

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 5

Tue 15 February 2022

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

E WTC/004/22	Approved	59 WOODGREEN
E WTC/071/21	Approved	PHASE 3B LAND AT WEST WITNEY
E WTC/153/21	Approved	1 ST MARYS COURT
C WTC/154/21	Approved	BUILDING 2 & 3 WINDRUSH PK RD
District COMMENT 8. Prior to the first trench being dug a detailed surface water drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include: A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire"; Details to demonstrate that surface water will not being discharged into the foul water and sewerage system; Full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change; A Flood Exceedance Conveyance Plan; Comprehensive infiltration testing across the site to BRE DG 365 (where applicable); Detailed design drainage layout drawings of the SuDS proposals including cross-section details; Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element; Details of how water quality will be managed during construction and post development in perpetuity, and; Consent for any connections into third party drainage systems. The approved drainage system shall be implemented in accordance with the approved details. REASON: To ensure that the principles of sustainable drainage are incorporated into this proposal.		Local COMMENT Witney Town Council object to this application. The LLFA requires a comprehensive drainage strategy, the appended document does not meet what is being asked for by Oxfordshire County Council. Witney Town Council echo comments from the OCC response and would like to see a drainage feature incorporated in the proposed development. The transport statement is inconsistent and hasn't been modelled on a car parking requirement for the wider site use, the statement doesn't make a case for the requirement of 135 parking spaces. Members would like to see an Asbestos Management Strategy for the works to ensure that all safety and contamination risks are properly managed.
C WTC/159/21	Approved	48 SHERBOURNE ROAD
District COMMENT 4. The boundary treatment shall include provision for hedgehog highways, and shall be completed in accordance with the approved details and retained thereafter.		Local COMMENT Witney Town Council object to this application. The character of this estate is identified by these parcels of amenity space and fencing them away from view is harmful to that character and takes this amenity from the rest of the community. This proposal is not compliant with Policy OS2 in that it would involve the loss of an area of open space that makes an important contribution to the character or appearance of the area. Further, members discussed the contribution to bio-diversity as is provided by these small parcels of land, this small but important benefit could be lost if the space was incorporated to privately-owned domestic garden.
E WTC/170/21	Approved	THE GRIFFIN INN

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 5

Tue 15 February 2022

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 2

GRANTED PLANNING PERMISSIONS

E WTC/171/21 Approved

THE GRIFFIN INN

C WTC/174/21 Approved

LAND AT WINDRUSH PARK

District COMMENT 10. Notwithstanding the submitted details the development shall provide for a route suitable for use by pedestrians and cycles between Unit 13 (as shown on drawing PL-2110) and Windrush Park Road. The development shall retain this route hereafter.

Local COMMENT Witney Town Council object to this application.

REASON: To maximise the opportunities for walking, cycling and the use of public transport in accordance with Policy T1 of the West Oxfordshire Local Plan 2031.

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.

12. Prior to the first trench being dug a detailed surface water drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire";
Full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;
A Flood Exceedance Conveyance Plan;
Details of how the surface water will not be discharged into the foul water sewerage system;
Comprehensive infiltration testing across the site to BRE DG 365 (where applicable);
Detailed design drainage layout drawings of the SuDS proposals including cross-section details;
Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element, and;
Details of how water quality will be managed during construction and post development in perpetuity;
Consent for any connections into third party drainage systems. The approved drainage system shall be implemented in accordance with the approved details.
REASON: To ensure that the principles of sustainable drainage are incorporated into this proposal.

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.

INFORMATIVE:

Applicants are strongly encouraged to minimise energy demand, and take climate action, through fitting:
o Electricity-fed heating systems and renewable energy, for example solar panels and heat pumps; thus avoiding fossil fuel based systems, for example gas boilers
o Wall, ceiling, roof, and floor insulation, and ventilation
o High performing triple glazed windows and airtight frames
o Energy and water efficient appliances and fittings
o Water recycling measures
o Sustainably and locally sourced materials

E WTC/179/21 Approved

38 MOOR AVENUE

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 5

Tue 15 February 2022

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 3

GRANTED PLANNING PERMISSIONS

E WTC/181/21	Approved	THE OCTAVES
E WTC/183/21	Approved	66 NEW YATT ROAD
E WTC/185/21	Approved	UNIT 23, AVENUE ONE
E WTC/188/21	Approved	WITNEY SERVICE STATION
E WTC/190/21	Approved	15 MARKET SQUARE
E WTC/191/21	Approved	15 MARKET SQAURE
E WTC/193/21	Approved	14 SAXON WAY
E WTC/194/21	Approved	37 SAXON WAY
E WTC/195/21	Approved	118C QUARRY ROAD
E WTC/197/21	Approved	UNIT 5 NIMROD
E WTC/198/21	Approved	4 TUNGSTEN PARK
E WTC/199/21	Approved	34 WESTCOTE CLOSE
E WTC/200/21	Approved	WITNEY HOUSE, 17 WEST END
E WTC/201/21	Approved	WITNEY HOUSE, 17 WEST END
E WTC/202/21	Approved	321 MANOR ROAD
E WTC/203/21	Approved	33A HIGH STREET
WTC/204/21	Approved	81A NEWLAND
E WTC/205/21	Approved	36 GLOUCESTER PLACE
E WTC/208/21	Approved	190 COLWELL DRIVE
E WTC/209/21	Approved	UNIT 1 CRANBROOK COURT
E WTC/215/21	Approved	88 WOODSTOCK ROAD

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 5

Tue 15 February 2022

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 4

GRANTED PLANNING PERMISSIONS

E WTC/216/21	Approved	32 JUDDS CLOSE
E WTC/219/21	Approved	29 TOWER HILL
E WTC/220/21	Approved	44 BROADWAY CLOSE
E WTC/222/21	Approved	81 NEWLAND MILL
E WTC/223/21	Approved	11 OAKDALE LANE
E WTC/224/21	Approved	5 SCHOFIELD AVENUE

REFUSED PLANNING PERMISSIONS

E WTC/006/22	Refused	43 DUCKLINGTON LANE
E WTC/107/21	Refused	35 TAPHOUSE AVENUE

C WTC/187/21	Refused	2 SPRINGFIELD PARK
District COMMENT 1. The proposed development by reason of its siting and detached form, is considered to form an incongruous feature within the established character of semi detached dwellings along this part of Burford Road. As such the proposal is considered to be contrary to Policies OS2, OS4 and H2 of the adopted West Oxfordshire Local Plan and relevant paragraphs of the NPPF.		Local COMMENT Witney Town Council has no objections regarding this application.
2. The proposed development would have a significant detrimental impact (in terms of highway safety and convenience) on the adjacent highway network due to inadequate parking provision in conflict with Policies T2 and T4 of the adopted West Oxfordshire Local Plan and the relevant paragraphs of the NPPF.		

E WTC/192/21	Refused	141 QUEEN EMMAS DYKE
--------------	---------	----------------------

OTHER PLANNING DETAILS

WTC/063/21	Withdrawn	UNIT 32 BRIDGE STREET MILLS IN
WTC/211/21	Withdrawn	37A CORN STREET
WTC/212/21	Withdrawn	37A CORN STREET