

Appendix A

Mr Woodruff indicated that, initially, he had had mixed views on the development proposals. Whilst he had a personal attachment to the football club, he recognised that it had wound down in the absence of any significant level of support and, accordingly, the site had been empty and unused for some years.

Disregarding the emotional attachment, he believed that better use could be made of the site given the desperate need for housing in the area. Mr Woodruff considered that the scheme as submitted was a well-conceived, offering an appropriate mix of residential and commercial use. The location was sustainable and the provision of hotel accommodation would be a welcome addition in the town.

The financial contributions offered by the developers to fund alternative sports facilities and the provision of affordable housing outweighed the loss of the existing use and Mr Woodruff expressed the hope that Members would be able to support the application.

Appendix B

Chair, Members, my name is David Jones I am a planning consultant and I represent the applicant – Witney Holdings Ltd

The proposal before you seeks outline consent for a mixed use development comprising housing, offices and hotel. The application is in outline with all matters other than access reserved for further consideration by this council in the future.

Witney is defined in both the adopted and emerging local plan as one of the main service centres for growth within the district, as such Witney and Carterton are the main focus for new sustainable housing and employment uses.

The proposed development is a logical redevelopment of a part brownfield site comprising redundant football club, pitches and adjoining land.

The football club went out of business in 2012 and has not be used for any sporting activity since that time.

Sport England do not oppose the loss of what was a private club subject to suitable mitigation; in this case fully funding a new all-weather playing pitch to serve the wider community.

The football club buildings have been demolished, this followed repeated vandalism, arson attacks and anti-social behaviour. Demolition was recommend by the Police and Fire Authority as the applicant was put on notice that the emergency services, were being put at unnecessary risk.

The undeveloped part of the site is not in agricultural use due to its poor quality and because services run across the site. It is not within the AONB, a conservation area, or any other land designation restricting development. The site doesn't flood.

The principle of development is supported by the majority of consultees, it is however acknowledged that your authorities EHO identified potential noise impacts from the adjacent commercial operator. In response the applicant's acoustic consultant has provided a range of options for fully mitigating the noise impacts. If successful the preferred option would be considered further by this council at the reserved matters stage.

The site is a mixed use scheme and includes a significant amount of commercial space. At the request of your officers we have identified areas where this can be increased if required.

The site sits within the parish of Curbridge and Lew who, along with Witney TC support the scheme. Minster Lovell, the adjacent parish council have raised objections. It is clear that a number of these objections can be dealt with by way of suitably worded conditions.

In Conclusion

The development will provide funding totalling circa £4.5 million for: Road improvements, schools, library improvements and enhanced local facilities, including over £1M for sports and leisure improvements. The developer also agrees to provide over 100 affordable housing units on site and general highway improvements

The development is policy compliant, it has the backing of the parish council, Witney town council and the clear majority of those who took part in our pre-application consultation.

I therefore urge this Committee to approve this application.

Thank you.

Re : Objection to Planning Application 16/02668/FUL – 2 houses rear of 57/59 Woodstock Road.

1. Following the site visit and the details listed on the Agenda attachments, members will now be familiar with the many concerns and objections that have been expressed by numerous residents of Early Road and should have reinforced the reasons given for the original application being refused.
2. Members will now be aware of the design and style of the Early Road development, both in the original concept by Pye's and in the various infill plots that have been developed in recent years along the same stretch of Early Road as the current application, creating a mature and pleasing streetscene.
3. The Planning Officers opinion that "there is no defined character to the streetscene" is misleading as by allowing this development will completely alter the "streetscene" as it is currently laid out. His comment that "there are no semi-detached properties within the vicinity of the application site", although accurate, is clearly aimed to mislead as it must be stressed that there are no semi-detached properties on the whole of the Early Road development.
4. The differences between several of the site plans showing the position of the units on the plot and the relationship of the units to No 32 will have become obvious to members on the site visit which included a visit to the garden of No. 32. Importantly, the units have been relocated much further back from the highway. This will take the rear building line of the units approx. 3.5 metres past the rear of number 32 building line. This will have the effect of placing a visible brick wall within .75 metres of the boundary of number 32 at a height of 7.3 metres at the highest point of the West elevation in full view of the utility room and conservatory. Thus by virtue of its position and design members will have seen on the site visit that this will clearly contravene the "45-degree code", which West Oxfordshire has previously applied in their assessment of planning applications.

5. Members will have seen that the in-line parking as opposed to side-by-side parking is still cramped and will make the traffic movement into and out of the units doubly exaggerated especially if any vehicle closest to the units needs to be used.
6. Thus, members will appreciate that the application still remains contrary to those policies BE2 & H2 of the West Oxfordshire Local Plan and also policies OS2, OS4 & H2 of the “Emerging West Oxfordshire Local Plan”. In fact, if this scheme is approved it may well create an undesirable precedent in respect of the remaining adjacent undeveloped areas of land which front onto Early Road (see Policy H2(f) of the Local Plan).
7. There are no objections in principle to the development of this site in Planning and design terms provided if it is done sympathetically and accords with the policies and principles as set out in the Local Plan. Indeed the majority of the other objectors make this same point – that is to say a detached house with a garage.
8. In conclusion, there have been 24 objections to this application from many concerned residents of Early Road. I therefore urge you to reject this proposal in its current form along the same reasons given for the original application in May 2016 – otherwise the whole character of the Early Road development will be radically altered as a result.

Thank you Chairman, Members of the Committee for allowing me to speak in support of this application.

I represent JLL – agents to the applicant.

I note that your officer's recommendation is for approval, so I thought I would clarify some of the comments on the application.

The site comprises previously developed land in the urban area and as such, the principle of development is acceptable. This is confirmed in the previous appeal decision, at paragraph 5.4 of your committee report and reaffirmed by your officer's opinion detailed in the committee report.

Indeed planning permission has recently been granted for the redevelopment of the front of the site with a coffee shop and two flats above.

The previous withdrawn application for the application site was for 4 units and was deemed over development due to the impact on the adjacent recreation ground. Following discussions with officers, the applicants decided to withdraw the application.

The form of the proposed development is in line with discussions with planning and design officers where it was agreed that two units would be acceptable and this formed the basis for the application before you today. Your officers have commented that the appearance and siting of the proposed dwellings is acceptable, allowing a more open character to be retained.

Turning to comments on the application.

The Town Centre Plan has no statutory weight in the determination of planning applications as it, nor the emerging local plan have been adopted. Notwithstanding this, the applicants have engaged with the adjacent landowners and the town council and understand that many of the landowners are unwilling to collaborate to bring forward a comprehensive development in the town centre at this time.

OCC highways has raised no objection to the application and deem the access and parking arrangements to be acceptable. It is considered that the frontage coffee shop can be serviced from outside the site without hindering traffic entering the site.

In terms of amenity, the adjacent coffee shop will not impact on the prospective occupiers of dwellings on the application site as there is no cooking on site. There was no objection from Environmental Health. The dwellings are sited to avoid any overlooking or privacy implications. The landscaping plan that has been requested by condition will ensure that the site is suitably landscaped.