

PLANNING AND DEVELOPMENT COMMITTEE OF THE WITNEY TOWN COUNCIL

Held on Tuesday 7 February 2012
At 6pm in the Council Chamber, Town Hall, Market Square, Witney

Present

Chairman : Councillor Mrs B J Churchill

Councillors: A Beames D A Snow
 D Enright S Way
 J S King

Officer: Ms S Partlett – Administration Officer

P84 Apologies for Absence

Apologies were received from Councillors H Eaglestone and T Morris.

P85 Declarations of Interest

Councillor A Beames declared a personal interest in application number T/036/12 (148b Corn Street – WODC ref 12/0120/P/FP) due to the application site being in close proximity to his residence.

P86 Public Participation

There were no members of the public present.

P87 Planning Applications

As attached.

P88 Public Inquiry

Members noted the date of the Public Inquiry for Pine Lodge, The Leys.

P89 Street Naming

Members considered the suggested names for the New Leys Housing Development at Curbridge Road and supported their proposed street name of 'New Leys Court'.

Chairman

Planning Committee - 7 February 2012

P87 PLANNING APPLICATIONS

P87- 1 T/027/12 Plot Ref :-12/0088/P/FP Type :- FULL
Applicant Name :- All Wheel Trim Ltd Date Received :- 26/01/2012
Location :- Unit H, Country Park Ind Est Date Returned :- 10/02/2012
Avenue 2
SOUTH

Proposal : Change of use of land from parking area to outside storage. (Retrospective.)

Observations : Witney Town Council has no objection to this application but is of the opinion that the planning system should not be disregarded and abused in this manner.

P87- 2 T/028/12 Plot Ref :-12/0094/P/S73 Type :- NON COMPLY
Applicant Name :- Mr T Akram Date Received :- 26/01/2012
Location :- 10 Corndell Gardens Date Returned :- 10/02/2012
SOUTH

Proposal : Non-compliance with Condition 1 of Planning Permission 11/0407/P/FP to allow use as a single dwelling. (Retrospective.)

Observations : Witney Town Council is of the opinion that as Condition 1 was implemented in order that planning permission could be granted for the conversion of the garage it should continue to be upheld as part of the planning consent in order there is no loss of residential amenities to neighbouring properties and that the development pays proper regard to the safety of users of the public highway and does not give rise to unacceptable highway danger.

Members considered that should this condition be removed it would be contrary to Policies BE2 and BE3 of the West Oxfordshire Local Plan 2011, as stated in the original planning permission.

P87- 3 T/029/12 Plot Ref :-12/0095/P/FP Type :- FULL
Applicant Name :- Mrs P Heath Date Received :- 26/01/2012
Location :- 19 Tower Hill Date Returned :- 10/02/2012
CENTRAL

Proposal : Erection of single storey front and side extensions.

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

P87- 4 T/030/12 Plot Ref :-12/0101/P/FP Type :- FULL
Applicant Name :- Miss K Wensley/Mr M Pratley Date Received :- 26/01/2012
Location :- 64 Thorney Leys Date Returned :- 10/02/2012
WEST

Proposal : Erection of two storey side extension.

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

P87- 5 T/031/12 Plot Ref :-12/0102/P/FP Type :- FULL
Applicant Name :- Mr David Waters Date Received :- 26/01/2012
Location :- 2 Highworth Place Date Returned :- 10/02/2012
SOUTH
Proposal : Erection of single storey rear extension.
Observations : Witney Town Council has no objections regarding this application.

P87- 6 T/032/12 Plot Ref :-12/0107/P/FP Type :- FULL
Applicant Name :- Miranda Clark Date Received :- 26/01/2012
Location :- 2 Cherry Tree Mews Date Returned :- 10/02/2012
EAST
Proposal : Alterations to existing garage to include erection of side extension, raising of roof height and insertion of dormer window to provide first floor accommodation.
Observations : Witney Town Council has no objections regarding this application.

P87- 7 T/033/12 Plot Ref :-12/0111/P/LB Type :- LISTED
Applicant Name :- Witney Buttercross Scouts Gr Date Received :- 26/01/2012
Location :- Scout Hut Date Returned :- 10/02/2012
Marlborough Lane
SOUTH
Proposal : Re-instate front and rear first floor windows.
Observations : Witney Town Council has no objections regarding this application provided the frames installed are in keeping with the requirements of this Listed Building.

P87- 8 T/034/12 Plot Ref :-12/0116/P/FP Type :- FULL
Applicant Name :- Mrs Sue Campbell Date Received :- 26/01/2012
Location :- 32 Woodford Mill Date Returned :- 10/02/2012
CENTRAL
Proposal : Erection of wooden building for storage of canoes and garden equipment. (Part retrospective.)
Observations : Witney Town Council has no objection to this application but is of the opinion that the planning system should not be disregarded and abused in this manner.

P87- 9 T/035/12 Plot Ref :-12/0119/P/S73 Type :- NON COMPLY
Applicant Name :- McDonalds Restaurants Ltd Date Received :- 31/01/2012
Location :- Ducklington Lane Date Returned :- 10/02/2012
SOUTH
Proposal : Non-compliance with Condition 12 of Planning Permission W96/0062, to allow restaurant to trade between the hours of 6am - 11.30 pm, seven days a week on a permanent basis.
Observations : Witney Town Council reiterates its previous comments regarding the opening hours of this restaurant which stated that:

'When this application was granted careful consideration was given to the opening hours of this restaurant/take-away in order that neighbours were

protected from early morning or late night noise and anti-social behaviour. Therefore Witney Town Council is of the opinion that an extension to the hours of permitted opening should not be allowed.

Witney Town Council considers that any extension would be contrary to Policy BE19 of the West Oxfordshire Local Plan 2011 - Noise and Safety and that the permitted hours enforced.'

No information has been received by Witney Town Council stating that there is any reason why the extended opening hours have now become acceptable, therefore this Council continues to object to this proposal.

P87- 10 T/036/12 Plot Ref :-12/0120/P/FP Type :- FULL
Applicant Name :- Mr Donald Smith Date Received :- 31/01/2012
Location :- 148b Corn Street Date Returned :- 10/02/2012
SOUTH

Proposal : Change of use from business use to residential dwelling.

Observations : Witney Town Council has no objection to this change of use provided any new windows or doors remain sympathetic to the Conservation Area and are in keeping with the neighbouring properties.

P87- 11 T/037/12 Plot Ref :-12/0141/P/FP Type :- FULL
Applicant Name :- Dierdre McFall Date Received :- 01/02/2012
Location :- 118-120 Burwell Drive Date Returned :- 10/02/2012
SOUTH

Proposal : Change of use from children's day care centre to two dwellings.

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

P87- 12 T/038/12 Plot Ref :-R3.0012/12 Type :- CONS
Applicant Name :- Oxfordshire County Council Date Received :- 01/02/2012
Location :- St Mary's C of E Infant School Date Returned :- 10/02/2012
19 Church Green
SOUTH

Proposal : Application for Conservation Area Consent for demolition of existing canteen and erection of a new foundation stage classroom with a new canopy and other associated external works including : landscaping, fencing and the creation of a new footpath.

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

P87- 13 T/039/12 Plot Ref :-R3.0013/12 Type :- FULL
Applicant Name :- Oxfordshire County Council Date Received :- 01/02/2012
Location :- St Mary's C of E Infant School Date Returned :- 10/02/2012
19 Church Green
SOUTH

Proposal : Application for Planning Permission for demolition of existing canteen and erection of a new foundation stage classroom with a new canopy and other associated external works including : landscaping, fencing and the creation of a new footpath.

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

Applicant Name :- Oxfordshire Land Limited

Date Received :- 01/02/2012

Location :- Land at Downs/Curbridge Road
ADJOINING

Date Returned :- 10/02/2012

Proposal : Development comprising up to 1,000 dwellings, an employment area of 10 hectares (Classes B1, B2 and B8) including provision for a possible energy centre, a local centre (Classes A1-A5, B1(a), C2, C3, D1 and D2) C2 uses, a primary school, possible secondary education, playing fields and associated changing facilities, new access for vehicles, pedestrians and cyclist (including new junction at the A40/Downs Road) creation of general amenity areas and formal open space, including allotments, creation of landscaped areas, sustainable drainage measures, including storage ponds, creation of ecological habitat areas, and associated engineering and service operations.

Observations : Witney Town Council has the following comments to make.

- 1.Three bus stops within this short distance are too many.
 - 2.Unless traffic calming measures are implemented the road through the proposed estate could become a rat run.
 - 3.Downs Road will require upgrading to cope with the additional traffic, especially for the use of HGVs. The state of this road is very poor at present.
 - 4.The balancing pond is too close to the site allocated for allotments. If this pond were to overflow it would flood the allotments.
 - 5.One balancing pond seems inadequate for the amount of land now given over to building.
 - 6.Regarding the allotment site, Members request that soil tests are conducted to ensure that the soil is not contaminated and suitable for the use as allotments.
 - 7.If the school is not built will the allocated playing fields, football/cricket pitches be required and who will be responsible for these facilities if they do remain?
 - 8.Should Oxfordshire County Council be unable to build a senior school on this site could a sixth form college be built to ease the burden to the existing senior schools within Witney.
 - 9.Witney Town Council requests that funds are included within the Section 106 for the play equipment and its future maintenance for this site.
 - 10.Witney Town Council is of the opinion that a BMX track would be more advantageous than the proposed adventure trail and a running track implemented around the perimeter.
 - 11.To prevent HGVs and other traffic using the road through the estate could alternative signage be erected redirecting traffic away from the road.
 - 12.Could the S1 bus from Carterton be redirected via this estate rather than its current route through Curbridge.
 - 13.Witney Town Council is of the opinion that, due to the distance from the town centre, a social club/public house, shops and a good transport system be given consideration for future inclusion into this application.
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