

Witney Town Council

Planning Minutes - 20 February 2018

5

5- 1 WTC/00041/CND Plot Ref :-18/00041/CND Type :- DISCHARGE
Applicant Name :- SHELTON, MR LIAM Date Received :- 29/01/2018
Location :- ASTALL HOUSE Date Returned :- 21/02/2018
CURBRIDGE ROAD
WITNEY
Proposal : Discharge of conditions 8 (refuse store) and 18 (Travel plan) of Planning
Permission 16/03679/FUL
Observations : Witney Town Council has no objections regarding this application

5- 2 WTC/024/18 Plot Ref :-18/00016/HND Type :- HOUSEHOLDE
Applicant Name :- TAYLOR, MRS CATHRYN Date Received :- 29/01/2018
Location :- 1BIRDLIP CLOSE Date Returned :- 21/02/2018
BIRDLIP CLOSE
WITNEY
Proposal : Erection of first floor side extension.
Observations : Witney Town Council has no objections regarding this application

5- 3 WTC/026/18 Plot Ref :-18/00267/FUL Type :- FULL
Applicant Name :- GREEN, MR M Date Received :- 29/01/2018
Location :- 183 QUEEN EMMAS DYKE Date Returned :- 21/02/2018
QUEEN EMMAS DYKE
WITNEY
Proposal : Erection of dwelling with asociated parking.
Observations : Witney Town Council has no objections regarding this application

5- 4 WTC/028/18 Plot Ref :-18/00343/HHD Type :- HOUSEHOLDE
Applicant Name :- TURNER. MR AND MRS COLIN Date Received :- 08/02/2018
Location :- 24 WESTCOTE CLOSE Date Returned :- 21/02/2018
WESTCOTE CLOSE
WITNEY
Proposal : Alterations and erection of first floor and single storey extensions.
Observations : Witney Town Council has no objections regarding this application

Applicant Name :- GLADMAN DEVELOPMENTS Date Received :- 08/02/2018

Location :- LAND NORTH/SOUTH BARNARD Date Returned :- 26/02/2018
GATE
BARNARD GATE
WITNEY

Proposal : Outline planning application for the demolition of existing dwellings and farm buildings and the development of a new village, comprising the following, the erection of up to 3000 dwellings (including 50% affordable housing), vehicle access from two new at grade roundabouts, improvements to the A40 (including dualling and new pedestrian/cycle crossing points along the site frontage) alterations to the existing single track lane to South Leigh/Church End, a neighbourhood centre comprising 4500m of floorspace within use classes A1, A2, A3, A4, A5, D1, and D2 and a market square (including retail, a medical centre, pharmacy, community hall, nursery/creche facility and a pub) two primary schools 24700m floorspace science/business park (B1a and B1b uses) parking and a cafe, apartments with care (C2 use class), open space and landscaping, new community buildings, an 80 bedroom hotel and parking (C1 use class) land for a cemetery, acoustic mitigation and associated infrastructure including roads and sewers, sustainable drainage systems (SuDS) and associated engineering and earthworks. All matters reserved except for means of access.

Observations : As a neighbouring parish, Witney Town Council objects to this application on the following grounds:

1. Infrastructure. The Impact of a development on this scale within a mile of Witney's boundary will be immense. Although provision has been made for primary schools, a community centre, a community hall, cemetery and green spaces these take time to build and the surrounding infrastructure has no further capacity in the short or long-term. There is no secondary school planned, Witney Hospital Minor Injuries unit is already over capacity and although a surgery is proposed this will take time to build and there is no guarantee that someone will manage it once completed. Parking is already oversubscribed in Witney; there are 600 additional parking spaces earmarked in the town but this figure does not take into effect a development of this scale in such proximity.
2. Transport. Witney Town Council has real concerns that the traffic flow, measurements and modelling by the developer have not been considered satisfactorily and are not sustainable. Although the plans for adding a dual carriageway to part of the A40 at the site would be beneficial, the introduction of two roundabouts for access to 3000 dwellings on this route which is already over capacity would leave traffic into and out of Witney at a standstill. Improvements referred to by the developer to alleviate the problems on the A40 are many years away and part unfunded. Traffic would likely come in through the east of the town and exacerbate environmental issues already in place in areas such as Bridge Street.
3. Unsustainability. The Council considers that the development does not meet the principles of a Garden Village as it cannot be self-sustaining for 5000-8000 residents. Being so close geographically, residents would come into Witney for retail, social and employment needs.
4. Housing Need. The emerging WODC Local Plan has allocated a site within West Oxfordshire near Eynsham for a development of the same scale which has been agreed in principle in line with the Oxford Five year Growth Plan. Therefore, in the Council's opinion, there is no justification for further development in this area on this scale.

5. Governance. As this development is a new village there would need to be some scheme of management set up to administer it from its creation. There appears to be no forethought on how this will be carried out; to apply to be classed a new parish council, permissions and consultations would need to take place with authorities and agencies which can only happen once it has been built. The neighbouring parishes would unlikely to be in a position to absorb the amenity and recreational areas from this development.

Therefore the Town Council considers the proposals to be contrary to policies BE1, BE2 (e), BE3, H2, H4, NE1, NE3, NE6 and T1 of the West Oxfordshire Plan 2011.

5- 6	WTC/030/18	Plot Ref :-18/00324/HHD	Type :-	HOUSEHOLDE
	Applicant Name :-	MILLER, MR STUART	Date Received :-	08/02/2018
	Location :-	LYNTON HOUSE 53 WOODGREEN WOODGREEN WITNEY	Date Returned :-	21/02/2018
	Proposal :	Erection of replacement garden shed and detached garden room/studio.		
	Observations :	Witney Town Council has no objections regarding this application		

5- 7	WTC/031/18	Plot Ref :-18/00342/HHD	Type :-	HOUSEHOLDE
	Applicant Name :-	LINE, MS J	Date Received :-	08/02/2018
	Location :-	96 EASTFIELD ROAD EASTFIELD ROAD WITNEY	Date Returned :-	21/02/2018
	Proposal :	Part conversion of existing out building to study, change of cladding and new pitched roof.		
	Observations :	Witney Town Council has no objections regarding this application		

5- 8	WTC/032/18	Plot Ref :-18/00297/HHD	Type :-	HOUSEHOLDE
	Applicant Name :-	HAYTER, MR JONOTHAN	Date Received :-	12/02/2018
	Location :-	111 THORNEY LEYS THORNEY LEYS WITNEY	Date Returned :-	21/02/2018
	Proposal :	Demolition of existing conservatory. Construction of new single and two storey rear extension.		
	Observations :	Witney Town Council has no objections regarding this application		

The Meeting closed at : 7.00pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council