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

Held on Tuesday, 4 January 2022

At 6.00 pm in the Virtual Meeting Room via Zoom

Present:

Councillor R Smith (Chair)

Councillors:	A Prosser J Aitman O Collins	V Gwatkin M Jones D Temple
Officers:	Claire Green Simon Wright	Administration Support - Planning & Stronger Communities Democratic & Legal Services Officer
Others:	No members of the public.	

P649 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors L Duncan and A McMahon.

Councillor D Temple attended for Councillor McMahon.

P650 DECLARATIONS OF INTEREST

Councillor Prosser declared a personal prejudicial interest in Application No. 21/03565/HHD by virtue of being the applicant. Councillor Prosser left the meeting and took no part in the discussion or voting thereon.

P651 PUBLIC PARTICIPATION

There was no public participation.

P652 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: 6.35 pm

Chair

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Witney Town CouncilPlanning Minutes - 4th January 2022

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- 652- 1 WTC/001/22 Plot Ref :-21/03931/FUL Type :- FULL
 Applicant Name :- . Date Received :- 13/12/21
 Location :- 118C QUARRY ROAD Date Returned :- 05/01/22
 QUARRY ROAD
 Proposal : Erection of a detached single storey dwelling with associated parking.
 Observations : Witney Town Council object to this application. Members have expressed concern for the scale of the development within the physical constraints of the site - The development is not in accordance with Policy OS2, which requires that development be of a proportionate and appropriate scale to its context.
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- 652- 2 WTC/002/22 Plot Ref :-21/03565/HHD Type :- HOUSEHOLDE
 Applicant Name :- . Date Received :- 20/12/21
 Location :- 81A NEWLAND Date Returned :- 05/01/22
 NEWLAND
 Proposal : Single storey side extension and porch. Provision of new solar panels to front elevation (Amended).
 Observations : Witney Town Council has no comments on this application.
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- 652- 3 WTC/003/22 Plot Ref :-21/03819/HHD Type :- HOUSEHOLDE
 Applicant Name :- . Date Received :- 21/12/21
 Location :- 32 JUDDS CLOSE Date Returned :- 05/01/22
 JUDDS CLOSE
 Proposal : Erection of single storey rear and side extensions (part retrospective).
 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.
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- 652- 4 WTC/004/22 Plot Ref :-21/03988/HHD Type :- HOUSEHOLDE
 Applicant Name :- . Date Received :- 21/12/21
 Location :- 59 WOODGREEN Date Returned :- 05/01/22
 WOODGREEN
 Proposal : Demolition of existing and construction of replacement single storey rear 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.
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652- 5 WTC/005/22 Plot Ref :-21/04031/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 21/12/21
Location :- 60 BURWELL DRIVE Date Returned :- 05/01/22
BURWELL DRIVE
Proposal : Proposed single storey front, side and rear extension and internal alterations.
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.

652- 6 WTC/006/22 Plot Ref :-21/03965/FUL Type :- FULL
Applicant Name :- . Date Received :- 22/12/21
Location :- 43 DUCKLINGTON LANE Date Returned :- 05/01/22
DUCKLINGTON LANE
Proposal : Erection of a detached single storey dwelling with the formation of a new access and associated works.
Observations : Witney Town Council object to this application. The proposal represents over-development in the green corridor on a main route into the Town. A residential property being accessed by the A415 would be out of character on this section of road. The proposed development is not compliant with Policy OS2 since it does not form a logical complement to the existing pattern of development. Further, it does not provide a safe and convenient pedestrian access to supporting services and facilities. Members have considered the Access Appraisal accompanying this application and see nothing to change their opinion - the examples of existing access as cited in the report are for commercial premises and are access points of a form and size that are not comparable to the new residential access required for this proposed development.

Members are of the opinion that if approved, this proposal would set an unwelcome precedent and have a negative impact on the street scene and green corridor to Witney.

Members echo the opinion of the Local Highways Authority on an earlier proposal for this site whereby they objected to the granting of planning permission on the basis that the proposal if permitted, would result in the introduction of an individual point of access detrimental to the safety and convenience of highway users.

Finally, the existing tree lane at the rear of properties provides privacy for existing properties, a barrier to noise and protection from traffic pollutants. The proposal, with an opening in the tree line, would be detrimental to this and represents planning harm for neighbouring properties.

The Meeting closed at : 6:35pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council