

Friday, 20 January 2023

Tel: 01993 861522
e-mail - democratic.services@westoxon.gov.uk

LOWLANDS AREA PLANNING SUB-COMMITTEE

You are summoned to a meeting of the Lowlands Area Planning Sub-Committee which will be held in the Council Chamber, Woodgreen, Witney OX28 1NB on **Monday, 30 January 2023 at 2.00 pm.**



Giles Hughes
Chief Executive

To: Members of the Lowlands Area Planning Sub-Committee

Councillors: Richard Langridge (Chair), Michael Brooker (Vice-Chair), Joy Aitman, Colin Dingwall, Harry Eaglestone, Ted Fenton, Andy Goodwin, Nick Leverton, Charlie Maynard, Lysette Nicholls, Elizabeth Poskitt, Andrew Prosser and Alaric Smith

Recording of Proceedings – The law allows the public proceedings of Council, Cabinet, and Committee Meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted. By participating in this meeting, you are consenting to be filmed.

As a matter of courtesy, if you intend to record any part of the proceedings please let the Democratic Services officers know prior to the start of the meeting.

AGENDA

4. **Applications for Development (Pages 3 - 10)**

Purpose:

To consider applications for development, details of which are set out in the attached schedule.

Recommendation:

That the applications be determined in accordance with the recommendations of the Business Manager – Development Management.

Page	Application No.	Address	Planning Officer
11-21	22/02137/HHD	The Granary Jericho Farm Worton Witney	Darcey Whitlock
21-50	22/02498/OUT	Land (E) 438738 (N) 212506 Witney Road North Leigh	Joan Desmond
51-68	22/02853/FUL	46A Market Square Witney	Esther Hill
69-74	22/02854/LBC	46A Market Square Witney	Esther Hill
75-81	22/02956/FUL	Carterton Football Club Swinbrook Road Carterton	Elloise Street
82-88	22/03048/FUL	Cuckoo Pen Farm Westwell Burford	David Ditchett
89-103	22/03152/FUL	112 Brize Norton Road Minster Lovell	David Ditchett

(END)

WEST OXFORDSHIRE DISTRICT COUNCIL
LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 30th January 2023

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.

22/02498/OUT	Land (E) 438738 (N) 212506 Witney Road North Leigh	3
22/02137/HHD	The Granary Jericho Farm Worton Witney.	4-5
22/02853/FUL	46A Market Square Witney	6
22/02854/LBC	46A Market Square Witney	7

Report of Additional Representations

Application Number	22/02498/OUT
Site Address	Land (E) 438738 (N) 212506 Witney Road North Leigh Oxfordshire
Date	18th January 2023
Officer	Joan Desmond
Officer Recommendations	Provisional Approval
Parish	North Leigh Parish Council
Grid Reference	438738 E 212507 N
Committee Date	30th January 2023

Officer comments – Corrections to report:

WODC (Sports) – No comments received
End sentence of paragraph 5.67 to be deleted.

Report of Additional Representations

Application Number	22/02137/HHD
Site Address	The Granary Jericho Farm Worton Witney Oxfordshire
Date	27th January 2023
Officer	Darcey Whitlock
Officer Recommendations	Approve subject to conditions
Parish	Cassington Parish Council
Grid Reference	445883 E 211579 N
Committee Date	30th January 2023

Additional Consultee Comment

A comment from the Council's Drainage Engineer was received. This is shown in full below and available to view in the online case file <https://publicaccess.westoxon.gov.uk/online-applications/>

'Having spent quite a while reading through the various objections to this and the latest information submitted on behalf of the applicant, I have the following comments to make -

- There is still concern about structural damage to adjoining properties as a result of the basement construction, including the effect of the removal of fine grained soils which could create voids – it has been suggested that a detailed statement should be submitted, with a methodology for the removal of groundwater/surface water, but as I have stated previously, I am not qualified to comment on structural aspects and it is not within the remit of the flooding team to do so.
- JB Structures do state that, during construction, 60% of the groundwater will be removed within the excavated material and the remainder will be pumped into tankers for removal from site. This would be acceptable as long as there is sufficient room on site for this operation, but it was suggested in one of the objections that available working space is limited. Confirmation is required there is adequate room for this to be practical.
- Stephen Buss states that groundwater will dissipate through the sand and gravel aquifer around the basement and will require no form of control, mechanical or otherwise. Should it rise above the top of the basement, it will be drained by the granular blanket which will be placed across the top of it.
- A comment has been made that, currently roof water discharges from the west facing roofs of The Granary and the Old Barn into a soakaway on Jericho Farm House land, and then dissipates under both properties. The question has been raised where it will drain to if the basement is constructed. I am surprised that a soakaway would be effective as soakage tests revealed that infiltration was too slow for a rate to be obtained, but presumably it would dissipate around or over the basement as above. However, this will need to be addressed as part of the s/w drainage strategy that has still not formally been submitted as per the condition. Although JB structures have stated how the groundwater will be disposed of during excavation and Stephen Buss has suggested there will be no increased flood risk as a result of the basement construction, all relevant information will need to be compiled together into a strategy and submitted for approval'.

Additional Public Comments

5 additional objection comments from 3 addresses have been submitted. These are available to view in the online case file <https://publicaccess.westoxon.gov.uk/online-applications/> and are summarised below:

- Surface water drainage plan not submitted;
- Existing car park is impermeable;
- Light pollution;
- Lack of measurement on the plans;
- Impact to wildlife;
- Blinds are impractical;
- The documentation requested by Members has not been produced;
- Drainage details should be provided up front;
- Impact of climate change;
- Excessive vehicle movements;
- Highways safety;
- Disruption during construction;
- Cassington Parish Council have opposed this application;
- WODC have no "Basements Planning Policy" in place;
- Damage to nearby dwellings during construction;
- Doubts accuracy of submitted information; and
- Flood risk

Report of Additional Representations

Application Number	22/02853/FUL
Site Address	46A Market Square Witney Oxfordshire OX28 6AL
Date	18th January 2023
Officer	Esther Hill
Officer Recommendations	Refuse
Parish	Witney Parish Council
Grid Reference	435538 E 209524 N
Committee Date	30th January 2023

Updated Plan Received:

An amended version of drawing ref : *PLAN-010 Proposed Ground Floor and Site Plan*, has been submitted and uploaded to the application file. The plan can be viewed via the public access page on the WODC Website. The submission of this amended drawing was to correct a discrepancy on the site plan, which showed the incorrect length of the proposed cross gable extension.

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