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CLIMATE, BIODIVERSITY & PLANNING COMMITTEE MEETING OF THE WITNEY TOWN COUNCIL

Held on Tuesday, 12 October 2021

At 6.00 pm in the Gallery Room, The Corn Exchange, Witney

Present:

Councillor R Smith (Chair)

Councillors:	A Prosser V Gwatkin	M Jones
Officers:	Adam Clapton Claire Green Simon Wright	Deputy Town Clerk Administration Support - Planning & Stronger Communities Democratic & Legal Services Officer
Others:	No members of the public.	

P537 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor J Aitman who was representing the Council at an event in her role as Mayor. Apologies were also received from Councillors O Collins, L Duncan and A McMahon.

P538 DECLARATIONS OF INTEREST

There were no declarations of interest from members or officers.

P539 PUBLIC PARTICIPATION

There was no public participation.

P540 COMMITTEE WORK PLAN

The Committee received the report of the Town Clerk providing an update on the Committee's work plan which included projects identified as part of the Council's Draft Strategic Plan and Budget Setting agreed in February 2021, as well as the Open Spaces Strategy adopted in June 2021. Members were also requested to consider items for inclusion in the budget setting process.

The committee highlighted the need to meet the Climate Emergency targets that has been discussed by Council together with the need for an active travel plan for sites owned by the Town Council particularly the Lake & Country Park.

It was noted that the existing budget of £10,000 covered the management plan for that site and that it was hoped a Park Ranger would be appointed in due course. Members were advised that the report regarding the lake survey was expected soon along with an update on a potential Forest School project and these may have some budgetary implications. It was agreed that the outcomes be reported to the next meeting for budgetary consideration.

In respect of achieving carbon neutrality the current budgetary position was clarified in that £35,000 had been allocated for solar panels at the Works Depot but this may be dependent on the future use of that site. Discussion ensued regarding the need to make improvements at the Town Council venues on matters such as replacing windows, heating systems and making the building more energy efficient. It was agreed that this would need to be a phased approach and funding should be allocated to meet the costs. It was questioned as to whether alternative funding schemes or loans could be accessed and it was agreed that this was something that could be explored.

Finally, the implementation of 20mph Zones and Community Speedwatch schemes in Witney were discussed and it was agreed that funding should be put in place to meet additional costs associated with the initiatives.

Resolved:

1. That, the Committee Work Plan be noted;
2. That, a report on the outcome of the lake survey be reported to the next meeting for consideration of any budgetary implications; and
3. That, the following budgetary requests be recommended:

Active Travel Infrastructure - £20,000
That each spending Committee considers energy efficiency works at venues under their remit and budgets accordingly – up to £50,000 per venue
Community Speedwatch/20 mph zones - £2,000; and
4. That, options for funding the above schemes from loans or other grant schemes be explored.

P541 **PLANNING APPLICATIONS**

The Committee received and considered a schedule of planning applications received from West Oxfordshire District Council.

Resolved:

That the comments, as per the attached schedule, be forwarded to West Oxfordshire District Council.

The meeting closed at: 7.35 pm

Chair

Witney Town Council

Planning Minutes - 12th October 2021

540

540- 1 WTC/174/21 Plot Ref :-21/02929/FUL Type :- FULL
 Applicant Name :- . Date Received :- 20/09/21
 Location :- LAND AT WINDRUSH PARK Date Returned :- 13/10/21
 WINDRUSH PARK ROAD
 Proposal : Erection of 2 industrial units (Use Class E(g)iii, B2 and B8), to include external ancillary service areas, car and cycle parking.
 Observations : Witney Town Council object to this application.

The plans do not go far enough to show where the cycle paths link to existing networks, or show how and where the paths cross the site. In line with Policy T1, All new development should be designed to maximise opportunities for walking, cycling and the use of public transport. The current scheme is unambitious, in that more can be done to provide opportunities for walking and cycling. 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.

Witney Town Council echo the views of the Local Lead Flood Authority and request that SuDS features be incorporated whenever possible, such as porous paving in the car park. Similarly, members agree with the submission from Thames Valley Police and prior to this application being approved, request further details of the boundary treatments and lighting at the site.

Whilst Witney Town Council object to the current proposal, development of the site is supported and members welcome revised plans with consideration of the points raised above. This is also an opportunity for the applicant to incorporate sustainable features such as Solar PV and vehicle charging points, in line with Core Objectives CO15, CO17 and CO18 of the West Oxfordshire Local Plan 2031.

540- 2 WTC/175/21 Plot Ref :-21/03061/HHD Type :- HOUSEHOLDE
 Applicant Name :- . Date Received :- 21/09/21
 Location :- 74 NEWLAND Date Returned :- 14/10/21
 NEWLAND
 Proposal : Erection of first floor rear extension, alterations to raise the roof height above existing kitchen and installation of roof lights.
 Observations : Witney Town Council has no objections regarding this application.

540- 3 WTC/176/21 Plot Ref :-21/02920/FUL Type :- FULL
 Applicant Name :- . Date Received :- 27/09/21
 Location :- LAND TO THE REAR OF 96 HIGH Date Returned :- 14/10/21
 ST
 HIGH STREET
 Proposal : Construction of dwelling and detached outbuilding comprising garaging and

garden shed with storage above.

Observations : Witney Town Council object to this application. The Flood Risk Assessment states that the application site is at high risk of river flooding, with no flood defences in situ. Even with proposed mitigation measures, the flood risk assessment concludes that overall flood risk to the development itself is medium.

Further, the assessment indicates that development may have an adverse impact on local flood risk. Witney Town Council object to the proposal on the grounds that flood risk is increased for nearby properties - This area has been badly affected by river flooding and surface water flooding as recently as December 2020.

540- 4 WTC/177/21 Plot Ref :-21/03113/LBC Type :- LISTED BUI
Applicant Name :- . Date Received :- 27/09/21
Location :- 63 CORN STREET Date Returned :- 13/10/21
CORN STREET
Proposal : Alterations to re-build brick chimney stack.
Observations : Witney Town Council has no objections regarding this application.

540- 5 WTC/178/21 Plot Ref :-21/03112/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 27/09/21
Location :- 24 PARK ROAD Date Returned :- 13/10/21
PARK ROAD
Proposal : Erection of a single storey front extension.
Observations : While Witney Town Council does not object to this application in terms of material concerns, it notes the loss of permeable drainage and would ask that mitigating measures are considered to help decrease the possibility of surface water flooding in this area, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.

540- 6 WTC/179/21 Plot Ref :-21/03197/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 29/09/21
Location :- 38 MOOR AVENUE Date Returned :- 13/10/21
MOOR AVENUE
Proposal : Single story rear extension for kitchen dining area and utility.
Observations : Witney Town Council has no objections regarding this application.

540- 7 WTC/180/21 Plot Ref :-21/03190/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 30/09/21
Location :- 5 LAVENDER VIEW Date Returned :- 13/10/21
LAVENDER VIEW
Proposal : New front dormer and roof light in front of roof and two rear roof lights as part of loft conversion.
Observations : Witney Town Council has no objections regarding this application.

540- 8 WTC/181/21 Plot Ref :-21/03199/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 30/09/21
Location :- THE OCTAVES Date Returned :- 14/10/21
NEW YATT ROAD
Proposal : Demolition of existing conservatory and outbuildings. Construction of single storey rear and side extension to main house and single storey annexe in garden. Replacement of existing windows to main house and alterations internally.
Observations : While Witney Town Council does not object to this application in terms of material concerns, it notes the loss of permeable drainage and would ask that mitigating measures are considered to help decrease the possibility of surface water flooding in this area, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.

540- 9 WTC/182/21 Plot Ref :-21/03184/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 30/09/21
Location :- 198 WADARDS MEADOW Date Returned :- 14/10/21
WADARDS MEADOW
Proposal : Erection of a single storey replacement rear extension.
Observations : Witney Town Council has no objections regarding this application.

540- 10 WTC/183/21 Plot Ref :-21/03093/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 30/09/21
Location :- 66 NEW YATT ROAD Date Returned :- 14/10/21
NEW YATT ROAD
Proposal : Construction of a carport with formation of driveway along with the installation of an electric gate and fencing to the west and east boundaries.
Observations : Witney Town Council has no objections regarding this application.

540- 11 WTC/184/21 Plot Ref :-21/03160/FUL Type :- FULL
Applicant Name :- . Date Received :- 30/09/21
Location :- UNIT 5 WOOLGATE SHOPPING Date Returned :- 14/10/21
CENTR
WOOLGATE SHOPPING CENTRE
Proposal : Alterations to existing shop front entrance and installation of 4 air conditioning condenser units to rear elevation.
Observations : Witney Town Council has no objections regarding this application.

540- 12 WTC/185/21 Plot Ref :-21/03089/FUL Type :- FULL
Applicant Name :- . Date Received :- 04/10/21
Location :- UNIT 23, AVENUE ONE Date Returned :- 14/10/21
AVENUE ONE
Proposal : Alterations to include the erection of single storey rear extension, the addition of a new fire exit and 3 new windows to West elevation.
Observations : While Witney Town Council does not object to this application, members have shown concern for maintaining emergency access/safe egress at the rear of neighbouring units.

Additionally, members have noted that the site plan shows a nearby watercourse and request that Officers check that the proposal does not compromise local drainage.

540- 13 WTC/186/21 Plot Ref :-21/02905/FUL Type :- FULL
Applicant Name :- . Date Received :- 04/10/21
Location :- 6 CHURCH GREEN Date Returned :- 14/10/21
CHURCH GREEN

Proposal : Conversion of existing offices to create four flats along with the construction of a further flat in car park together with associated works.

Observations : While Witney Town Council does not object to this application, Members note the ERS consultation comment regarding contaminated land and agree with the recommended planning condition requiring a site investigation.

In line with Policy T1, All new development should be designed to maximise opportunities for walking, cycling and the use of public transport. The current proposal is lacking in cycle storage and Members encourage more safe cycle parking and storage to provide for the proposed number of residents.

Members echo the response from Thames Water and would ask that mitigating measures are considered to help decrease the possibility of surface water flooding in this area, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.

540- 14 WTC/187/21 Plot Ref :-21/03193/FUL Type :- FULL
Applicant Name :- . Date Received :- 04/10/21
Location :- 2 SPRINGFIELD PARK Date Returned :- 14/10/21
SPRINGFIELD PARK

Proposal : Construction of detached dwelling and formation of new access onto Springfield Park.

Observations : Witney Town Council has no objections regarding this application.

The Meeting closed at : 7:30pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council