

**PLANNING COMMITTEE**

Minutes of a Special meeting of the Planning Committee held on Wednesday, 03 November 2021 at 6.30pm in the Town Hall, Banbury.

Present: Councillor Ilott (Chairman)  
Councillors: Ahmed, Beere, Biegel, Bunce, Hodgson and Hussain.  
Alternate Members: None.  
Officers: Bob Duxbury (Planning Officer).

**PL.49/21****Apologies**

Councillor Ayers.

**PL.50/21****Declarations of Interest**

None.

**PL.51/21****Community Involvement Paper 2 – Cherwell Local Plan**

Cherwell District Council had started work on a new plan for the district called the Cherwell Local Plan Review, and were currently seeking views on a second Community Involvement Paper for this plan. The paper discussed a number of issues that affected the area including; climate change, new housing, retail and town centres, the natural environment, community facilities, design and the choices for the plan. The new local plan would cover the whole district including Banbury, Bicester, Kidlington and the rural areas. The plan would show areas and sites for development, such as for new homes, offices, shops, and community facilities. It would set out how valuable historic and natural environments would be protected. At this stage views were being sought on:

- Draft vision - an image of the future that we are seeking to create.
- Draft objectives - these will deliver the vision and will guide our new planning policies for the district.
- Options - choices for shaping and directing new development.

The Committee considered a presentation from the Planning Officer to facilitate a response being made to this consultation by 10 November.

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

The meeting ended at 8.25pm

## Community Involvement Paper 2

### Cherwell Local Plan 2040

Option 1 p.23 A suggested vision Comments?

Vision is considered to be overly long but it is agreed

Option 2 p25-27 Key objectives Observations? What are most important

The Town Council consider that there are too many key objectives, and they are not expressed in measurable terms. Notwithstanding the above comments we consider that they are all important, but it is difficult to assign greater weight to some rather than others. Those concerning, housing, education, the economy and healthy well being are considered the most significant.

Option 3 p31 Location of employment land – which do you prefer

At main urban centres and major transport interchanges

Good public transport connections/provision is significant in the locational preferences for employment development. The type of commercial use is also seen as significant, and therefore some sites will be more suitable than others depending on the use proposed.

Please note that at a later point in the survey development to the east of the M40 at Junction 11 is considered inappropriate

Option 4 p32 What type of employment should be concentrated on ?

3- mixture

Q other employment policies The Town Council consider that it is important to try to ensure that provision for start up companies and other small unit users are catered for in new commercial development and that therefore a policy should be that new development should provide a percentage of the new floor space in units under 100 sq. metres

Option 5 p34 Supporting town centres?

- 1) Provide more flexibility within our town centres for different uses including residential development but protect key shopping areas by restricting use to retail, restaurants and cafes

Option 6 p38 Rates of affordable housing? Increase or retain 30%

It is considered that additional affordable housing should be provided above current rates whenever it is financially possible to do so.

Option 7 p38 Tenure of affordable housing? Prioritise social rented or keep mix as current?

Prioritise the provision of social rented housing above other affordable housing tenures?

Option 8 p38 Internal space standards Applicable to social housing or all?

Introduce a policy which requires all new dwellings to meet the nationally described space standard and it should be a minimum requirement?

No logic in making space standards only applicable to affordable housing

Q Separation distances It would be good to have the frequently used development management tool of separation distance included as a policy

Option 9 p39 Accessibility standards Introduce policy or rely on BRs ?

Introduce accessibility standards for a proportion of new homes

Q Locations for travelling communities sites?

No particular site identified, but as an inclusive society we should be making efforts to identify and provide sites to avoid illegal encampments etc.

Option 10 p43 Sustainable construction No standard? National standard? Or Local Standard?

Set sustainable design and construction standards for residential and non-residential development in Cherwell above those required by Central Government

Retrofitting to historic buildings Yes , any retrofitting needs to be done in such a way that the character and appearance of the historic building is not harmed

Option 11 p43 Renewable energy development Specific sites or criteria based policy

Identify and allocate specific sites for renewable energy generation and use a criteria-based policy to assess the appropriateness of proposals for renewable energy generation

Q Any other policies needed on climate change /renewables etc? None

Q any comments on Green Belt None

Option 12 p48 Biodiversity net gain/ compensatory measures on site

If it can't be achieved should the measures be 1.as close as possible  
2. Prioritise CTA not 3. Contributions to local bodies?

Option 13 p48 Natural Capital

1 or 2 not 3

Option 14 p51 Childrens Play 1. Continue with LAP/LEAP/NEAP? Or 2. Combine all ages or 3.seek opportunities more flexibly

Integrate play facilities throughout towns and developments identifying minimum standards and setting expectations through design and other place making policies e.g. inclusion of pocket parks, play streets and informal play within open space areas.

Provide LEAPS and NEAPS in new development but discontinue provision of LAPS

Need to provide more sensory and accessible play provision

Opportunities should be explored for enhancing existing facilities

LAPS are very expensive to maintain . We consider as the authority charged with running such facilities that there is an identified need to add facilities to make them more inclusive.

Best use should be made by enhancing existing facilities

Option 15 p52 Outdoor sports provision

Continue with the current policy approach of securing new pitch provision as part of strategic development sites

Use financial contributions from developers in lieu of on-site provision on strategic sites to enhance existing facilities, to enable increased use

Q Content with Local Space designations?

Banbury Town Council would like to suggest that all its existing play and sports provision sites should be included in this designation Plans can be supplied

Q Historic environment – any need for specific policies? None beyond those listed

Q design code policies? By having a policy that provides weight to the Cherwell Design Guide

Q Transport and Connectivity policies? No comments

Option 16 p60 Digital Infrastructure

New policy with requirements for new development? Or protect existing infrastructure? Or criteria based policy for new digital infrastructure?

All of the above

Option 17 p63 Infrastructure delivery Update methodology for assessing impacts etc? Continue with existing IDP production or change to using catchment areas?

Continue with IDP

Is it possible to ensure that the traffic issues of Banbury are dealt with as a function of new development i.e. identifying the need for a new link road from the south of the town to the motorway and/or new junctions?

Option 18 p69 Banbury Directions of Growth N/S/W/E or combination? Any comments on specific sites?

The acceptability of particular directions of growth is dependent on the scale and type of development and the traffic implications of that development, and upon transport and road proposals linked to them or provided separately

All new development must deal with M40 junction capacity and the need for a new link road  
N,S,W in combination

The Town Council does not agree with development around Nethercote east of the M40. This is considered to be harmful to that small settlement and to the landscape setting of Banbury.

The Town Council has also received a representation concerning development north of Wykham Lane and coalescence with Bodicote/highway issues

Option 19 p69 Choosing location of growth 1) Urban extensions? 2) protecting landscape setting and maintaining gaps to settlements 3) focus new development at well-connected settlements

limit development at Banbury to protect its landscape setting and maintain separation between the town and surrounding villages in combination with urban extensions

Q Should the views of St Marys still be protected? YES

Option 20 p71 Article 4 directions Protect town centre by removing some PD rights or allow flexibility?

Protect town centre by removing the PD rights

Primary shopping streets should be afforded the protection of needing an application for consideration of the impact of a use upon the vitality and viability of a street

Option 21 p73 Banbury Canalside

Continue to allocate for housing? Allow more flexible land use mix/ or Designate as regeneration area with lower levels of control?

Continue with existing plans . The first option is preferred , but in recognition of the difficulty of bringing the site forward it is recognised that it may be necessary to have a larger component of mixed uses

Q How to protect Banbury's network of green spaces?

As mentioned above the spaces could and should be designated as local green spaces . The Town Council's ownership and covenants on the land protect many from alternative use however. Many spaces could be enhanced using capital from development

Q Any specific policies to address issue of inequality?

Going back to the key objectives the Town Council is keen to see policies that address issues of educational attainment and the need for greater skills training opportunities. A holistic approach to improving community and leisure opportunities is also needed involving the enhancing of existing facilities as part of a package of infrastructure from new development.

Development Management Policies p102 Adequately listed?

Definitely need HMO policy ; and water quality