

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 19th September 2016

Report of Additional Representations



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

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.

| | |
|---|-------------------|
| 16/02183/FUL 24 Bakers Piece, Witney..... | 3 |
| 16/02782/S73 16 Orchard Way..... | 4 |
| 16/02820/FUL 94 Blakes Avenue..... | 4 |

Report of Additional Representations

| | |
|-------------------------|--|
| Application Number | 16/02183/FUL |
| Site Address | 24 Bakers Piece Witney Oxfordshire OX28 1PQ |
| Date | 16th September 2016 |
| Officer | Sarah De La Coze |
| Officer Recommendations | Approve |
| Parish | Witney Parish Council |
| Grid Reference | 435677 E 210623 N |
| Committee Date | 19th September 2016 |

Application Details:

Construction of three dwellings with associated access (amended plan)

Applicant Details:

Mr Brian Cade
C/O Agent

Additional Representations

Further representations have been received from Mr Gill that are detailed below:

Mr Gill – 2 Bakers Piece

On page 10m of the report a condition of any development will be that a full surface water drainage plan shall be submitted to and approved by the Local Planning Authority. This and technical details is to ensure the proper provision for surface water drainage and/or to ensure flooding is not exacerbated in the locality (The West Oxfordshire Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Statement No 25 Technical Guidance).

However, one wonders with climate change allowances whether the Developers' tolerances will be sufficient? Furthermore with the proposed 3 new dwellings the loss of flood plain storage because of this within 1% of flood extent whether an appropriate allowance for climate change will be factored in? In addition will the 'uncultivated' garden site achieve a level for flood plain compensation?

With the flooding in July 2007, particularly in Cumbria but also Witney the recommendation of the Government Water Agency was that more trees should be placed there and in other affected areas to help prevent flooding. At Bakers Piece, we have mature Ash, Sycamore and other species in the proposed development site which absorb thousands of gallons of water' The felling of such trees from this site, as proposed would risk flooding in the close. Also, the partial removal of the boundary wall would further worsen such a risk by water running through the gap. left. Could Councillors and others reject this proposal outright. I, and I'm sure most of you were witness to the Witney July floods and BP were very fortunate to miss this catastrophe. Thanks for reading this.

| | |
|-------------------------|---|
| Application Number | 16/02782/S73 |
| Site Address | 16 Orchard Way Witney Oxfordshire OX28 4EW |
| Date | 16th September 2016 |
| Officer | Cheryl Morley |
| Officer Recommendations | Approve |
| Parish | Witney Parish Council |
| Grid Reference | 435038 E 209531 N |
| Committee Date | 19th September 2016 |

Application Details:

Removal of conditions 1 and 2 of planning permission 16/01223/S73 to allow use as separate dwelling.

Applicant Details:

Mr Edward Dorling
16 Orchard Way
Witney
Oxfordshire
OX28 4EW

Additional Representations

OCC Highways

No objection.

| | |
|-------------------------|---|
| Application Number | 16/02820/FUL |
| Site Address | 94 Blakes Avenue Witney Oxfordshire OX28 3SY |
| Date | 16th September 2016 |
| Officer | Cheryl Morley |
| Officer Recommendations | Approve |
| Parish | Witney Parish Council |
| Grid Reference | 436730 E 209333 N |
| Committee Date | 19th September 2016 |

Application Details:

Remove wall and erection of new boundary fence.

Applicant Details:

Mr Michael Kingdon
94 Blakes Avenue
Witney
Oxfordshire
OX28 3SY

Additional Representations

OCC Highways

I have looked over the new plans and I am still happy that the no objection stands.