

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 26 May 2021 at 6.30pm in the Town Hall, Banbury.

Present: Councillor Ilott (Chairman)
Councillors: Ayers, Ahmed, Beere, Biegel, Bunce, Dalton, Hussain.

Alternate Members: Councillor Mears (for Councillor Hodgson).

Officers: Mark Recchia (Town Clerk) and Bob Duxbury (Planning Officer).

PL.4/21

Apologies

Councillor Hodgson.

PL.5/21

Declarations of Interest

None.

PL.6/21

Minutes of the Last Meeting

IT WAS RESOLVED that the Minutes of the meeting held on the 4th March 2020 be approved as a correct record and signed by the Chairman.

PL.7/21

Parish Councils and the Planning Process

The Planning Officer gave a brief presentation on the role of Parish Councils in the planning process and advised Members that a further, more in-depth training session could be given prior to a future meeting if Members so wished. Members indicated that this would be very much appreciated.

PL.8/21

Planning Applications to be Considered

The Committee considered various planning applications that had been referred to the Town Council for consideration by Cherwell District Council (CDC) and were matters that had been delegated to the Planning Committee or where a Ward Member had referred a delegated application.

IT WAS RESOLVED that the comments, as set out in Appendix 1, be forwarded to the Local Planning Authority.

PL.9/21

Planning Applications Delegated to the Town Clerk

The Town Clerk had submitted a schedule containing details of planning applications which had been delegated to him in consultation with the Chairman, setting out the observations that had been forwarded to Cherwell District Council.

IT WAS RESOLVED that the report be noted.

PL.10/21

Decision Notices

The Town Clerk had submitted a schedule containing details of decision notices which had been sent by Cherwell District Council which were contrary to the recommendations of the Town Council. Members noted that there were in fact no contrary decisions within the period.

IT WAS RESOLVED that the report be noted.

The meeting ended at 7.30pm

Planning Applications considered by Planning Committee

Application Number	Applicant	Location	Proposal	Observations
21/01119/OUT	Outline application by Motor Fuel Group Ltd	Q8 Fuelcare, Tramway Road	Re-development of the Banbury Oil Depot to include the demolition/removal of buildings and other structures associated with the oil depot use and the erection of up to 143 apartments and up to 166m ² of community and/or retail and/or commercial space (Class Use E and/or F2) with all matters (relating to appearance landscaping, scale and layout) reserved except for access off Tramway Road	<p>The Town Council object to the application due to its timing of this application coming forward relative to the formulation of a SPD masterplan. Furthermore the Town Council have concerns about the issues set out below:</p> <ol style="list-style-type: none"> 1. The Mix of development should include houses as well as flats. Affordable housing should be provided in accordance with Local Plan policy and it is hoped that the latest emerging guidance on unit sizes will be insisted upon. Mixed use should be ensured as required by Policy BAN 1. 2. The development should have frontages to the river as well as the station. 3. The development is considered to be too high – 6 stories should only be used as features, otherwise restrict to 4 stories 4. There is concern about the under-supply of car parking at less than 1 space per unit 5. There needs to be further study to ensure that the extent of possible flooding is anticipated and dealt with appropriately with sustainable urban drainage 6. The development needs to ensure that the river corridor parkland is connected

				<p>north and south and that other cross-site connections can be made.</p> <p>7. Careful assessment of Bridge St and Tramway Road junctions is needed and assurance is sought that the intended station to Tramway Road improvements are incorporated</p> <p>8. Further specific Information is needed on the applicants intended Section 106 contributions and whether they match the stakeholder requests</p> <p>9. Further details on the strategy for removal of contamination is needed</p>
21/01300/F	Mr B Edwards	Broughton Hall Cottage And Land At Wykham Park Academy, Ruskin Road	Demolition of existing dwelling and erection of 6 no. 2 x bed flats over 2 storeys with new access road, vehicle turning and parking spaces	<p>Object on the grounds that</p> <p>1. The proposal is considered to be a contrived form of overdevelopment of a backland site that will cause harm to the living environment of houses in Wykham Place by reason of overlooking and disturbance from vehicles using the proposed access way and will therefore be contrary to Policy ESD15 of the adopted Cherwell Local Plan.</p> <p>2. The access and parking arrangements are considered inadequate given the length and width of the access way and are likely to create difficult turning and passing manoeuvres, including for waste freighters</p> <p>3. A flood risk assessment has not been submitted.</p>