

Witney Town Council

Planning Minutes - 23rd November 2021

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605- 1 WTC/197/21 Plot Ref :-21/03377/FUL Type :- FULL
Applicant Name :- . Date Received :- 02/11/21
Location :- UNIT 5 NIMROD Date Returned :- 24/11/21
DE HAVILLAND WAY
Proposal : Internal alterations to Units 3, 4 and 5 to create additional floor space together with the insertion of external windows to the front elevation of Unit 5.
Observations : Witney Town Council has no objections regarding this application.

605- 2 WTC/198/21 Plot Ref :-21/03383/ADV Type :- ADVERTISIN
Applicant Name :- . Date Received :- 02/11/21
Location :- 4 TUNGSTEN PARK Date Returned :- 24/11/21
COLLETTS WAY
Proposal : Erection of internally illuminated and non illuminated fascia lettering and two freestanding signs (one internally illuminated).
Observations : Witney Town Council has no objections regarding this application.

605- 3 WTC/199/21 Plot Ref :-21/03550/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 02/11/21
Location :- 34 WESTCOTE CLOSE Date Returned :- 24/11/21
WESTCOTE CLOSE
Proposal : Single storey front extension to enlarge kitchen, loft conversion to provide additional ensuite bedroom, and add bifolding doors to rear.
Observations : Witney Town Council do not object to this application. Members welcome the additional soakaway on the drive, but note the loss of permeable drainage resulting from the front extension, and ask that all 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.
Members note the new provision for off-road parking at the front of the property and ask that the applicant seek the relevant permissions from Oxfordshire County Council for installation of, (or extension of) a dropped kerb if applicable.

605- 4 WTC/200/21 Plot Ref :-21/03573/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 10/11/21
Location :- WITNEY HOUSE, 17 WEST END Date Returned :- 24/11/21
WEST END
Proposal : Demolition of existing sunroom, erection of new garden room extension, minor internal alterations and proposed internal openings. Side roof bin storage extension.
Observations : Witney Town Council has no objections regarding this application.

605- 5 WTC/201/21 Plot Ref :-21/03574/LBC Type :- LISTED BUI
Applicant Name :- . Date Received :- 10/11/21
Location :- WITNEY HOUSE, 17 WEST END Date Returned :- 24/11/21
WEST END
Proposal : Demolition of existing sunroom, erection of new garden room extension, minor internal alterations and proposed internal openings. Side roof bin storage extension.
Observations : In the context of the Listed Building, members discussed the choice of glazed sliding doors and whether this was a suitable material for an historic site. Given that the development is at the rear of the property members concluded that this design be acceptable.

605- 6 WTC/202/21 Plot Ref :-21/03085/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 15/11/21
Location :- 321 MANOR ROAD Date Returned :- 24/11/21
MANOR ROAD
Proposal : Erection of single storey rear and side extensions together with construction of rear pergola.
Observations : While Witney Town Council does not object to this application, it notes the loss of permeable drainage. The land to the South West of the site is a functioning flood plain and any new development must not cause for an increase in surface water run-off. Members 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.

605- 7 WTC/203/21 Plot Ref :-21/03594/FUL Type :- FULL
Applicant Name :- . Date Received :- 15/11/21
Location :- 33A HIGH STREET Date Returned :- 24/11/21
HIGH STREET
Proposal : Temporary change of use from shop to store room for use by Scouts and church.
Observations : Witney Town Council has no objections regarding this application.

605- 8 WTC/204/21 Plot Ref :-21/03565/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 15/11/21
Location :- 81A NEWLAND Date Returned :- 06/12/21
NEWLAND
Proposal : Single storey side extension. Provision of new solar panels to front elevation.
Observations : No Comment.

605- 9 WTC/205/21 Plot Ref :-21/03673/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 15/11/21
Location :- 36 GLOUCESTER PLACE Date Returned :- 24/11/21
GLOUCESTER PLACE
Proposal : Single storey flat roof rear extension and removal of conservatory.
Observations : Witney Town Council has no objections regarding this application.

Applicant Name :- .

Date Received :- 16/11/21

Location :- LAND EAST OF WITNEY ROAD
DUCKLINGTON

Date Returned :- 06/12/21

Proposal : Outline planning permission for up to 120 dwellings with associated landscaping and infrastructure with detailed vehicular access from Witney Road (with all other matters including other access arrangements reserved).

Observations : Witney Town Council object to this application.

The application site neighbours two parcels of land in the ownership of Witney Town Council. Firstly the allotments to the North of the site and secondly, the Lake & Country Park to the East of the site.

Policy OS2 requires that 'All development should not be at risk of flooding or likely to increase the risk of flooding elsewhere.' Further, 'All development should be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants'. The proposed development site is located in our neighbouring parish, Ducklington, however, Witney Town Council cannot ignore the immediate vicinity of the site and close proximity to land owned and managed by Witney Town Council. The proposed development site has a history of flooding, and the Witney Town Council Allotments neighbouring the site has known flood issues. The site itself is not suitable for development with the history of flooding and members cannot support a proposal that puts further pressure on the surface water drainage at the allotment site. Members echo the concerns raised by Mr Jessel of the Witney Allotments Association, we are aware of issues with flooding at this much used site and agree that development of The Moors will exacerbate the surface water flooding and drainage problems for nearby land.

Further to the objection and observations made above, the same passages of Policy OS2 and the same concerns apply to harmful impact at land to the East of the site at the Lake and Country Park. Emma's Dyke is prone to flooding, so adding potential excess surface water from the site to a watercourse already struggling to meet required capacity is not a solution. During heavy rainfall events water struggling to drain away could cause flooding to the much used public footpath area around the Southern and Western sections of the Lake & Country Park.

Thames Water release sewage into the watercourse near to this site, this leads to untreated sewage in Colwell Brook, flowing onto Emma's Dyke, and the river Windrush, running adjacent to the development site. Clearly during flood events, this leads to the possibility of not only flooding, but floodwater mixed with untreated sewage. At this point in time, there is no detailed plan or information from Thames Water as to how far any improvements to Witney Sewage Treatment Plant might go, or indeed whether it will be able to cope with the increased demand from any planned new development, without extra demand being placed upon the system from large scale developments in sites not identified in the Strategic Development Plan for Witney.

This application brings development too close to the Lake & Country Park, again, failing to meet the objectives set out by Policy OS2 'All development should as far as is reasonably possible protect or enhance the local landscape and the setting of the settlement'. The Lake & Country Park is in a rural setting, with natural landscaping and high biodiversity, development as proposed is an encroachment and should be refused in order to protect this valuable wildlife habitat.

Much of the vehicular, cycle and pedestrian traffic will be leaving the development site and heading North to Witney, the main service centre. The

roundabout is dangerous and busy, it is not a suitable or safe place for children to navigate.

This application fails to meet many of the General Principles of Overall Strategy policy - Policy OS2, Witney Town Council respectfully ask that this proposal for development be refused.

The Meeting closed at : 7:15pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council