

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 02 February 2022 at 6.30pm in the Town Hall, Banbury.

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

PL.68/21**Apologies**

Councillors Dalton, Hodgson, Hussain and Ilott.

PL.69/21**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.70/21**Minutes of the Last Meeting**

IT WAS RESOLVED that the Minutes of the meeting held on the 15 December 2021 be approved as a correct record and signed by the Chairman.

PL.71/21**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.72/21**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.73/21**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. It was noted that there were no contrary determinations.

IT WAS RESOLVED that the report be noted.

PL.74/21**Banbury Traffic Advisory Committee**

IT WAS RESOLVED that the Minutes of the Banbury Traffic Advisory Committee meeting held on 01 December 2021 be received and noted.

The meeting ended at 8.05 pm

Planning Applications considered by Planning Committee

APPENDIX 1

Application Number	Applicant	Location	Proposal	Observations
21/02860/F and 21/02862/LB	Mr Riasat Ali Sadiq	4 High Street, Banbury	Change of Use of existing ground floor retail unit to form three ground floor retail/office units (Use Class A1, A2, B1). Change of Use of vacant upper floors to create 3no. two bed flats and 2no. one bed flats, involving replacing part of existing roofs, external alterations involving new front entrance, insertion of rooflights and dormer windows and provision of internal bicycle and bin storage areas. Internal alterations including provision of new staircases, partitions and ceilings and installation of new services.	Banbury Town Council raise no objections, subject to conditions re waste collection arrangements and cycle parking, and to the applicants overcoming the criticisms of the housing officers. The Town Council also believe the opportunity should be taken to restrict parking in Pepper Alley to ensure that servicing can take place without the current blocking by parked cars that occurs.
21/04157/F	Lysander	Banbury 200, Southam Road, Banbury	Use of the site for the storage of operational vehicles, together with elevational and site alterations, associated parking, welfare facilities, vehicle barrier and associated infrastructure.	Banbury Town Council raise no objections to this use, but are concerned about the possibility that the peak traffic activity from the site could worsen traffic conditions in Southam Road and therefore ask that OCC carefully assess the traffic impact of this greater use.
21/04144/F	Jacobs Douwe Egberts	Ruscote Avenue, Banbury	Demolition of existing office block and erection of surface level car park providing 215 replacement car parking spaces, including landscaping and other associated works; new main entrance and reception of the Computer Suite, with external re-cladding.	Banbury Town Council raise no objections

Application Number	Applicant	Location	Proposal	Observations
21/04171/F	Paloma I (Industrial I) Unit Trust	Jacobs Douwe Egberts, Ruscote Avenue, Banbury	Re-development of part of existing car park to provide a drive-thru cafe within Use Class E; together with associated car parking, servicing and access; landscaping and all associated works.	Banbury Town Council object to the proposal on the grounds that it would be contrary to the NPPF and Cherwell Local Plan policy to direct such uses to the town centre to protect its viability. Further out of town centre development in this area will diminish the attractiveness and viability of the town centre and would be contrary to Policy SLE 2 of the current Cherwell Local Plan. Furthermore The Town Council is concerned that queuing from the proposal could extend onto Ruscote Avenue to the detriment of the safety and freeflow of traffic.
21/04202/F and 21/04179/LB	Churchill Retirement Living	Former Buzz Bingo, Bolton Road, Banbury.	Redevelopment for 80 retirement living apartments including communal facilities, access, car parking and landscaping” and Remedial works to the external elevations of Trelawn House following the demolition of the Buzz Bingo building.	Banbury Town Council agree with the principle of this form of development in this location but raise concerns about the scale and siting of the blocks nearest to Trelawn House and suggest that a greater set back from the listed building be explored with reduced block sizes/heights near to the listed building.
22/00146/OCC	Oxfordshire County Council	Amey Rail, Station Approach, Banbury	Highways accessibility and public realm improvement works to the forecourt, car park, roads and junctions around Banbury Rail Station comprising: Extending the northern end of Tramway Road to provide a connection to Station Approach Road via a compact roundabout; Providing a pedestrian, cycle, bus and taxi only connection between the station forecourt and Tramway Road; Providing a new footway and cycleway from Tramway Road to the station forecourt that includes pedestrian crossings; Prohibiting general vehicular access to the station surface car park and eastern	That Cherwell DC and Oxfordshire CC be advised that Banbury Town Council raise no objections.

			<p>end of Station Approach from Bridge Street; Providing a new vehicle access to the station surface car park from Station Approach Road via Tramway Road; Providing relocated and new vehicle accesses to adjacent commercial buildings and depot off Tramway Road and Station Approach Road; Re-configuration of car parking, including drop off bays at Banbury Rail Station with new service area to the east of the station building; Providing an additional passenger drop off and collection facility on Tramway Road; Providing new bus stops and cycle shelters including cycle ramp access at the station forecourt; Providing new and improved lighting of the station forecourt and the connection between Tramway Road and the station; and New landscaping and associated works (OCC Ref R3.0001/22).</p>	
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