

**Witney Town Council**

**Planning Minutes - 24th December 2021**

645

645- 1 WTC/207/21 Plot Ref :-21/03705/HHD Type :- HOUSEHOLDE  
Applicant Name :- . Date Received :- 18/11/2021  
Location :- 8 CHESTNUT CLOSE Date Returned :- 15/12/2021  
CHESTNUT CLOSE  
Proposal : Alterations to include the erection of a two-storey side extension, part single and two storey rear extension and the installation of a bay window to front elevation, along with formation of an enlarged parking area with widened access and associated works.  
Observations : While Witney Town Council does not object to this application, if approved the development will result in a loss of permeable drainage and 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. Further, members note the objection comment from the Local Highways Authority; subject to amended plans being submitted to remediate the pedestrian access and parking space issues, Witney Town Council have no objections regarding this application.

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645- 2 WTC/208/21 Plot Ref :-21/03662/FUL Type :- FULL  
Applicant Name :- . Date Received :- 22/11/2021  
Location :- 190 COLWELL DRIVE Date Returned :- 15/12/2021  
COLWELL DRIVE  
Proposal : Construction of new dwelling with associated works and alterations to existing vehicular access.  
Observations : Witney Town Council has no objections regarding this application.

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645- 3 WTC/209/21 Plot Ref :-21/03708/S73 Type :- NON COMPLY  
Applicant Name :- . Date Received :- 22/11/2021  
Location :- UNIT 1 CRANBROOK COURT Date Returned :- 15/12/2021  
AVENUE TWO  
Proposal : Non compliance of condition 2 of planning permssion 20/02066/FUL to allow alterations to the location of the exhaust stack.  
Observations : Witney Town Council has no objections regarding this application.

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645- 4 WTC/213/21 Plot Ref :-21/03643/FUL Type :- FULL  
Applicant Name :- . Date Received :- 23/11/2021  
Location :- 46 MARKET SQUARE Date Returned :- 15/12/2021  
MARKET SQUARE  
Proposal : Demolition of existing outbuilding and rebuild to create a one and half storey three bedroom house with associated amenity area and two car parking spaces.  
Observations : While Witney Town Council does not object to this application in terms of a new dwelling, it notes that Councillors express concern for limited cycle and bin storage on the site. Members ask that all efforts are made to provide cycle

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storage adequate for a family home and bin storage sufficient for the multiple waste bin types.

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645- 5 WTC/214/21 Plot Ref :-21/03644/LBC Type :- LISTED BUI  
Applicant Name :- . Date Received :- 23/11/2021  
Location :- 46 MARKET SQUARE Date Returned :- 15/12/2021  
MARKET SQUARE  
Proposal : Demolition of existing outbuilding and rebuild to create a one and half storey three bedroom house with associated amenity area and two car parking spaces.  
Observations : While Witney Town Council does not object to this application in terms of a new dwelling, it notes that Councillors express concern for limited cycle and bin storage on the site. Members ask that all efforts are made to provide cycle storage adequate for a family home and bin storage sufficient for the multiple waste bin types.

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645- 6 WTC/215/21 Plot Ref :-21/03744/HHD Type :- HOUSEHOLDE  
Applicant Name :- . Date Received :- 23/11/2021  
Location :- 88 WOODSTOCK ROAD Date Returned :- 15/12/2021  
WOODSTOCK ROAD  
Proposal : Two Storey Side Extension & Replacement Porch. Removal of existing garage.  
Observations : Witney Town Council has no objections regarding this application.

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645- 7 WTC/216/21 Plot Ref :-21/03606/S73 Type :- VARIATION  
Applicant Name :- . Date Received :- 23/11/2021  
Location :- 32 JUDDS CLOSE Date Returned :- 15/12/2021  
JUDDS CLOSE  
Proposal : Variation of condition 2 of planning permission 18/00659/HHD to allow retrospective loft conversion as built.  
Observations : Witney Town Council has no objections regarding this application.

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645- 8 WTC/217/21 Plot Ref :-20/02654/OUT Type :- OUTLINE  
Applicant Name :- . Date Received :- 25/11/2021  
Location :- LAND SOUTH EAST OF OXFORD Date Returned :- 16/12/2021  
HILL  
OXFORD HILL  
Proposal : Outline planning application (with all matters reserved except access) for the erection of up to 495 dwellings and a new Community Hub together with associated open space and green infrastructure.  
Observations : Witney Town Council has reviewed the revised plans for this strategic development area and recognises the amendments from the original submission. Further to our original response comments of 17th December 2020, we would like to make the following additional observations:  
  
Firstly, should approval be given, Members request that a 'prior to commencement' condition be applied that stipulates no works are started until the Shores Green slip roads are completed. This much needed infrastructure should be in place ahead of the heavy plant and construction traffic needing access to the development.

The current sewer network and Witney sewage pumping station are unable to

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cope with existing demand and Witney continues to see untreated sewage pumped into the River Windrush and Witney's watercourses. 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. Witney Town Council would like to see Thames Water carry out sewage upgrades ahead of any development or occupation of this proposed site.

Item 12 on the Illustrative Masterplan in Appendix G shows a 'Potential link through to Windrush Cemetery'. Witney Town Council welcome this and would like to see a commitment by condition that ensures this much-needed vehicular and pedestrian access is included within the development and that the developer provides for utility connections (water and power) under the road, that can be carried forward by the Town Council into the land within Council ownership.

Members ask that all possible locations for the Community Hub are explored. Members note the comments from Stagecoach with regard to the hub being on the periphery of the new dwellings and not in the most logical place to serve existing residents of the Cogges estate or residents of this proposed development and that more could be done to site the hub where it is easily accessed by cycling and walking. The community centre could be located near the West entrance of the development whereby it would have potential to have close links with the cemetery, and this location would have less impact on the landscape.

In terms of connectivity, the current plans only appear to show one pedestrian and cycling route across to Farm Mill Lane, which is a shared 3m pathway. This is a key corridor into Witney Town Centre and there is space for a segregated footpath and cycleway, cyclists and pedestrians should be separated on what will be a much used and busy route.

Further, in earlier discussions with Witney Town Council, a footbridge was discussed to provide for walking and cycling access from the South of the site, heading West toward Sainsburys. The current plans do not show how this can be achieved and members feel strongly that this is an important feature that must not be forgotten.

It is crucial to link the development with existing facilities the current plan shows a 'potential' pedestrian and cycle link to Eton Close. Members would like a commitment that this link is properly facilitated and contributions towards the installation of a pathway in the open space.

Witney Town Council would still welcome a shared pedestrian/cycle path further south than indicated on the proposed plans, encompassing the former Witney Railway bridge towards the South Witney Industrial and commercial areas.

The submitted documents mention cycle lanes and parallel crossings, but there is no mention of priority for cyclists and pedestrians at the road junctions. Oxfordshire County Council guidelines say that vulnerable users should have priority over vehicular traffic - this is an opportunity to modernise these junctions and priority be given to cycle and foot traffic at all side junctions.

In a previous response Witney Town Council had asked about one housing unit being for a community development project and then handed over to the community. It would serve as a hub before the community hub is built and then later gets sold as a house to be lived in, but profits go to community projects. Has any more thought or research gone into this? Witney Town Council are keen to explore this with the developers.

Witney Town Council support the Oxfordshire County Council document of 27th April 2021 outlining developer Section 106 contribution. This list includes many of our original requests. Our members have discussed the previously submitted response and the requests therein and members agree that these funding

needs remain valid.

For reference, our previously submitted Section 106 list is repeated below:

In addition to the cemetery access (or associated funding) the Town Council would like to request the following to support the infrastructure in and immediately adjacent to the development.

#### Sport & Recreation

Witney Town Council recognises the inclusion of a proposed play area/LEAP but would request an off-site contribution of £20,000 to upgrade the nearest play park facility in Eton Close to serve the anticipated increase in children from the development.

The Town Council also welcomes the inclusion of village green areas and would ask if one of these could be used as a wheeled sports track, with £15,000 allocated to the Town Council to facilitate this project.

The Town Council is committed to encouraging grassroots sports and considers that a development of this size will increase the number of people wanting to use sports facilities. The Council does however recognise that due to the typography of the site, the inclusion of a sports pitch would be difficult (unless the developer feels that land in their ownership south of the cemetery is suitable, or another piece of land outside of this site). Therefore, it would request a contribution of £50,000 towards upgrading other sports pitches and changing rooms across the town to absorb the anticipated usage.

#### Infrastructure & Street Scene

The Town Council would like to request that the developers install at least two grit bins on the estate due to its sloping typography along with benches in the village green areas, Sheffield cycle racks near the bus stops, community hub and recreation areas (village greens), bus shelters and bins. The Council would like to see the majority of these installed before all dwellings are occupied.

#### Lake & Country Park

The Town Council would like to request £10,000 towards the inclusion of an educational space at Witney Lake & Country Park as part of its long-term plan to manage this area. The site sits South West of the development and is connected via the paths mentioned above.

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645- 9	WTC/218/21	Plot Ref :-21/03716/FUL	Type :-	FULL
	Applicant Name :-	.	Date Received :-	29/11/2021
	Location :-	(E) 432878 (N) 209265 DOWNS RD DOWNS ROAD	Date Returned :-	16/12/2021
	Proposal :	Residential development comprising of 61 dwellings (use class C3), new road infrastructure, landscaping and other associated infrastructure works.		
	Observations :	Whilst Witney Town Council do not object to this application members are very concerned about an additional 61 houses being built in this location without the vital infrastructure being in place. It is acknowledged that the Witney sewage treatment facility and current sewer network is not able to cope with existing demand and Witney continues to see untreated sewage pumped into the River Windrush and Witney's watercourses. 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. Witney Town Council request that approval for additional houses on this development is not granted until Thames Water are able to commit to sewage upgrades that are sufficient to meet demand.		

In accordance with West Oxfordshire Local Plan Policies T1 and T3,

Connectivity through and to the site should ensure that residents can easily access footpaths, cycle routes and bus stops, facilitating sustainable travel and sensible routes for accessing Downs Road, Range Road and through the estate to Curbridge Road. Developers need to take the opportunity to work with the relevant authorities to implement a 20mph speed limit through the estate. Members ask that adequate cycle storage be provided in line with Oxfordshire County Council recommendations.

Members note that a community centre or community hall for the West Witney development has not been provided for and ask that S106 funding be considered for this community resource.

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645- 10	WTC/219/21	Plot Ref :-21/03803/HHD	Type :-	HOUSEHOLDE
	Applicant Name :- .		Date Received :-	29/11/2021
	Location :- 29 TOWER HILL TOWER HILL		Date Returned :-	15/12/2021
	Proposal :	Addition of a parapet wall to single storey rear extension. Alteration to approved drawings under reference 18/03026/HHD.		
	Observations :	Witney Town Council has no objections regarding this application.		

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645- 11	WTC/220/21	Plot Ref :-21/03797/HHD	Type :-	HOUSEHOLDE
	Applicant Name :- .		Date Received :-	30/11/2021
	Location :- 44 BROADWAY CLOSE BROADWAY CLOSE		Date Returned :-	15/12/2021
	Proposal :	Erection of a conservatory to rear elevation.		
	Observations :	Witney Town Council has no objections regarding this application.		

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645- 12	WTC/221/21	Plot Ref :-21/03851/FUL	Type :-	FULL
	Applicant Name :- .		Date Received :-	06/12/2021
	Location :- 153 THORNEY LEYS THORNEY LEYS		Date Returned :-	15/12/2021
	Proposal :	Sub division of existing dwelling to create an additional dwelling together with associated works including alterations to existing access and parking facilities.		
	Observations :	While Witney Town Council does not object to this application in terms of creating an additional dwelling, members ask that all efforts are made to provide adequate cycle storage for both dwellings, particularly the family-size home.		
		Further, members note 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.		

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645- 13	WTC/222/21	Plot Ref :-21/03880/HHD	Type :-	HOUSEHOLDE
	Applicant Name :- .		Date Received :-	06/12/2021
	Location :- 81 NEWLAND MILL NEWLAND MILL		Date Returned :-	15/12/2021
	Proposal :	Single storey rear extension.		
	Observations :	Witney Town Council has no objections regarding this application.		

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645- 14 WTC/223/21 Plot Ref :-21/03571/HHD Type :- HOUSEHOLDE  
Applicant Name :- . Date Received :- 06/12/2021  
Location :- 11 OAKDALE LANE Date Returned :- 15/12/2021  
OAKDALE LANE  
Proposal : Construction of tiled outdoor hot tub with retaining walls (retrospective).  
Observations : Witney Town Council has no objections regarding this application.

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645- 15 WTC/224/21 Plot Ref :-21/03901/HHD Type :- HOUSEHOLDE  
Applicant Name :- . Date Received :- 06/12/2021  
Location :- 5 SCHOFIELD AVENUE Date Returned :- 15/12/2021  
SCHOFIELD AVENUE  
Proposal : Single storey rear extension.  
Observations : Witney Town Council has no objections regarding this application.

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The Meeting closed at : 7:55pm

Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

On behalf of :- Witney Town Council