

# **WEST OXFORDSHIRE DISTRICT COUNCIL**

## **LOWLANDS AREA PLANNING SUB-COMMITTEE**

**Date: 21st September 2015**

### **Report of Additional Representations**



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**WEST OXFORDSHIRE  
DISTRICT COUNCIL**

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## Agenda Index

Please note that if you are viewing this document electronically, the agenda items below have been set up as links to the relevant application for your convenience.

15/01973/FUL	<a href="#">Land At Edington Square, Witney</a>	3
15/02316/FUL	<a href="#">Unit 1e Network Point, Range Road</a>	4
15/02415/FUL	<a href="#">24 High Street, Witney</a>	5
15/02590/S73	<a href="#">Barn 3, Goodfellows Yard, Filkins</a>	6
15/01968/OUT	<a href="#">Land South of Burford Road and East of Downs Road</a>	7

## Report of Additional Representations

Application Number	15/01973/FUL
Site Address	Land At Edington Square Witney Oxfordshire
Date	18th September 2015
Officer	Miranda Clark
Officer Recommendations	Approve
Parish	Witney Parish Council
Grid Reference	433987 E 209860 N
Committee Date	21st September 2015

### Application Details:

Erection of single storey building for Army Cadet and Air Training Corps use.

### Applicant Details:

Mr Tshering Lama  
Seely House  
Shoe Lane  
Aldershot  
Hampshire  
GU11 2HJ  
United Kingdom

### Additional Representations

Town Council comments after amended plans: The Witney Town Council Planning and Development Committee looked at the amended plans for this development at the meeting yesterday and although there is no need to comment would like to express to the developer that they support and welcome the changes made and would like to add their thanks for taking points raised by them into account.

Application Number	15/02316/FUL
Site Address	Unit 1e Network Point Range Road Windrush Industrial Park Witney Oxfordshire OX29 0YD
Date	18th September 2015
Officer	Sarah De La Coze
Officer Recommendations	Approve
Parish	Witney Parish Council
Grid Reference	433088 E 210037 N
Committee Date	21st September 2015

**Application Details:**

Erection of a B8 storage building with ancillary retail sales, illuminated signage, a new vehicular access, and associated parking and landscaping (amended plans).

**Applicant Details:**

Unit 2 Forest Works  
Forest Road  
Charlbury  
OX7 3HH  
United Kingdom

**Additional Representations**

Amended condition 7:

The existing hedge/trees on the Downs Road boundary shown to remain, together with the new plants shown on plan 1515.02B, shall be retained and so tended to grow to and remain and any plant which dies shall be replaced in the next available planting season.

REASON: To safeguard a feature that contributes to the character and landscape of the area.

Application Number	15/02415/FUL
Site Address	24 High Street Witney Oxfordshire OX28 6HB
Date	18th September 2015
Officer	Miranda Clark
Officer Recommendations	Approve
Parish	Witney Parish Council
Grid Reference	435632 E 209818 N
Committee Date	21st September 2015

**Application Details:**

Change of use of Unit A on the ground floor from class use A1 (shop) to class use A3 (restaurant and cafes). Provision of outdoor seating area and installation of extract and ductwork system.

**Applicant Details:**

Mr Colin Fenn  
5 Lecky Street  
London  
SW7 3QP

**Additional Representations**

Additional condition:

The premises shall not be open for customers outside the following hours;

10.30 - 23:00 Mondays to Saturdays

11:00 - 21:00 Sundays

In addition the seating area to the rear of the premises shall cease before 19.30 every night.

REASON: To safeguard living conditions in nearby properties.

Application Number	I5/02590/S73
Site Address	Barn 3 Goodfellows Yard Filkins Lechlade Oxfordshire GL7 3JG
Date	18th September 2015
Officer	Miranda Clark
Officer Recommendations	Approve
Parish	Filkins And Broughton Poggs Parish Council
Grid Reference	423647 E 204250 N
Committee Date	21st September 2015

**Application Details:**

Variation of condition 2 of planning permission I4/0175/P/FP to allow design changes also discharge of conditions 3,6 and 7.

**Applicant Details:**

Mr Neil McIntyre  
Home Farm  
Bradwell Grove  
Burford  
Oxon  
OX18 4JW  
United Kingdom

**Additional Representations**

Additional letter of objection from Mr Hoad of Wynwood Filkins Lechlade. Comments summarised as;

I disagree with the proposal to use blue/black slate on the roof of 3B. The village is cotswold stone, under cotswold stone slates, if the creeping use of blue/black slate is allowed the very thing that makes such villages special will be destroyed. The statement that slate is more traditional is clearly incorrect and 'good' modern imitation stone can maintain the traditional look of the cotswold stone slate roofing. I also think that the argument about being required because of the roof pitch should be tested.

Application Number	15/01968/OUT
Site Address	Land South Of Burford Road And East Of Downs Road Witney Oxfordshire
Date	18th September 2015
Officer	Phil Shaw
Officer Recommendations	Refuse
Parish	Crawley Parish Council
Grid Reference	433170 E 210562 N
Committee Date	21st September 2015

### Application Details:

Outline application for up to 51 First Time Buyer and/or Shared Equity dwellings (means of access only)

### Applicant Details:

Witney Developments Ltd  
Queen Anne House  
Bridge Road  
Bagshot  
Surrey  
GU19 5AT

### Additional Representations

In addition to the comments reported as part of the agenda the applicants agents have separately copied Members in on an assessment of adjoining land uses and have provided a further letter advising ( in summary) that:

- The adjoining land uses do not cause amenity problems
- There is no requirement for s106 contributions but we will offer up to 2k per unit for community infrastructure as requested by the TC
- This application remains an excellent opportunity for West Oxfordshire District Council to support a scheme that provides new housing for local households in an achievable and affordable manner. It is also a sustainable location, which has only gained support from those that have commented on proposals

The applicant himself has written to Members advising (in summary)

- The views from Burford Road will be better than now
- There is 388 000 sq ft of vacant industrial space in Witney
- The dwellings will allow buyers to sell at full market value and trade up to larger houses
- The proposed dwellings will always be cheaper due to their location
- The design can be improved post decision
- There is local support

The Economic Development Officer has redrafted his comments and asks that those reported herewith are substituted for those reported in the agenda

The site is already part of the West Witney Industrial area – it is bounded by the Windrush Industrial Park on one side, Bromag Industrial Estate on the other and already has planning permission for commercial development.

The bulk of the time that the site has been available has been characterised by a deep recession during which very limited commercial development took place. Despite this, several businesses have occupied parts of the site and others have tried unsuccessfully to acquire plots of land on the site.

As well as the recession, there has been significant uncertainty in the commercial market in West Witney while the protracted negotiations for the legal agreement which include the provision of the Downs Road / A40 Junction remained un-concluded. Now that agreement is very close and there is a real likelihood that the junction will be built, there is likely to be an increase in demand for industrial land in Witney. We are already aware of several businesses in the town looking to expand into new premises.

The Glenmore Group (developers of the Glenmore Business Centre on Range Road in Witney) have reported that they see Witney as a town in which there is a strong demand for small industrial units. They have confirmed that should they have the opportunity to purchase the land on Downs Road / Burford Road (or similar), they could develop a business park to be occupied by up to 30 small businesses

Windrush Industrial Park which bounds the south east boundary of the site is likely to undergo phased redevelopment as an industrial estate in the near future. Residential development adjacent to the Park could hinder this important redevelopment.

There is a shortage of available employment land in Witney. The site is unsuitable for an isolated residential development and it would be regrettable to lose an important employment site just as the demand for such land is picking up. West Witney is a key employment area for Witney and West Oxfordshire and I really hope this important plot of land is not lost to residential.