

Banbury Town Council

Mark Hassall ACMA
Town Clerk



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Our Ref: 11012023
Your Ref:
Please ask for: Martyn Surfleet
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Date: 04 January 2023

To: All Members of the Planning Committee

You are hereby summoned to attend a Meeting of the **PLANNING COMMITTEE** to be held in the TOWN HALL, BRIDGE STREET, BANBURY on **WEDNESDAY, 11 January 2023 at 6.30pm**, for the transaction of the following business:

A handwritten signature in black ink, appearing to be 'Mark Hassall'.

Mark Hassall
Town Clerk & RFO

BUSINESS TO BE TRANSACTED

- 1. Apologies for absence**
Contact Martyn Surfleet (01295 250340).
- 2. Declarations of Interest**
Members are asked to declare any disclosable pecuniary interests in items on the agenda, **and the nature of that interest**, in accordance with the Localism Act 2011, the Banbury Town Council Code of Conduct and Section 106 of the Local Government Finance Act 1992 (Please refer to the notes at the end of Agenda).

Members of the Local Planning Authority are invited to declare that any views they may express at this meeting will be based on the information currently available and that their final decision (which may differ from views previously expressed) will be made at the Local Planning Authority.
- 3. Minutes of the last Meeting**
To approve as a correct record, the Minutes of the meeting held on 14 December 2022 (**previously circulated**).
- 4. Planning Applications to be considered**
To consider the planning applications set out in **Enclosure 4**.

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5. Planning Applications delegated to the Town Clerk

To note the planning applications dealt with by the Town Clerk, in consultation with Ward Members and the Chairman of the Planning Committee, as set out in **Enclosure 5**.

6. Notification of Appeals

An Appeal against the Non-Determination of an Application has been made to Cherwell District Council in respect of Application 22/01488/OUT, a verbal report will be presented to members by the Planning Officer.

7. Consultation – Bodicote Parish Council

To consider a verbal update from the Planning Officer regarding a request from Bodicote Parish Council regarding an Application.

Notes on declaration of interest

(i) Any Member arriving after the start of the meeting is asked to declare any disclosable pecuniary interests as necessary as soon as practicable after their arrival even if the item in question has been considered;

(ii) In such circumstances, the Member must withdraw from the meeting room, and should inform the Chairman accordingly.

It is not practical to offer detailed advice during the meeting.

Planning Applications to be considered

| Application Number | Applicant | Location | Proposal |
|----------------------------|--|---|--|
| 22/03747 | Williams AE | Ban15 Land, Adj M40 J11 and West of Daventry Road, Banbury | Variation of Conditions 3 (plans) and 8 (use of outside areas) of 19/00128/HYBRID - to enable the use of identified external storage areas for the storage, repair and operation of goods, materials, plant or machinery and minor amendments to the approved plans to facilitate the occupation of 130 Frontier Park (Plot B) |
| 22/03505/F and 22/03506/LB | Lisa Dakin, Joe Gibbs, Alex Canham, and Angela Moulder | Flats 1-4 13 Calthorpe Road Banbury OX16 5HS | Retrospective Application for "Historic conversion of the building to form 4 apartments (1 on each floor). In addition - replacement black painted metal balustrades to steps at front and rear; replacement black painted metal staircase, balustrade and landing plate; new gas connection and meter box to basement apartment; Promat Supalux fire protection board between kitchen and bathroom to apartment on first floor; metal escape ladders and landings removed from rear (east) elevation; installation of new fire alarm system (incorporating fire panel, detectors and call points) |
| 22/03817/F | A & J Properties Ltd | 47 Middleton Road Banbury OX16 3QR | Conversion to 3no self-contained flats with associated two storey rear extension and related alterations |
| 22/03808/F | Gipps Energy Limited | British Gas Plc British Gas Plc Merton Street Banbury OX16 4RN | Variation of condition 2 (plans) 3 (surface water drainage scheme) of 20/03184/F - The proposed amendments seek permission for several new structures. Also, as part of the current planning application, a Drainage Impact Assessment applicant has been submitted that satisfies the five criteria pursuant to condition 3. If this report were considered suitable, it is requested that the condition is varied to make it a compliance-based condition |
| 22/03821/F | Mr F Sharma | Windrush Surgery 5A Bradley Arcade Bretch Hill Banbury OX16 0LS | Change of Use of former doctors surgery to Class E to facilitate the expansion of the Londis shop and for minor internal alterations |

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|------------|-------------|---------------------------------------|---|
| 22/03645/F | Jamil Ahmed | 82 Middleton Road Banbury OX16 4RE | Change of Use from C3 to C4 8 bedroom HMO; minor reconfiguration of internal layout; addition of dormer to rear outrigger |
|------------|-------------|---------------------------------------|---|

Please note that following the consideration of delegated planning by the Town Clerk and Chairman, there may be additional plans to consider in order to meet the deadlines of the Planning Authority.

Planning Applications delegated to the Town Clerk in consultation with the Ward Members and the Chairman of Planning Committee

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| Processed applications | | | | |
|-------------------------------|---------------------------------------|-------------------|--|---|
| Application No | Address | Applicant | Proposal | Outcome |
| 22/03259/F | 166 Broughton Road | Mrs Sara Pulit | Demolition of existing kitchen and erection of new rear extension with pitched roof | No objections |
| 22/03180/F | 4 Grimsbury Square | Ms Fazal Bibi | Single storey rear extension | No objections |
| 22/03433/F | 72 Oxford Road | Mr & Mrs Chase | Demolition of existing rear conservatory and erection of two storey rear and side extension and part single storey rear extension (resubmission of 22/01832/F) | An improvement upon the refused scheme. No objections |
| 22/03444/REM | Drayton Lodge Farmhouse, Warwick Road | Vistry Homes | Reserved Matters approval for 320 dwellings together with landscaping, public open space, playing fields, allotments and associated infrastructure pursuant to Planning Permission 22/00487/F. | No objections to this site which lies within Drayton Parish. Would prefer to see less parking courts used |
| 22/03491/F | The Grand 60-62 Broad Street | Novika Ltd | Additional ground floor windows to Pepper Alley | no objections |
| 22/03560/TCA | New Farm House, Boxhedge Road | Mr & Mrs Kilsby | G1 x Sycamore - top sycamore to a height of approximately 4 metres to create a framework to be then maintained as a hedge. T1 x Hazel - remove. | No objections |
| 22/03563/TCA | 41 West Street | Mrs Marriott | T1 x Cherry - Removal & replacement due to the tree's size & species in relation to the property & nearby public highway. | No objections |
| 22/03221/LB | 15 North Bar Street | Mr Oliver Lambert | To replace the current electrical boiler located in the basement with a new gas combi boiler which will be fitted in the loft above the kitchen | No objections, but you will need to ensure the colour of the vent |

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|--------------|----------------------|----------------------|---|---|
| 22/03536/F | 51 Wesley Drive | Mr W Wong | Proposed single storey side part rear extension with associated internal and external works. | No objections |
| 22/03537/F | 17 Wood End | Mr Mike Hawkins | Erection of first floor extension over garage to form bedroom and extended bathroom | No objections |
| 22/03117/F | 37 Kingfisher Drive | Mr Khurshid Qadir | Erection of porch; conversion of conservatory into kitchen; conversion of side lean-to into side extension with new pitched roof including over existing store room; replace front window with bay window | No objections |
| 22/03616/F | 38 Wellington Avenue | Mrs Betty Petch | Single storey rear extension and related works | No objections |
| 22/03611/F | 117 Bismore Road | Mr and Mrs T Bennett | Single storey rear extension with associated internal and external works | No objections |
| 22/03634/TPO | 9 Foscoote Rise | Mr Enson | T1 (Oak) - reduction of 1.5-2m on areas of tree in closest proximity to house and also neighbours property and lower limbs over footpath | Providing this is considered acceptable by CDC tree experts Banbury Town Council have no objections |
| 22/03633/F | 7 South Parade | Joane Daniels | Proposed loft conversion to include bedroom with en-suite, roof windows front and rear | No objections |
| 22/03643/F | 25 Brantwood Rise | Mr & Mrs B Butler | Demolition of detached concrete garage and erection of new rear and front single storey extensions | No objections |
| 22/03498/F | 25 Harrowby Road | Mrs Wendy Douthwaite | Extension of vehicle access by 2.5 metres - re-submission of 22/02743/F | We are unsure from the submission if this proposal overcomes the previous highway authority objection; if it does not then BTC support continued refusal. |