

# Public Document Pack

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

Held on Tuesday, 15 February 2022

At 6.00 pm in the Virtual Meeting Room via Zoom

### Present:

Councillor R Smith (Chair)

Councillors:	A Prosser J Aitman	L Duncan V Gwatkin
Officers:	Adam Clapton Claire Green Simon Wright	Deputy Town Clerk Administration Support - Planning & Stronger Communities Democratic & Legal Services Officer
Others:	2 members of the public.	

As there was no legislation in place for the Town Council to hold virtual meetings, and because of the ongoing Covid-19 Pandemic, the Climate, Biodiversity & Planning Committee formed virtually as an Advisory Committee. Any recommendations outside of the current work programme, budget or policy would require ratification at the Full Council meeting held on 11 April 2022.

### P85 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Collins, Jones and McMahon

### P86 DECLARATIONS OF INTEREST

There were no declarations of interest from members or officers.

### P87 PUBLIC PARTICIPATION

The Committee adjourned for this item.

Addy Gardner of Wild Witney Flood addressed the Committee concerning Agenda Item No. 11 – Lake & Country Park - Rewilding

*The Committee reconvened following this item.*

At the request of the Chair the committee agreed to consider Agenda Item Nos. 11 & 12 before Agenda Item No. 4,

P88 **LAKE & COUNTRY PARK – REWILDING**

The Committee considered the report of the Maintenance & Environmental Services Officer.

Members expressed their support for the project and the location as set out in plan and that the Wild Witney Group can re-wild this area. Consideration was given to a user agreement and it was suggested the newly created Park Ranger post should retain overall control of the area and that they collaborate with the group on this project with a discussion-based relationship to create the space and solve issues as and when they arise.

It was suggested that the project should be regularly reviewed on a six monthly/yearly basis so that progress can be ascertained and a decision can be made on extending the area. Discussion ensued on the need for all involved to agree on maintaining footpaths, planting of tree species and new habitats. The importance of investigating the rights of way across the land to ensure access is maintained was emphasised.

**Recommended:**

1. That, the area outlined in the report for rewilding be supported;
2. That, delegation be given to officers to prepare a user agreement between Witney Town Council & Wild Witney with the draft being referred to the Policy, Governance & Finance Committee and then Full Council for approval;
3. That, the content of the user agreement are decided in consultation with Officers (Park Ranger) and other groups on maintaining footpaths, planting of tree species, and new habitats with a review process included; and
4. That, the installation of notice boards informing users of the county park about the plan for the area is supported

P89 **LAKE & COUNTRY PARK – REVIEW OF WATERCOURSES**

The report of the Maintenance & Environmental Services Officer was considered.

Members noted progress to date and asked if the process of reporting trees in the river/overhanging the river from the opposite banks could be investigated. In addition the need for overhanging vegetation to be cut back as appropriate in consultation with experts was emphasised. Finally, the potential pollarding of willows along the banks to avoid problems in the future was raised.

**Resolved:**

That, the report and progress to date be noted.

P90 **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.

P91 **PLANNING DECISIONS**

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

**Resolved:**

That the list circulated advising of District Council planning decisions be noted.

P92 **ADDRESS MANAGEMENT - NORTHFIELD FARM LANE, WITNEY**

Consideration was given to a street naming request at Northfield Farm Lane, Witney.

**Resolved:**

Witney Town Council raises no objection to the proposed building name Miller House.

P93 **AVENUE TWO, STATION LANE - REVISED TRAFFIC REGULATION ORDER PLAN**

The committee received amended plans submitted by the applicants agent in respect of a proposed Traffic Regulation Order at Avenue Two, Station Lane. It was clarified that the Town Council had objected to the original proposal and subsequently further discussions had been held to consider options for initiatives to ensure safe pedestrian and cyclist access in the area.

Members noted the additional measures proposed to improve safety including an allocated parking space, improved road markings, uncontrolled crossings and signage. Discussion ensued regarding parking options in the area and the committee emphasised that it was an active travel corridor.

It was agreed that the additional measures should be welcomed but that Oxfordshire County Council should be requested to look at carefully at making it a safe route for pedestrians and cyclists as part of the LCWIP.

**Resolved:**

That the following response be submitted:

Witney Town Council would like to re-affirm its earlier comments on the proposed Traffic Regulation Order for Avenue Two, Witney, due for decision later in March.

The Town Council thanks the applicants for their engagement on this matter and for their willingness to discuss the objections raised to the original application.

The provision of a parking space, improved signage, and road markings together with the provision of an uncontrolled crossing are all welcomed by the Town Council, providing they are deemed satisfactory to make this area safe by Oxfordshire County Council Highways.

On safety however, the Town Council must reiterate its previous concerns regarding pedestrians and cyclists and remain of the view that this should be the main priority on a busy active travel route; recent examples in Oxford have shown the safety of pedestrians and cyclists is compromised when in the vicinity of HGV's or larger vehicles. If the revised scheme is approved, the Town Council requests that measures to maximise safety continue to be investigated by Oxfordshire County Council through the LCWIP.

P94 **WITNEY TRAFFIC ADVISORY COMMITTEE**

The committee received the minutes of the Witney Traffic Advisory Committee held on 11 January 2022.

**Resolved:**

That, the minutes of Witney Traffic Advisory Committee be noted.

P95 **20 MPH SPEED LIMIT WORKING PARTY**

The committee received the minutes of the 20MPH Speed Limit Working Party held on 25 January 2022.

**Resolved:**

That, the minutes of the 20MPH Speed Limit Working Party be noted.

P96 **WITNEY LCWIP STEERING GROUP**

The minutes of the Witney LCWIP Steering Group held on 20 January 2022 were received and considered.

Confirmation was given that officers were contacting Oxfordshire County Council regarding connectivity to the Witney East development. It was further noted that the Town Council had responsibility for the old railway bridges.

**Resolved:**

That, the minutes of the Witney LCWIP Steering Group be noted.

---

The meeting closed at: 7.30 pm

---

Chair

## Witney Town Council

### Planning Minutes - 15th February 2022

90

90- 1 WTC/018/22 Plot Ref :-21/04003/LBC Type :- LISTED BUI  
 Applicant Name :- . Date Received :- 24/01/2022  
 Location :- WITNEY HOUSE, 17 WEST END Date Returned :- 16/02/2022  
 WSET END  
 Proposal : Internal and external alterations to include alterations to internal ground floor layout, infill an external doorway on first floor, replacement of four windows and a door (part retrospective).  
 Observations : While Witney Town Council does not object to this application, members have raised concerns for the use of wood burners in residential areas, particularly since the proposal site is in close proximity to the Witney Air Quality Management Area. In light of this, members ask that planning officers pay due regard to this element of the proposal to ensure that the development complies with Environmental Protection measures in Air Quality Management Areas, as outlined in West Oxfordshire District Council Policy EH8.

---

90- 2 WTC/019/22 Plot Ref :-21/04010/HHD Type :- HOUSEHOLDE  
 Applicant Name :- . Date Received :- 24/01/2022  
 Location :- 25 MOORLAND ROAD Date Returned :- 16/02/2022  
 MOORLAND ROAD  
 Proposal : Alterations to enclose existing front entrance porch and provide a bathroom with new pitched roof over together with a single storey front extension to create a downstairs bedroom.  
 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.

---

90- 3 WTC/020/22 Plot Ref :-22/00183/LBC Type :- LISTED BUI  
 Applicant Name :- . Date Received :- 27/01/2022  
 Location :- COGGES MANOR FARM Date Returned :- 16/02/2022  
 CHURCH LANE  
 Proposal : Installation of a new lighting, speaker, and projection system to replace the existing lighting system.  
 Observations : Witney Town Council has no objections regarding this application.

---

90- 4 WTC/021/22 Plot Ref :-21/03705/HHD Type :- HOUSEHOLDE  
 Applicant Name :- . Date Received :- 27/01/2022  
 Location :- 8 CHESTNUT CLOSE Date Returned :- 16/02/2022  
 CHESTNUT CLOSE  
 Proposal : The erection of a two-storey side and rear extension, a single storey rear extension, alterations to the fenestration and openings on the front elevation and

the formation of an enlarged parking area with widened access and associated works. (Amended)

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.

---

90- 5 WTC/022/22 Plot Ref :-22/00114/HHD Type :- HOUSEHOLDE

Applicant Name :- . Date Received :- 03/02/2022

Location :- 37 CURBRIDGE ROAD Date Returned :- 16/02/2022  
CURBRIDGE ROAD

Proposal : Render the house and conversion of the garage to utility room.

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.

---

90- 6 WTC/023/22 Plot Ref :-22/00175/HHD Type :- HOUSEHOLDE

Applicant Name :- . Date Received :- 03/02/2022

Location :- 44 HAILEY ROAD Date Returned :- 16/02/2022  
HAILEY ROAD

Proposal : Proposed single storey rear extension, replacement front porch.

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.

---

90- 7 WTC/024/22 Plot Ref :-22/00252/HHD Type :- HOUSEHOLDE

Applicant Name :- . Date Received :- 03/02/2022

Location :- 180 FARMERS CLOSE Date Returned :- 16/02/2022  
FARMERS CLOSE

Proposal : Proposed first floor extension to existing ground floor extension. Proposed two storey side extension. Internal layout modifications.

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.

---

90- 8 WTC/025/22 Plot Ref :-22/00255/HHD Type :- HOUSEHOLDE

Applicant Name :- . Date Received :- 03/02/2022

Location :- 43A THE CROFTS Date Returned :- 16/02/2022  
THE CROFTS

Proposal : Replace the existing bungalow roof with one that has a steeper pitch so as to allow for the addition of first storey living accommodation and convert the garage into a carport and store.

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

This page is intentionally left blank