

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday,
03 May 2023 at 6.30pm in the Town Hall, Banbury.

Present: Councillor Ilott (Chairman)
Councillors: Ahmed, Beere, Biegel, Bunce, Kilsby.

Alternate Members: None
Officers: Bob Duxbury (Planning Officer)

PL.69/22 Apologies
Councillor Bishop

PL.70/22 Declarations of Interest
Councillors Beere and Biegel, declared personal interests as members of the Cherwell District Council Planning Committee. Members 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.71/22 Minutes of the Last Meeting

IT WAS RESOLVED that the Minutes of the meeting held on the 29 March 2023 be approved as a correct record and signed by the Chairman.

PL.72/22 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.
Officers responded to a number of questions raised by Members.

Members agreed that the proposals set out by the Planning officer regarding as the observations included within Appendix 1 be forwarded to the local planning authority for consideration.

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

PL.73/22 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.

The meeting ended at 7.35 pm

Appendix 1**Planning Applications considered by the Planning Committee**

Application Number	Applicant	Location	Proposal	Observations
23/00704/F	Mr. Joe Davies	Flat B, 8 West Bar Street, Banbury	Rear first and second floor extensions plus internal alterations to create 2 no self-contained one bed units (to replace existing 2 bed unit). Ground floor flat unchanged.	Banbury Town Council object on the grounds that , the proposal due to its design, scale and siting would result in harm to the setting of the listed building, and there would be a harmful impact upon No 8, and furthermore the character and appearance of the conservation area would not be preserved.
23/00735/F	Fretwell Investment Ltd	CAR Motor Services, Southam Road, Banbury	Two 'drive-through' restaurants, alterations to existing access onto Southam Road; demolition of existing premises.	Banbury Town Council object on the grounds that these establishments will detract from the long term national and local policy of protecting the town centre by drawing trade that would otherwise use the town centre to this peripheral location.
23/00833/F	Mr Nigel Carter	41 Easington Road, Banbury	Erection of new dwelling on land to the west of 41 Easington Road, including amendment to dropped curb to serve both dwellings.	No objections raised
23/00853/ OUT	Vistry Group	Land East of Warwick Road Drayton, Warwick Road, Banbury	Up to 170 dwellings (Use Class C3) with associated open space and vehicular access off Warwick Road, Banbury; All matters reserved except for access.	Banbury Town Council object to the proposal on the grounds that the consideration of this application is premature pending that publication of the draft Local Plan and Cherwell's consideration of the consultation responses that it will receive. It is understood the CDC currently calculate more than a 5-year supply of housing is available and therefore there is no pressing need to allow this in advance of the proper planning policy formulation process. The Town Council consider that the narrow gap between the existing limit of the town development and Hanwell is of vital importance and they therefore strongly object about the landscape impact of the proposal and the development's impact upon the setting of the Hanwell Conservation Area and the erosion of the narrow gap between the village and the expanded town

23/00867/F	Miss Chloe Waller	67 Oxford Road, Banbury	Conversion from 10-bed HMO to 12-bed HMO (Sui Generis) (Resubmission of 23/00120/F)	Banbury Town Council object, expressing concern that the scheme involves the removal of self-contained units and their replacement by bedrooms with shared facilities. This is considered a retro-grade step which is especially concerning in a property that may be occupied by residents of different genders.
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Please note that following the consideration of delegated planning by the Town Clerk and Chairman, there may be additional plans to consider in order to meet the deadlines of the Planning Authority.