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PLANNING AND DEVELOPMENT COMMITTEE MEETING OF THE WITNEY TOWN COUNCIL

Held on Tuesday, 14 January 2020

At 6.00 pm in the Gallery Room, The Corn Exchange, Witney

Present:

Councillor R Smith (Chair)

Councillors:	J Aitman	V Gwatkin
	L Ashbourne	A McMahon
	T Ashby	A Prosser
Officers:	Nicky Cayley	Democratic Services Officer
Others:	2 members of the public.	

P15 APOLOGIES FOR ABSENCE

An apology for her absence was received from Cllr Jones.

P16 DECLARATIONS OF INTEREST

There were no declarations of interest in matters to be discussed at the meeting.

P17 PUBLIC PARTICIPATION

The Committee adjourned in line with Standing Order 42 in order for Hannah Trubshaw from A2 Dominion to speak about application WTC/008/20 and also for Mr Mike French to ask Ms Trubshaw some questions.

The Committee reconvened after this participation.

P18 PLANNING APPLICATIONS

The Committee received and considered planning applications from West Oxfordshire District Council.

RESOLVED: that the comments, as per the attached schedule, be forwarded to West Oxfordshire District Council.

The meeting closed at: 7.35 pm

Chair

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Witney Town Council

Planning Minutes - 14 January 2020

P15 7.35pm

P15- 1 WTC/001/20 Plot Ref :-19/03184/HHD Type :- HOUSEHOLDE
 Applicant Name :- 37A WOODSTOCK ROAD Date Received :- 16/12/19
 Location :- WOODSTOCK ROAD Date Returned :- 15/01/20
 WITNEY
 OXON
 Proposal : Single storey rear extension, first floor front extension and porch extension.
 Observations : Witney Town Council has no objections regarding this application

P15- 2 WTC/002/20 Plot Ref :-19/03366/FUL Type :- FULL
 Applicant Name :- JENKINS, MR DAVID Date Received :- 16/12/19
 Location :- UNITS 7 AND 8 NIMROD Date Returned :- 15/01/20
 DE HAVILLAND WAY
 WITNEY
 Proposal : Insertion of four new first floor windows to rear elevation (Retrospective).
 Observations : Witney Town Council has no objections regarding this application

P15- 3 WTC/003/20 Plot Ref :-19/03188/HHD Type :- HOUSEHOLDE
 Applicant Name :- PARKER, LISA Date Received :- 16/12/19
 Location :- 124 NEWLAND Date Returned :- 15/01/20
 NEWLAND
 WITNEY
 Proposal : First floor rear extension and creation of new vehicular access and provision of parking area.
 Observations : Witney Town Council has no objections regarding this application

P15- 4 WTC/004/20 Plot Ref :-19/03256/HHD Type :- HOUSEHOLDE
 Applicant Name :- BUCHANAN, MS TANYA Date Received :- 16/12/19
 Location :- THE HARRIERS Date Returned :- 15/01/20
 15 WEST END
 WITNEY
 Proposal : Erection of replacement single storey rear extension.
 Observations : Witney Town Council has no objections regarding this application

P15- 6	WTC/006/20	Plot Ref :-19/03334/FUL	Type :-	FULL
	Applicant Name :-	THOMPSON, MR A	Date Received :-	18/12/19
	Location :-	206 COLWELL DRIVE COLWELL DRIVE WITNEY	Date Returned :-	15/01/20
	Proposal :	Change of use of exsiting 6 bed house of multiple occupation (HMO) (Class use C\$) to a 7 bed house of multiple occupation (class use sui generis).		
	Observations :	Witney Town Council has no formal objection to this application but is concerned that the smallest room is at the limit of the regulations for minimum room size in an HMO.		

P15- 8	WTC/008/20	Plot Ref :-19/03317/FUL	Type :-	FULL
	Applicant Name :-	A2 DOMINION DEVELOPMENTS LTD	Date Received :-	19/12/19
	Location :-	LAND WEST OF HAILEY ROAD HAILEY ROAD WITNEY	Date Returned :-	15/01/20
	Proposal :	Erection of 110 residential dwellings including access off Hailey Road; areas of open space; landscaping; and associated works.		
	Observations :	<p>Comments: Witney Town Council objects to this application on the following grounds: -</p> <p>1. The developers have been informed by Thames Water that they will be able to connect the development to the main drainage system. The sewerage system operated by Thames Water is unable to cope currently and untreated sewage is overflowing into the River Windrush and Witney's watercourses such as Colwell Brook, causing fish deaths and risk to animal and human health. The Town Council has a written reply from Thames Water that acknowledges this problem. Adding further new housing will only exacerbate this problem and overload an already over-capacity system.</p> <p>We ask that WODC takes this sewerage situation and their role as the planning authority very seriously. Once permission is granted, Thames Water have to</p>		

allow access to their foul water network. WODC should consider a Grampian condition or similar mechanism to ensure that improvements to the area's sanitation are made by Thames Water before these 110 houses and their surface run-off exacerbate the problem.

2. The additional 200 car movements per day stated by the developer will have significant impact on the air quality not only in the immediate area but also in West End and Bridge Street which many of the new home owners would use. Bridge Street has been identified as an area of the town that suffers from unacceptable air quality. Especially in the absence of the roads in 3.
3. In order for such development to be considered, the new road infrastructure (Northern Distributor Road, Shores Green, and the West End Link Road) should be built first.
4. There is no evidence of any joined-up cycle network connecting this development to existing routes and particularly to both Witney secondary schools.
5. The Town Council would like to see a consortium of developers for the area, rather than individual developers coming forward as this would help issues such as roads and cycle routes.
6. The Town Council has some concerns about the suitability of the soil in the area for soakaways.
7. The Town Council is disappointed with the 'fabric first' approach to energy efficiency. Forward-thinking developments should offer carbon-neutral heating and cooking designs.
8. The Town Council would like to see electric charging points for cars in the allocated parking spaces for houses that do not have driveways.
9. The Town Council would not want to see any patches of land that become unadopted, or covenants placed on any of the land.
10. The Town Council would like to see the District Council cap maintenance charges in such developments.
11. The Town Council expects that in the event that permission is granted, it would fully comply with Hailey's Neighbourhood Plan.

P15- 9 WTC/009/20

Plot Ref :-19/03330/FUL

Type :- FULL

Applicant Name :- SOMAIYA, MR

Date Received :- 19/12/19

Location :- 66 HIGH STREET
HIGH STREET
WITNEY

Date Returned :- 15/01/20

Proposal : Conversion of part premises to include erection of first floor extension, to create additional three flats whilst retaining existing ground floor retail unit. Demolition of existing outbuilding and construction of two attached cottages.

Observations : Witney Town Council wishes to endorse the comments made by Thames Valley Police.

P15- 10 WTC/010/20

Plot Ref :-19/02591/HHD

Type :- HOUSEHOLDE

Applicant Name :- MOHAMMED, MR

Date Received :- 31/12/19

Location :- RAZZI HOUS, 31 MOORLAND
CLOSE
MOORLAND CLOSE
WITNEY

Date Returned :- 15/01/20

Proposal : Amendments to approved plans under application 18/00077/HHD to allow increase height to annex, external paving, landscaping works and alterations with additional windows (to regularise works). (Part retrospective).

Observations : Witney Town Council objects to this application as it does not consider that soft planting and landscaping will mitigate the original objection.

P15- 11 WTC/011/20

Plot Ref :-19/03426/HHD

Type :- HOUSEHOLDE

Applicant Name :- HUBBERT, MR

Date Received :- 06/01/20

Location :- 76 FARMERS CLOSE
FARMERS CLOSE
WITNEY

Date Returned :- 15/01/20

Proposal : Erection of single storey side and rear extension with the addition of new rooflights.

Observations : Witney Town Council has no objections regarding this application

The Meeting closed at : 7.35pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council