

PLANNING COMMITTEE

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

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

PL.75/21 Apologies
None.

PL.76/21 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. He also declared a further personal interest in Application No 21/04184/F, relating to a change of use at 145 West Street, as this was a neighbouring property.

PL.77/21 Minutes of the Last Meeting

IT WAS RESOLVED that the Minutes of the meeting held on the 02 February 2022 be approved as a correct record and signed by the Chairman.

PL.78/21 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.79/21 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.80/21 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 two contrary determinations.

IT WAS RESOLVED that the report be noted.

PL.81/21 Local Traffic and Connectivity Plan

The consultation for LTCP Part 1 was to close on 16 March. This set out over 90 policies that aimed to decarbonise transport in the county and improve health and inequalities. The document would go for approval at OCC Cabinet in July. These policies then need to be applied at the locality level.

A verbal presentation on the document was given and the planning officer sought delegated authority to make comments on the document in consultation with the Chairman of the Planning Committee, based upon the under-mentioned statements of principle. A link to the consultation document can be found below –

<https://letstalk.oxfordshire.gov.uk/ltcp>

1. That the Town Council wish to see walking and cycling strategies implemented in such a way that whilst promoting such modes they do not restrict road capacity or affect road safety
2. Agree to the provision of an LCWIP for Banbury and look forward to being consulted upon the details contained therein
3. That every effort should be taken to retain and expand upon the public transport system within the town and from surrounding villages
4. That the LTCP should recognise the significant role that Banbury plays as the centre of a sub-region including parts of Northamptonshire and Warwickshire and expect that cross boundary consultation will take place and financial resources be deployed to ensure continued accessibility from these areas
5. That the future importance of maintaining parking for the town centre is recognised as private motoring will move to being more sustainable and towards zero carbon
6. That previously proposed road schemes, both of network improvement and management, and new provision ie additional M40 junction and southern relief road, should not be lost. We look forward to being consulted on the area strategy. Such schemes go hand in hand with trying to improve congestion and air quality
7. Support for the Leading the Way initiative to head towards zero carbon ie reducing car usage etc.
8. The Town Council is opposed to the introduction of Low Traffic Neighbourhoods in a market town. Whilst recognising that they are an appropriate tool for reducing rat-running they are not considered to be a necessary solution in Banbury
9. Agree that OCC should pursue its road safety role in all aspects and 20mph zones
10. Support ongoing Park and ride and bus rapid transit schemes
11. Recognise and support the role that Banbury Station fulfils for commuting and leisure trips
12. Support mobility hubs that will allow easier interchange between modes
13. Support the need in all new development for fibre broadband connection and wish to see all possible steps to improving the systems to connect all existing communities
14. Wish to see increased availability of EV charging points both in new development and in the existing community
15. Resist charging for work place car parking
16. Members had a mixed attitude to micro mobility – i.e. supporting initiatives such as shared bicycles but expressing concern e-scooters
17. Agree with the need for a Freight and Logistics strategy
18. Banbury Town Council support the need for an Area Transport Strategy for Banbury but wish to see it take into account the needs of surrounding villages who rely upon Banbury as a service centre. We seek early consultation on the contents of the Area Strategy.

IT WAS RESOLVED that the response to Oxfordshire County Council for the LTCP be delegated to the planning officer, in consultation with the Chairman of the Committee and the Leader of the Council.

The meeting ended at 7.45 pm

Planning Applications considered by Planning Committee

Application Number	Applicant	Location	Proposal	Observations
21/01119/F	Motor Fuel Group Ltd	Q8 Fuelcare, Tramway Road, Banbury, OX16 5TD	Outline planning permission for the 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 166m2 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>Banbury Town Council object on the grounds that the timing of this application coming forward prior to the formulation of a SPD masterplan is inappropriate and premature. It is accepted that housing development is appropriate and that it could act as a catalyst to the wider re-development but we believe this scheme demonstrates fundamental shortcomings as set out below.</p> <p>The Town Council had concerns about</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. The Town Council does not consider that off-site contributions to affordable housing is an acceptable solution to the provision of affordable housing 2. The development should have frontages to the river as well as the station. 3. There is concern about the under-provision of car parking at less than 1 space per unit 4. There needs to be further study to ensure that the extent of possible flooding is anticipated and dealt with appropriately with sustainable urban drainage 5. The development needs to ensure that the river corridor parkland is connected north and south and that other cross-site connections can be made. 6. Careful assessment is needed of Bridge St and Tramway Road junctions and assurance is sought that

				<p>the intended station to Tramway Road improvements are properly incorporated ie can the access to the car parking proposed be taken from the position shown?</p> <p>7. Further specific Information is needed on the applicants intended Section 106 contributions and whether they match the stakeholder requests</p> <p>8. Further details on the strategy for removal of contamination is needed.</p>
22/00128/F	Mr & Mrs Shaw	21 Dean Close, Banbury, OX16 3WA	New build dwelling.	No objections raised
22/00250/F	Mr and Mrs O'Neill	35 Lindsey Road, Banbury, OX16 0ND	New build dwelling.	No objections raised