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

Held on Tuesday, 29 March 2022

At 6.00 pm in the Virtual Meeting Room via Zoom

Present:

Councillor R Smith (Chair)

Councillors:	A Prosser	V Gwatkin
	J Aitman	M Jones
	L Duncan	
Officers:	Claire Green	Administration Support - Planning & Stronger Communities
	Simon Wright	Democratic & Legal Services Officer
Others:	No 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.

P152 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Collins & McMahon

P153 DECLARATIONS OF INTEREST

Councillor Jones declared a personal interest in Application No. 22/00537/FUL by virtue of knowing the applicant. Councillor Jones indicated she would not participate on the item or vote thereon.

Councillors Aitman and Smith declared personal non-prejudicial interests in Application Nos. 22/0681/LBC and 22/00599/HHD by virtue of knowing the applicant.

Councillor Prosser declared a personal non-prejudicial interest in Agenda Item No. 7 – Proposals for Land south of Witney by virtue of a business connection with one of the parties.

P154 MINUTES

Minute No. P93 – Avenue Two, Station Lane – It was reported that Oxfordshire County Council (OCC) had approved the no waiting at any time restrictions on Avenue Two together with the cycle and pedestrian safety measures as proposed by the applicant.

Minute No. P95 – 20 MPH Speed Limit Proposals – The Chair advised that proposals had been submitted to OCC for consideration.

Resolved:

The minutes of the meetings of the committee held on 25 January, 15 February & 8 March 2022 were adopted as a correct record and signed by the Chair.

P155 **PUBLIC PARTICIPATION**

There was no public participation.

P156 **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.

P157 **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.

P158 **PROPOSALS FOR LAND SOUTH OF WITNEY**

The committee received details of a virtual consultation regarding possible development of land to the south of Witney.

It was noted that very little detail was available at this stage and that the Council would not be involved in any pre-application discussion but would respond to any planning consultation received from WODC.

Resolved:

That, the information submitted by the applicant be noted.

P159 **SALT CROSS GARDEN VILLAGE AAP EXAMINATION**

The committee received details of suggested modifications to the Area Action Plan (AAP) for the Salt Cross Garden Village at Eynsham.

It was noted that any previous comments submitted would remain relevant and responses were being sought in respect of modifications identified in the report. Members welcomed the amendments made in respect of public transport routes. The committee suggested that a

response should be submitted emphasising the need to ensure connectivity around the site, design of infrastructure to protect vulnerable users such as pedestrians and cyclists and the need for safe access between the development and the main part of Eynsham.

Resolved:

That the following response be sent to West Oxfordshire District Council:

Policy 15 Public Transport & Policy 17 Road Connectivity & Access

Witney Town Council welcome the A40 corridor bus services, including the bus service through the Garden Village. However, neither Policy 15 or Policy 17 include provision for safe pedestrian or cycle access to these sustainable transport options for users on the South side of the A40. Particularly with the upcoming West Eynsham development of 1,000 new dwellings. Connectivity to this new development, as well as connectivity to existing neighbour towns and villages is key to maximising sustainable transport options, balanced with improvements for A40 traffic.

If the sustainable transport options are to be accessed 'over road' this can only be done safely with a pedestrian crossing. A traffic-light controlled crossing would add unacceptable levels of traffic delays to the already congested A40. Connection via a subway would be the safest pedestrian and cycle route with least impact on A40 traffic and best protection for vulnerable road users.

All junctions, including those from side streets and roundabouts should include safe priority access for cyclists, moving away from old style engineering road layouts that require cyclists to give way.

P160 **APPLICATION TO VARY A PREMISES LICENCE. W/22/00266/PRMV - BEEKEEPERS 18-22 MARKET SQUARE**

The committee considered an application for a variation to a premises licence at The Beekeepers, 18-22 Market Place, Witney.

Members noted that the proposal was for a new bar in the courtyard and that there was no change to other licensing conditions. The committee raised no objection to the application as it was considered that the garden area was in use anyway and people could take drinks in to that area in any event.

Resolved:

That no objection be raised to the application.

The meeting closed at: 6.45 pm

Chair

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Witney Town CouncilPlanning Minutes - 29th March 2022

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156- 1 WTC/032/22 Plot Ref :-22/00005/HHD Type :- HOUSEHOLDE
 Applicant Name :- . Date Received :- 07/03/2022
 Location :- 4 RAYSON LANE Date Returned :- 30/03/2022
 RAYSON LANE
 Proposal : Conversion of existing garage to create additional living space.
 Observations : Witney Town Council has no objections regarding this application.

156- 2 WTC/033/22 Plot Ref :-22/00337/S73 Type :- VARIATION
 Applicant Name :- . Date Received :- 07/03/2022
 Location :- WITNEY HOUSE Date Returned :- 30/03/2022
 17 WEST END
 WEST END
 Proposal : Variation of condition 2 of planning permission 21/03573/HHD to allow revised rear glazed screen and fascia.
 Observations : Witney Town Council has no objections regarding this application.

156- 3 WTC/034/22 Plot Ref :-22/00527/HHD Type :- HOUSEHOLDE
 Applicant Name :- . Date Received :- 08/03/2022
 Location :- 90 RALEGH CRESCENT Date Returned :- 30/03/2022
 RALEGH CRESCENT
 Proposal : Proposed single and two storey side extensions and single storey rear extension (part retrospective).
 Observations : Witney Town Council does not object to this application in terms of material concerns. However, members have shown concern for the scale of the proposed development and particularly the loss of permeable drainage. Members ask that a Surface Water Drainage Strategy be submitted in order 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.

156- 4 WTC/035/22 Plot Ref :-22/00537/FUL Type :- FULL
 Applicant Name :- . Date Received :- 17/03/2022
 Location :- 7 BURFORD ROAD Date Returned :- 30/03/2022
 BURFORD ROAD
 Proposal : Construction of attached dwelling together with associated works and provision of new vehicular access and off-street parking to serve existing dwelling.
 Observations : Witney Town Council does not object to this application in terms of a new dwelling. Members discussed the comments from OCC Highways with regard to off-street parking and noted that this location is suited to a 1 car household given the close proximity to Witney Town Centre and associated amenities. Witney Town Council would welcome a revised application, for a 1 bedroom dwelling with adequate space for homeworking and provision for quality living

156- 5 WTC/036/22 Plot Ref :-22/00681/LBC Type :- LISTED BUI
Applicant Name :- . Date Received :- 18/03/2022
Location :- 35-37 WOODGREEN Date Returned :- 30/03/2022
WOODGREEN

Proposal : Internal and external alterations to install an electric car charging unit.

Observations : Witney Town Council has no objections to this application and supports the installation of electric car charging units. All cabling and equipment should be installed with the lowest visible presence where practicable.

Whilst car charging units may not be in-keeping with period features of this property, members are of the opinion that any measures to support cleaner air and minimise the impact of climate change should be facilitated by councils. Barriers and cost implications should be minimised in order to encourage climate friendly transport options.

156- 6 WTC/037/22 Plot Ref :-22/00599/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 18/03/2022
Location :- 35-37 WOODGREEN Date Returned :- 30/03/2022
WOODGREEN

Proposal : Installation of an electric car charging unit.

Observations : Witney Town Council has no objections to this application and supports the installation of electric car charging units. All cabling and equipment should be installed with the lowest visible presence where practicable.

Whilst car charging units may not be in-keeping with period features of this property, members are of the opinion that any measures to support cleaner air and minimise the impact of climate change should be facilitated by councils. Barriers and cost implications should be minimised in order to encourage climate friendly transport options.

156- 7 WTC/038/22 Plot Ref :-22/00602/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 18/03/2022
Location :- 2 SCHOFIELD AVENUE Date Returned :- 30/03/2022
SCHOFIELD AVENUE

Proposal : Proposed two storey and single storey rear extensions.

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.

156- 8 WTC/039/22 Plot Ref :-22/00561/ADV Type :- ADVERTISIN
Applicant Name :- . Date Received :- 22/03/2022
Location :- UNIT 1B Date Returned :- 30/03/2022
WOOLGATE SHOPPING CENTRE

Proposal : Installation of internally illuminated fascia and projecting signage.

Observations : Witney Town Council has no objections regarding this application.

The Meeting closed at : 6:45pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council

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