

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 18 August 2021 at 6.30pm in the Town Hall, Banbury.

Present: Councillor Bunce (Vice-Chairman in the Chair)
Councillors: Ahmed, Ayers, Beere, Biegel, Dalton, and Hodgson.
Alternate
Members: None.
Officers: Mark Recchia (Town Clerk) and Bob Duxbury (Planning Officer).

PL.26/21 Apologies
None.

PL.27/21 Declarations of Interest
Councillor Beere declared a personal interest as a member of the Cherwell District Council Planning Committee. He indicated that any views expressed at the meeting would be based on the information currently available and a final decision, which in the light of further information, might differ from previous views, would be made at the Local Planning Authority Meeting.

PL.28/21 Minutes of the Last Meeting
IT WAS RESOLVED that the Minutes of the meeting held on the 21 July 2021 be approved as a correct record and signed by the Chairman.

PL.29/21 Planning Training: Part 2 – Development Control
Members heard a training presentation from the Planning Officer covering the development control aspects of the planning system.

PL.30/21 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.31/21 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.32/21 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.

PL.33/21 Appeals
The Committee noted that an appeal had been lodged by Mr Hasib Bari, against refusal of Application No 21/01057/F, 177 Warwick Road, Banbury for Variation of Condition 2 (opening times) of 03/00144/F - amendment of opening hours at the store, trading hours for Monday-Saturday 11.00am - 12.00am and Sunday 12.00 noon - 11.00pm.

PL.34/21 Consultations**a) CDC Statement of Community Involvement**

The Committee considered whether any response was needed generally, and in particular about the possible change on application neighbour notification to move to only undertaking site notices. It was considered that there were possibilities that nearby residents would miss the opportunity to contribute to the decision process due to failure to see site notices (for example in the next street for properties backing onto an application site but in a different street, or the premature removal of a site notice).

RESOLVED that Cherwell District Council be informed that the Town Council are content with the intended consultation processes on planning policy, but express concern about the possible change on application neighbour notification to move to only undertaking site notices.

b) OCC Tarmac site Hennef Way – Construction Traffic Management Plan (CTMP) and Construction Environment Management Plan (CEMP)

The Committee considered whether any response was needed, and **RESOLVED** that Oxfordshire County Council be informed that the Town Council raise no objections to the proposed CTMP and CEMP for the Tarmac site off Hennef Way.

The meeting ended at 8.00pm

Planning Applications considered by Planning Committee

Application Number	Applicant	Location	Proposal	Observations
21/02160/ F	Dudek	109 The Fairway, Banbury	Creation of a new dwelling house (Resubmission of 20/02867/F)	<p>Banbury Town Council object on the grounds that the new dwelling would be a contrived development out of character with the surrounding mainly semi-detached dwellings. This infill building will sit uncomfortably between the adjacent buildings which it is to adjoin, and would detrimentally affect the character and appearance of the entire corner in an unacceptable manner.</p> <p>By virtue of its siting and scale, the proposed development would result in significant and demonstrable harm to the residential amenity of 107, and 109 The Fairway through the cumulative impact of a loss of privacy and an over-dominant impact contrary to Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Policies C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework</p> <p>The issue of car parking is unresolved in the application through lack of information. Given the location of this site near a road junction it is essential that adequate off-street car parking is provided for both the proposed dwelling and nos.107 and 109 The Fairway</p>
21/02260/F	Marshall Oakwood Developments Ltd	"Treetops", 28 Dashwood Road, Banbury	Change of Use from Class C1 guest house to 9-bed HMO (Sui Generis)	<p>Banbury Town Council object on the grounds that the conversion and use as a 9 bed HMO will be an overdevelopment of the site which will result in an unacceptable standard of accommodation for the proposed residents which will also impact upon the character and amenity of the surrounding area which is part of the Banbury Conservation Area and upon the amenities of nearby residents</p> <p>The proposal will have insufficient car parking to meet likely demand resulting in further demand for limited on-street parking</p>

21/02239/F	Sahaja Ltd	4 Sussex Drive, Banbury	Single storey side extension and conversion of garage into ground floor bedroom; associated internal alterations	Banbury Town Council object on the grounds that the development would be overdevelopment of the plot and would result in a property that would have inadequate off street car parking, resulting in further on street parking in positions close to road junctions to the detriment of road safety and convenience.
21/02311/F	Shakib & Co	Foscote Hospital, 2 Foscote Rise, Banbury	Extensions to accommodate additional staff changing and support facilities.	Banbury Town Council object to the proposal on the grounds that the development will have an adverse and detrimental impact upon residential amenity (specifically relating to the overbearing nature of development, its over-dominance , and inappropriate materials and the functionality of the proposed design) which will be an ill-considered form of development in this residential setting and would be therefore inappropriate for the site.