

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 15 September 2021 at 6.30pm in the Town Hall, Banbury.

Present: Councillor Bunce (Vice-Chairman in the Chair)
Councillors: Ahmed, Ayers, Beere, Biegel, Dalton and Hussain.

Alternate
Members: None.
Officers: Mark Recchia (Town Clerk) and Bob Duxbury (Planning Officer).

PL.35/21

Apologies

Councillors Hodgson and Ilott.

PL.36/21

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.37/21

Minutes of the Last Meeting

IT WAS RESOLVED that the Minutes of the meeting held on the 18 August 2021 be approved as a correct record and signed by the Chairman.

PL.38/21

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.39/21

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.40/21

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.41/21

Consultations

a) OCC Oxfordshire Plan 2050

This document set out options for thematic-based policies and a number of spatial strategy options that would shape the future of Oxfordshire. OCC were seeking the public's and stakeholder views on these options and whether there were other options that the Oxfordshire Plan should consider. The Committee considered whether any response was needed. The Planning Officer explained that:

- The Oxfordshire Plan would focus on the strategic planning issues relevant to the whole of Oxfordshire.
- It would sit alongside adopted Local Plans and Neighbourhood Development Plans.
- It would provide the framework for new Local Plans and Neighbourhood Development Plans.
- It would be used to help make decisions on planning applications.
- The Oxfordshire Plan would identify broad locations for new development. It would be up to local plans to identify specific development sites within this framework.
- It would plan for the next 30 years, up to 2050. This was double the length of normal Local Plans.

The Planning Officer further explained that the policy options in the paper could be divided into 3 categories:

1. Those where there were specific alternatives to be considered;
2. Those where delaying the policy to a future Local Plan was an option; and
3. Those where there were no options offered and readers were asked to confirm, or otherwise, their agreement with these self-evidently obvious policies.

Following a detailed presentation and discussion of the various policy options it was **RESOLVED** that that the Town Clerk be authorised to make representations that reflect the discussion in Committee and the Planning Officer's views, after final discussion with the Leader of the Council and Chairman of the Planning Committee, based upon the draft response attached at Appendix 2.

The meeting ended at 7.40pm

Planning Applications considered by Planning Committee

APPENDIX 1

| Application Number | Applicant | Location | Proposal | Observations |
|---------------------------|---------------------|--|---|---|
| 21/02467/F | Monte Blackburn Ltd | OS Parcel 0005 And Part OS Parcel 1300 0878 And 7566, Banbury | Erection of mixed-use development including a 240-bed hotel, 4-storey office building and roadside services including 2 no hot food restaurant drive-throughs, a coffee shop drive-through and a petrol filling station with ancillary retail store | Object on the grounds that: <ol style="list-style-type: none"> 1. Notwithstanding the applicant's assertions to the contrary it is considered that the PFS will function as a motorway services area with consequent detrimental impact upon the efficient operation of Junction 11 M40/A361/A422 junction which already experiences periods of congestion. 2. Whilst noting the applicants arguments the Town Council consider that the proposal will impact upon the amount of employment land that is available for the economic development of Banbury and will be contrary to Policies SLE 1 and BAN 15 of the adopted Cherwell Local Plan , and that this proposal should be resisted and the land should continue to be reserved and available for commercial employment for offices, industry and warehousing as allocated in the adopted Cherwell Local Plan 3. The Town Council consider that the increased traffic generation resulting from this development will inevitably worsen the existing traffic congestion and capacity issues experienced at Junction 11 and various junctions on Hennef Way and should be resisted. 4. The design of the hotel building is considered to be bland and lacking in style and will not be compatible with this prominent gateway location which demands a higher quality approach and consequently be contrary to Policy BAN15 of the adopted Local Plan. |

Oxfordshire Plan 2050

Draft responses to Regulation 18 consultation

Policy option 01 - Sustainable Design and Construction

The Town Council agree to the inclusion in the Oxfordshire Plan of a policy setting out sustainable design and construction requirements to be applied to major residential and non-residential developments within Oxfordshire.

Policy option 02 – Energy

The Town Council agree with the preferred policy option to maximise the use of renewable energy in new developments in Oxfordshire.

Policy Option 03 – Water Efficiency

The Town Council agree that The Oxfordshire Plan should seek to require the most ambitious minimum water efficiency standards possible for new development, but also consider that Option 03- 1 (for water neutrality would be an acceptable alternative strategy

Policy Option 04 – Flood Risk

The Town Council agree with the preferred approach for the Oxfordshire Plan to provide a strategic planning framework for managing flood risk in Oxfordshire. The use of a SUDS approach is thought appropriate

Policy Option 05 - Protection and Enhancement of Landscape Characters

The Town Council support the establishment of a positive strategy for the protection and enhancement of landscape and townscape features

Policy Option 06 - Protection and Enhancement of Historic Environment

We support a policy in which development proposals would be required to assess the impact on the historic environment and heritage assets including both known and potential heritage assets including assessing the likelihood of currently unidentified assets being identified

Policy 07 - Nature Recovery

The Town Council agree with the preferred option which is to identify those parts of the county that are important for establishing a well-connected ecological network and to use this mapped resource to shape the policies, and to help define the spatial strategy and help to determine the spatial distribution of development in the Oxfordshire Plan.

Policy Option 08 – Biodiversity Gain

We agree that the Plan should set a minimum target for biodiversity net gain across Oxfordshire to protect, enhance, restore, increase and connect the natural environment and secure measurable net gains in biodiversity.

Policy Option 09 - Natural Capital and Ecosystem Services

The Town Council agree that the Plan should identify the parts of the county that are important and valuable for natural capital and ecosystems services and to use this mapped resource to shape the policies.

Policy Option 10 - Green Belt

The Town Council consider that the Plan should focus on the protection and enhancement of the Green Belt in order to strengthen the important roles that the Green Belt plays.

Policy Option 11 – Water Quality

The Town Council agree with the preferred option of providing a strategic planning framework for the protection and enhancement of water quality in Oxfordshire.

Policy Option 12 – Air Quality

The Town Council consider that the Plan should provide a framework that would set minimum standards for development in Oxfordshire, helping to ensure a consistent approach across the county. It should also provide a framework for improving air quality wherever possible, aligning with proposed ambitions around environmental improvement and creating strong and healthy communities

Policy Option 13 – Healthy Place Shaping and Impact Assessments

The Town Council consider that whilst the Plan could establish a framework that can be applied across Oxfordshire for the design and masterplanning of major developments this could equally be left to Local Plans

Policy Option 14 – Health Insurance

The Town Council agree with the preferred approach to provide an enabling policy that aims to set out a framework in which the land use and planning elements of future health reorganisations might be considered, recognising that many of the issues arising will be matters that impact across more than one local planning authority. This should include recognition of the role that health facilities also offer across County boundaries

Policy Option 15 - High-Quality Design for New Development and Garden Town Standards for New Settlements

The Town Council agree with the intention that the Plan should set an ambition for high-quality design in Oxfordshire, with local plans, neighbourhood plans and design guides providing more detailed, locally specific requirements as appropriate. The bullet points included in the preferred policy are all agreed appropriate

Policy Option 16 - Leisure, Recreation, Community and Open Space Facilities

The Town Council consider that this is a Local Plan matter and not of a strategic nature other than the need for a Policy to protect existing facilities – therefore the alternative policy (16-01) is preferred in this case. Large leisure facilities need individual consideration and do not in our opinion lend themselves to a simple encouraging policy as set out in your preferred policy.

Policy Option 17 - Towards a net zero transport network

It is agreed that it will be important that the location and planning for new development takes into account the more detailed policies within the County Local Transport and Connectivity Plan (LTCP), and where relevant other policy, both at a sub-national and national level, and that Town Council also support the delivery of enhanced walking and cycling networks and routes. Therefore the preferred policy is agreed

Policy Option 18 Sustainable Transport in New Development

The Town Council agrees with the hierarchical approach to travel sustainability but wishes to stress that adequate and viable public transport is realistically difficult to provide in some urban areas and in rural areas, and therefore private transport must continue to be allowed for in development. The document is confusing in this policy in not following the pattern universally used throughout its remainder in that it does not clearly set out a preferred policy or give options.

Policy Option 19 - Supporting Sustainable Freight Management

It is agreed that this is a matter for the Oxfordshire Plan and the preferred option is agreed

Policy Option 20 - Digital Infrastructure

The Town Council agree that the preferred option should be that all new residential and business developments would plan for the provision of fixed and mobile technology from the outset.

Policy Option 21: Strategic Infrastructure Priorities

The Town Council agree that development proposals must be planned to both take account of and take opportunities to support delivery of the strategic infrastructure priorities identified in the Oxfordshire Infrastructure Strategy (OxIS), and any subsequent updates. Local plans, and any supporting documents such as Infrastructure Delivery Plans, and Infrastructure Funding Statements should also take into account. Likewise it is expected that major development proposals will be timetabled to only be commenced after the necessary infrastructure is delivered.

Policy Option 22 - Supporting the Creation of Jobs

The Town Council agree that economic growth and housing growth would need to be aligned and take into account a range of other factors. The decision on the appropriate level of jobs growth should be taken alongside the final decision on the housing growth figure and therefore support the preferred option

Policy Option 23 - Protection of Economic Assets

The Town Council support an Oxfordshire wide approach as set out on the preferred option

Policy Option 24 - Town Centre Renewal

The Town Council welcomes the intended proposal to include a policy to encourage new dynamism into the central area of Banbury and generate new footfall, and the support proposed for the vitality and viability of town centres. They also support the proposal that the Oxfordshire Plan will support the changing nature of our town centres and provide future flexibility to this change, by continuing to support the retail uses, and in addition, supporting new measures including: New leisure and hospitality uses, including the night-time economy and 'pop up' venues in vacant buildings. They also support the preparation of town centre strategies .

Policy Option 25 - Visitor Economy

The Town Council support the need for a strategic policy for large scale development of this type and note the intended criteria. It is considered that this policy could equally validly be placed in Local Plans as each case will need careful assessment against local circumstances

Policy Option 26 - Culture and Arts

The Town Council support the need for a strategic policy for large scale development of this type and note the intended criteria. It is considered that this policy could equally validly be placed in Local Plans as each case will need careful assessment against local circumstances

Policy Option 27 - Meeting Skills and Education Needs

Banbury Town Council agree with the intention to have a supportive policy to ensure that there is a framework policy in place to enable future development or the land use aspects of the reorganisations of skills and education facilities and that these issues can be considered in a consistent way

Policy Option 28 -Homes: How Many? Commitments and Locations

The Town Council consider that the number of houses envisaged by the transformational trajectory is acceptable in the Banbury context. The aim is to establish a final list of prospective locations for future growth that secure the

objectives of this Plan and especially, sustainable outcomes, net zero carbon growth and environmental enhancement is noted .

Policy Option 29 - Urban Renewal

Banbury Town Council welcome the preferred policy on urban renewal schemes and the reuse of brownfield and 'underutilised land' to achieve a more efficient use of land and to help minimise the use of new greenfield land across Oxfordshire and look forward to the Canalside area of Banbury benefitting from this approach.

Policy Option 30 - Affordable Housing

Banbury Town Council agree that the Oxfordshire Plan should require local plans (and neighbourhood plans where relevant) to seek the maximum level of affordable housing that can be justified after taking into account the viability of the site. Other comments in the preferred policy are noted and agreed; tenure mix should be left to Local Plans and individual community assessment

Policy Option 31 - Specialist Housing Needs

The preferred option is agreed

Policy Option 32 - Gypsies, Travellers and Travelling Showpeople

Banbury Town Council agree with the preferred strategy in which The Oxfordshire Plan will set out an Oxfordshire-wide need figure and local planning authority breakdowns in 5-year tranches per each authority.

Spatial Strategy Options

Banbury Town Council support the continued growth of Banbury implied by Options 1, 3 and 4. It should be noted however that this support is provisional upon a clear undertaking given via the Oxfordshire Plan that the infrastructure needed by the implied level of growth is to be guaranteed and delivered at the appropriate time. This would include the necessary highway and transport infrastructure, educational, cultural and health infrastructure, and other infrastructure needs identified in Cherwell Local Plan. The timing of the provision of such infrastructure provision is also critical to ensure that existing congestion and overloading of current infrastructure is not worsened.