

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 6

Tue 29 March 2022

District Ref

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

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GRANTED PLANNING PERMISSIONS

| | | |
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| WTC/002/22 | Approved | 81A NEWLAND |
| WTC/003/22 | Approved | 32 JUDDS CLOSE |
| E WTC/005/22 | Approved | 60 BURWELL DRIVE |
| WTC/008/22 | Approved | 114 HIGH STREET |
| E WTC/010/22 | Approved | 9 HERON DRIVE |
| E WTC/011/22 | Approved | 2 CHEDWORTH DRIVE |
| E WTC/012/22 | Approved | 11 PAINSWICK CLOSE |
| E WTC/013/22 | Approved | 39 HIGH STREET |
| E WTC/014/22 | Approved | 16 CHURCH GREEN |
| E WTC/015/22 | Approved | 16 CHURCH GREEN |
| WTC/016/22 | Approved | 29 SNOWSHILL DRIVE |
| E WTC/017/22 | Approved | LAND AT WEST WITNEY |
| E WTC/018/22 | Approved | WITNEY HOUSE, 17 WEST END |
| E WTC/019/22 | Approved | 25 MOORLAND ROAD |
| C WTC/127/21 | Approved | GATEWAY HOUSE |
| District COMMENT | 4. No development shall take place until a | Local COMMENT Witney Town Council object to this application: 1) The plans do not illustrate safe on-site access for pedestrians or to the cycle facilities. West Oxfordshire Local Plan encourages active travel to work through Policy OS2, T1 and T3, members note that the proposed plan fails to make adequate provision of measures to encourage non-car modes of transport. 2) Members note the concerns of Thames Water and request an appropriate sustainable surface water strategy before approval is considered and that this approach be in line with the requirements as outlined in the relevant Planning and flood risk paragraphs of the NPPF. Further, that the identified 'inability of the existing water network to accommodate the needs of this development proposal' be fully assessed and |

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site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any significant contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority before any development begins.

The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details.

If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

REASON: To ensure any contamination of the site is identified and appropriately remediated.

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";
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 .Detailed Design prior to the use of the building commencing: Reference: Windrush Park

considered.

3) Members note that the ground assessments have shown evidence of asbestos and other harmful contaminants present at the site. Witney Town Council request that to comply with Policy EH8, the report findings be given due consideration by Officers and an Asbestos Management Plan be submitted and approved ahead of works commencing.

4) The proposal locates buildings too close to the site boundary and misses an opportunity for soft landscaping buffers to be introduced.

5) The proposal does not include satisfactory provision towards meeting the needs of the declared climate emergency. Measures could include solar panels and electric vehicle charging points. Members welcome a revised proposal that more closely meets the environmental objectives as set out in the WODC Local Plan overall strategy and in particular, to comply with Policy OS3.

Witney Town Council does agree in principle to the redevelopment of this site and would rather welcome an application with a revised proposal that addresses the concerns outlined above.

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Road, Witney - Plot C, Flood Risk Assessment, 21-007_Windrush Park Road, Witney - Plot C, 30th March 2021,
Rev -
Final

REASON: To ensure that the principles of sustainable drainage are incorporated into this proposal.

9. Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:

- (a) As built plans in both .pdf and .shp file format;
- (b) Photographs to document each key stage of the drainage system when installed on site;
- (c) Photographs to document the completed installation of the drainage structures on site;
- (d) The name and contact details of any appointed management company information.

REASON: To ensure that the principles of sustainable drainage are incorporated into this proposal.

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

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| E WTC/221/21 | Approved | 153 THORNEY LEYS |
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REFUSED PLANNING PERMISSIONS

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| E WTC/206/21 | Refused | LAND EAST OF WITNEY ROAD |
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OTHER PLANNING DETAILS

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| WTC/001/22 | Withdrawn | 118C QUARRY ROAD |
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| WTC/009/22 | Withdrawn | 38 LANGDALE GATE |
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| WTC/021/22 | Withdrawn | 8 CHESTNUT CLOSE |
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| WTC/176/21 | Withdrawn | LAND TO THE REAR OF 96 HIGH ST |
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