317/FUL	Type :-	FULL
	Applicant Name :-		Date Received :-	25/10/2021
	Location :-	LAND WEST OF HAILEY ROAD HAILEY ROAD	Date Returned :-	18/11/2021
	Proposal :	Erection of 110 residential dwellings including access off Hailey Road; areas of open space; landscaping; and associated works.		
	Observations :	Witney Town Council object to the application for the following reasons:		

1. As stated in their consultee response "Thames Water has identified an inability of the existing FOUL WATER network infrastructure to accommodate the needs of this development proposal." The current sewer network is unable to cope with existing demand and Witney continues to see untreated sewage pumped into the River Windrush and Witney's watercourses. This greatly impacts the health of the river and is a risk to animal and human health. Additional demand on the network without any infrastructure upgrade will exacerbate this problem and we will see more frequent instances of permitted sewage release into our river network. These issues are not addressed by the amended plans and neither the proposal nor the associated documents illustrate any agreement with Thames Water to alleviate this issue.

2. The additional car movements will have significant detrimental impact on the air quality in Witney, particularly in West End and on Bridge Street. West Oxfordshire District Council have declared this area of Witney as an Air Quality Management Area (AQMA). Without the planned new road infrastructure being in place, (Northern Distributor Road, Shores Green and the West End Link Road) additional traffic entering Witney from the North will inevitably increase pollutant levels in an area already failing the Government's objective for nitrogen dioxide levels. Policy EH8 requires that developments will need to be supported by an air quality assessment. The developer's submission is inconsistent in relation to the air quality in Bridge Street.

3. Witney Town Council cannot support this development without the planned road infrastructure improvements (Northern Distributor Road, Shores Green and the West End Link Road) being in place ahead of any application being approved. As per Policy WIT2

4. The amended plans show an improvement in cycle networks, but these are not sufficient in meeting the objectives of Policy T3 which requires that all new development will be located and designed to maximise opportunities for walking, cycling and the use of public transport. Further Policy T3 states that development that fails to make adequate provision of measures to encourage the use of non-car modes of transport will not be favourably considered. The proposal needs to do more to provide safe connections for children cycling to Witney secondary schools.

5. In accordance with Policy WIT2, Witney Town Council echo the concerns of the WODC Planning Policy Manager and ask that any proposals for sites in the identified North Witney Strategic Development Area, are applications conforming to an agreed Masterplan, and that development of this site be phased in accordance with the timing of provision of infrastructure and facilities that support this scale of growth

6. Witney Town Council has concerns about the suitability of the soil at the application site and the suitability of soakaway installation.

7. Policy OS3 requires that development proposals are prudent in their use of natural resources including minimising energy demands and energy loss and maximising resource efficiency. The proposal is not ambitious in this regard, and much more could be achieved in terms of forward-thinking, carbon neutral house design.

8. Witney Town Council request that some electric vehicle charging points be installed in the shared and allocated parking spaces that are not in the immediate vicinity of a property.

9. Witney Town Council would not want to see any parcels of land become unadopted, or covenants placed on any of the land

10. Witney Town Council expects that in the event that planning permission is granted, that the approved plans fully comply with Hailey's Neighbourhood Plan.

And finally, In the event of this application being approved, Witney Town Council anticipate that residents of this development will be using Witney facilities, Witney being the nearest service centre, and we request a S106 contribution towards the provision of sports pitches, a recreational facility much in demand in Witney and largely unavailable in the North of Witney.

The Meeting closed at : 7:35pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council