

Banbury Town Council

Mark Hassall ACMA
Town Clerk & RFO



The Town Hall
Bridge Street
Banbury
Oxfordshire
OX16 5QB

Tel: 01295 250340
Fax: 01295 250820

Our Ref: 01022023
Your Ref:
Please ask for: Martyn Surfleet
Email: martyn.surfleet@banbury.gov.uk

Date: 25 January 2023

To: All Members of the Planning Committee

You are hereby summoned to attend a Meeting of the **PLANNING COMMITTEE** to be held in the TOWN HALL, BRIDGE STREET, BANBURY on **WEDNESDAY, 01 February 2023 at 6.30pm**, for the transaction of the following business:

A handwritten signature in black ink, appearing to be 'Mark Hassall'.

Mark Hassall
Town Clerk & RFO

BUSINESS TO BE TRANSACTED

1. Apologies for absence

Contact Martyn Surfleet (01295 250340).

2. Declarations of Interest

Members are asked to declare any disclosable pecuniary interests in items on the agenda, **and the nature of that interest**, in accordance with the Localism Act 2011, the Banbury Town Council Code of Conduct and Section 106 of the Local Government Finance Act 1992 (Please refer to the notes at the end of Agenda).

Members of the Local Planning Authority are invited to declare that any views they may express at this meeting will be based on the information currently available and that their final decision (which may differ from views previously expressed) will be made at the Local Planning Authority.

3. Minutes of the last Meeting

To approve as a correct record, the Minutes of the meeting held on 11 January 2023 (**previously circulated**).

4. Planning Applications to be considered

To consider the planning applications set out in **Enclosure 4**.

Banbury Town Council

5. Planning Applications delegated to the Town Clerk

To note the planning applications dealt with by the Town Clerk, in consultation with Ward Members and the Chairman of the Planning Committee, as set out in **Enclosure 5**.

6. Bretch Hill Estate (Banbury) Proposed 20mph Speed Limit & Parking Restrictions

To consider a verbal presentation by the Planning Officer.

Notes on declaration of interest

(i) Any Member arriving after the start of the meeting is asked to declare any disclosable pecuniary interests as necessary as soon as practicable after their arrival even if the item in question has been considered;

(ii) In such circumstances, the Member must withdraw from the meeting room, and should inform the Chairman accordingly.

It is not practical to offer detailed advice during the meeting.

Planning Applications to be considered

<i>Application Number</i>	<i>Applicant</i>	<i>Location</i>	<i>Proposal</i>
22/02068/REM	Persimmon Homes Ltd (South Midlands)	OS Parcel 7400 Adjoining And South Of Salt Way Bodicote	Reserved Matters to 14/01932/OUT: Parcels 1 and 3 for 240 dwellings - appearance, landscaping, layout and scale.
22/03868/OUT	Barwood Development Securities Ltd/Mark Horgan	Land West Adj To Salt Way And West Of Bloxham Road Banbury	Development of up to 65 homes including open space provision, parking, landscaping, drainage and associated works, with all matters reserved (appearance, landscaping, layout and scale) except for access.
23/00007/F	WAE Technologies Limited	Land Adjacent To The M40 South Of Overthorpe Road Banbury (Chalker Way)	Variation of Condition 2 (plans) and 27 (building storage) of 20/00608/F - amendment of both conditions.
23/00120/F	Mr David Granat	67 Oxford Road Banbury	Conversion from 10-bed HMO to 12-bed HMO (Sui Generis)

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.

Planning Applications delegated to the Town Clerk in consultation with the Ward Members and the Chairman of Planning Committee

5

Processed applications				
Application No	Address	Applicant	Proposal	Outcome
22/03687/F	13 Winston Drive	Mrs Helen Bricknell	Single storey garden room extension to replace existing conservatory	No objections
22/03720/F	308 Bretch Hill	Mr & Mrs Buga	Construction of new timber framed garden building for ancillary use	This building represents the formation of a separate self-contained unit which is inappropriately located in the rear garden of this house. it would cause harm to the residential amenities of the adjoining and host properties
22/03648/F	17 Dunnock Road	Mrs Clair Bradley	Addition of box dormer to front elevation and two roof lights to rear elevation to facilitate conversion of loft to habitable accommodation and associated internal alterations	The proposed box dormer is large and unsightly and will seriously detract from the character and appearance of the building and the surrounding area.
22/03814/TPO	Broken Furrow, Warwick Road	Kendrick Homes Ltd	T9 Beech - Raise crown to 4m from ground level all around and also trim back radius to 1.5m over sailing Plot 5 garden in close proximity to roof - work to provide reduced encroachment to garden and dwelling, improving amenity; T10 Sycamore - Raise crown to 4m from ground level all around and also trim back radius to 1.5m over sailing gardens - work to allow for fencing to be installed and to improve garden amenity to Plots 17 and 18 - subject to TPO 6/2021	No objections
22/03803/F	75 Wesley Drive	Mr Sony James	Single storey rear extension to enlarge current flat roof rear extension and enclose current open rear extension	No objections

22/03861/F	36 Signal Regiment T A V R Army Reserve Centre Oxford Road	South East Reserve Forces' & Cadets' Association	Single storey extension to existing building for cadets and voluntary staff	No objections
22/03881/F	6 Ruscote Avenue	Mrs Sajda Sabeen	Single storey and first floor extension to rear of property - revised scheme of 22/03144/F	Banbury Town Council note the reduction in size from the previous refusal and now raise no objections
22/03878/F	28 & 30 Manor Road	Mr Jahangir Qureshi & Mr Mick Boss	Dropping of kerbs for vehicle access in front of two adjacent properties	Banbury Town Council support the objection of OCC Highways to this double drop kerb arrangement on the grounds of loss of disabled space and impact on pedestrian safety
22/03849/ADV	Claybrook Studio Emward Fastenings Ltd Beaumont Close	Claybrook Studio Ltd	RETROSPECTIVE - Erection of 1no fascia sign to side of building	No objections
22/03852/F	60 Waller Drive	Mr. John Coppuck	Relocation of side garden fence	No objections

OXFORDSHIRE COUNTY COUNCIL
1. (BANBURY AREA) (SPEED LIMITS) ORDER 20**
2. (VARIOUS ROADS - CHERWELL DISTRICT) (MAP BASED) (PROHIBITION
AND RESTRICTION OF WAITING AND PERMITTED PARKING)
(VARIATION NO.*) ORDER 20**

NOTICE is given that Oxfordshire County Council proposes to make the above orders under the Road Traffic Regulation Act 1984 and all other enabling powers. The effect of the orders – for road safety reasons - is to introduce new measures in the 'Bretch Hill' estate in **Banbury** as follows:

A **20mph speed limit** will be introduced within the newly constructed phase of the Bretch Hill estate, comprising of the following roads:

- Bailey Road, Bennett Drive, Davies Road, Fivash Close, George Parish Road, Hall Close, Harris Close, Longley Crescent, Tony Humphries Road, Upton Close, and Wilson Road.

The Oxfordshire County Council (Banbury Area) (Speed Limits – No.3) Order 2022 will be revoked/amended as necessary.

Additionally, new '**No Waiting at Any Time**' (double yellow lines) parking restrictions are proposed on the 'spine road' to ensure traffic is unobstructed as the next phase of development continues, as follows:

- Wilson Road (both sides) – from its northern junction with Longley Crescent, southwards to its southern junction with Longley Crescent, a distance of approximately 195 metres.

The Oxfordshire County Council (Various Roads – Cherwell District) (Map Based) (Prohibition And Restriction Of Waiting And Permitted Parking) Order 2021 will be further amended as necessary, updating Map Tile AR50 in the process.

Documents giving more details of the proposals are available for public inspection online by visiting <https://letstalk.oxfordshire.gov.uk> Copies may also be made available on request.

Objections to the proposals and other representations specifying the grounds on which they are made may be sent in writing to the address below by **03 February 2023**. The Council will consider objections and representations received in response to this Notice. They may be disseminated widely for these purposes and made available to the public.

Traffic Regulation Team (Ref: CM/12.6.120) for the Corporate Director for Environment & Place, Oxfordshire County Council, County Hall, New Road, Oxford, OX1 1ND.
(Email: christian.mauz@oxfordshire.gov.uk, Telephone: 0345 310 1111).



OXFORDSHIRE COUNTY COUNCIL

OXFORDSHIRE COUNTY COUNCIL

1. (BANBURY AREA) (SPEED LIMITS) ORDER 20**
2. (VARIOUS ROADS - CHERWELL DISTRICT) (MAP BASED)
(PROHIBITION AND RESTRICTION OF WAITING AND PERMITTED
PARKING) (VARIATION No.*) ORDER 20**

STATEMENT OF REASONS

Oxfordshire County Council is proposing to introduce a new 20mph speed limit on the newer roads within the 'Bretch Hill' development. The proposals promote road safety for all users and will ensure adherence to the Council's policy that all new residential developments should see a lower speed limit as standard and will cover the roads located to the west of Dover Avenue, Edinburgh Way, and Bretch Hill.

Additionally, new 'No Waiting at Any Time' (double yellow lines) parking prohibitions are proposed on Longley Crescent/Wilson Road at the southern end of the development. The measures seek to ensure that traffic travelling along the 'spine road' facilitating the estate is unobstructed, especially as the next phase of development construction continues.

The County Council continues its responsibility to consider the provision of convenient and ¹ safe movement of motor vehicles and other traffic, ensuring that danger is minimised ² whilst facilitating the effective and safe passage of traffic.

Detailed documents accompany this form.

Date: 5 January 2023

Traffic Regulation Team, for the
Director of Environment and Place
Oxfordshire County Council
County Hall
New Road
Oxford
OX1 1ND.

¹ Section 1 (1) (a) Road Traffic Regulation Act 1984

² Section 1 (1) (c) Road Traffic Regulation Act 1984

**OXFORDSHIRE COUNTY COUNCIL
(BANBURY AREA) (SPEED LIMITS) ORDER 20****

The Oxfordshire County Council ("the Council"), in exercise of its powers under Sections 82, 83 & 84 and Part IV of Schedule 9 to the Road Traffic Regulation Act 1984 ("the Act") and of all other enabling powers, and after consultation with the chief officer of police in accordance with Part III of Schedule 9 to the Act, hereby make the following Order.

1. This Order may be cited as the Oxfordshire County Council (Banbury Area) (Speed Limits) Order 20** and shall come into force on the day of 20**.
2. No person shall drive any motor vehicle at a speed exceeding 20 miles per hour in any of the lengths of road specified in Schedule 1 to this Order.
3. No person shall drive any motor vehicle at a speed exceeding 30 miles per hour in any of the lengths of road specified in Schedule 2 to this Order.
4. No person shall drive any motor vehicle at a speed exceeding 40 miles per hour in any of the lengths of road specified in Schedule 3 to this Order.
5. No person shall drive any motor vehicle at a speed exceeding 50 miles per hour in any of the lengths of road specified in Schedule 4 to this Order.
6. No speed limit imposed by this Order applies to a vehicle falling within Regulation 3(4) of the Road Traffic Exemptions (Special Forces) (Variation and Amendment) Regulations 2011, being a vehicle used for naval, military or air force purposes, when used in accordance with regulation 3(5) of those regulations.
7. The Oxfordshire County Council (Banbury Area) (Speed Limits – No.3) Order 2022 is hereby revoked.

**GIVEN UNDER the Common Seal of the
Oxfordshire County Council**

this day of 20**.

SCHEDULE 1

Roads in the Bretch Hill Area of Banbury subject of 20mph Speed Limit

1. The whole length of each of the following roads:

Abbey Road	Edmunds Road	Marlowe Close
Appleby Close	Fairfax Close	Mascord Close
Arundel Place	Ferndale Road	Mascord Road
Bailey Road	Fiennes Road	Miller Road
Beaumaris Close	Fivash Close	Mold Crescent
Beesley Road	George Parish Road	Penrhyn Close
Bennett Drive	Glamis Place	Penrose Drive
Berkeley Close	Golden Villa Close	Penrose Close
Braithwaite Close	Goulds Villas	Prescott Avenue
Bramber Close	Greys Close	Prescott Close
Bretch Hill	Hall Close	Sandford Green
Caernarvon Way	Hampden Close	Stanbridge Close
Chepstow Gardens	Harlech Close	The Fairway

Cherry Road	Harris Close	The Link
Chester Way	Hastings Close	Thornbury Rise
Conway Drive	Hastings Road	Tony Humphries Road
Cromwell Road	Kenilworth Way	Trinity Close
Davies Road	Lennox Gardens	Upton Close
Dover Avenue	Lidsey Road	Wilson Road
Edinburgh Close	Longley Crescent	Withycombe Drive
Edinburgh Way	Margaret Close	

2. The northern part of Balmoral Avenue which has vehicular access from Bretch Hill (a length of approximately 300 metres).
3. A422 Stratford Road, from a point approximately 50 metres west of its junction with Warwick Road, westwards to a point approximately 115 metres west of its junction with Bretch Hill (partially in the Parish of Drayton).

SCHEDULE 2

Roads subject of 30mph Speed Limit:

The whole length of every road in Banbury including the road listed in g) of this schedule (except those roads and sections of road listed in Schedules 1, 3, and 4) extending, in the case of the respective roads leading out of the town, to the following points:

a)	A361 Bloxham Road	20 metres southwest of its junction with the access road to Tudor Hall
b)	A422 Stratford Road	a point 50 metres west of its junction with Warwick Road
c)	A4260 Oxford Road	a point 48 metres south of its junction with The Hawthorns.
d)	B4035 Broughton Road	a point 113 metres southwest of its junction with Balmoral Avenue.
e)	B4100 Warwick Road	its junction with and including Dukes Meadow roundabout.
f)	Daventry Road	at its junction with Hennef Way
g)	Dukes Meadow Drive	its entire length - through the parishes of Banbury, Hanwell & Drayton.
h)	Ermont Way	at its junction with Hennef Way
i)	Grimsbury Green (north)	at its junction with Hennef Way
j)	Overthorpe Road	a point 57 metres east of its junction with Lombard Way
k)	Wildmere Road	at its junction with Hennef Way.

SCHEDULE 3

Roads subject of 40mph Speed Limit:

a)	A361 (to Williamscoth)		From a point 80 metres east of its roundabout junction with the M40/J11 slip road, northwards for a distance of 550 metres.
b)	A361 Southam Road		from its junction with Cope Road northwards to its junction with A422 Hennef Way.
c)	A422 Ruscote Avenue		from a point 63 metres north-east of its junction with Neithrop Avenue in a north-easterly direction to its junction with Southam Road.
e)	A4260 Oxford Road		from the town boundary at the Bankside Overbridge north-westwards to a point 48 metres south of its junction with The Hawthorns.
f)	B4100 Warwick Road		from its junction with Dukes Meadow Drive northwards for a distance of 402 metres (partially in the parish of Drayton)
g)	Beaumont Road		from its junction with the A423 Southam Road westwards for a distance of 34 metres.
h)	Ermont Way		for its entire length
i)	Upper Windsor Street		from a point 53 metres east of its junction with Oxford Road north-eastwards to a point 37 metres south-west of its junction with Swan Close Road.

SCHEDULE 4

Roads subject of 50mph Speed Limit:

a)	A361 (to Williamscoth)		From a point 630 metres north of its roundabout junction with the M40/J11 slip road, northwards to the Northants County boundary
b)	A422 Hennef Way		from its junction with the A423 Southam Road eastwards to a point 64 metres west of its junction with Ermont Way.
c)	A4260 Concorde Avenue		From a point 115 metres north of its junction with Cherwell Drive northwards to its junction with the A422 Hennef Way.
d)	A423 Southam Road		from a point 55 metres south of its junction with the access to Sunview Farm, northwards to the Warwickshire County boundary (in the Parishes of Banbury, Bourton, Cropredy and Mollington).

**THE COMMON SEAL of THE
OXFORDSHIRE COUNTY COUNCIL**
was hereunto affixed in the presence of:

Solicitor / Designated Officer

**THE OXFORDSHIRE COUNTY COUNCIL
(VARIOUS ROADS – CHERWELL DISTRICT) (MAP BASED) (PROHIBITION AND
RESTRICTION OF WAITING AND PERMITTED PARKING)
(VARIATION No.*) ORDER 20****

The Oxfordshire County Council (“the Council”) in exercise of its powers under Sections 1(1) and 2(1), (2) & (3) and 4 and Part IV of Schedule 9 of the Road Traffic Regulation Act 1984 (“the Act”) and of all other enabling powers, and after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the 1984 Act hereby makes the following Order.

1. This Order may be cited as the Oxfordshire County Council (Various Roads – Cherwell) (Map Based) (Prohibition and Restriction of Waiting and Permitted Parking) (Variation No.*) Order 20** and shall come into force on the day of 20**.
2. Any reference in this Order to any enactment shall be construed as a reference to that enactment as amended, applied, consolidated, re-enacted by or as having effect by virtue of any subsequent enactment.
3. The substitution of any map tile herein referred to will have the effect of revoking any provision provided or designated by a previous version of that map tile and not incorporated into the latest version.
4. The Oxfordshire County Council (Various Roads – Cherwell) (Map Based) (Prohibition and Restriction of Waiting and Permitted Parking) Order 2021, as amended by the Oxfordshire County Council (Various Roads – Cherwell) (Map Based) (Prohibition and Restriction of Waiting and Permitted Parking) (Variation No.1) Order 2021, The Oxfordshire County Council (Various Roads – Cherwell) (Map Based) (Prohibition and Restriction of Waiting and Permitted Parking) (Variation No.2) Order 2021, The Oxfordshire County Council (Various Roads – Cherwell) (Map Based) (Prohibition and Restriction of Waiting and Permitted Parking) (Variation No.3) Order 2022, and The Oxfordshire County Council (Various Roads – Cherwell) (Map Based) (Prohibition and Restriction of Waiting and Permitted Parking) (Variation No.4) Order 2022 (“the 2021 Order”) is amended in the manner and to the extent specified in the Schedule to this order.

GIVEN UNDER the Common Seal of the Oxfordshire County Council

this day of 20**.

SCHEDULE

1.)

Replacement of Map Tiles in “the 2021 Order”:

The map tile specified below in column 2 has the effect of revoking and replacing any previous map tile and provisions specified in column 1.

<i>Column 1</i>	<i>Column 2</i>
Current Map tile attached to “the 2021 Order”	Replacement Map tile attached to this Order
Map Tile Ref: AR50 - Version 0	Map Tile Ref: AR50 - Version 1

2.)

Schedule 2 of the 2021 Order is deleted and replaced as follows:

Map Tile Ref	Revision
AK54	0
AK55	0
AL54	1
AM51	1
AM53	0
AM54	0
AM56	0
AN52	1
AN53	0
AN54	0
AN55	0
AN56	0
AN57	0
AO51	0
AO52	0
AO53	0
AO54	0
AO55	0
AO56	0
AO57	0
AP50	2

Map Tile Ref	Revision
AS56	0
AT51	1
AT52	0
AT53	1
AT54	0
AT55	0
AU51	0
AU52	0
AU53	0
AU54	0
AU55	0
AU56	0
AV53	0
AV54	0
AV56	0
AW53	0
AW54	0
AW55	0
AW56	0
AX55	0
AX56	0

Map Tile Ref	Revision
CV77	1
CV78	0
CV79	0
CV80	0
CV81	0
CW76	0
CW77	1
CW78	1
CW79	0
CW80	0
CX76	0
CX77	0
CX78	0
CX79	0
CX80	0
CY74	0
CY77	0
CY80	0
CZ74	0
CZ76	0
CZ77	0

AP51	1
AP52	0
AP53	0
AP55	0
AP56	1
AP57	0
AQ50	2
AQ51	1
AQ52	1
AQ53	1
AQ54	0
AQ55	0
AQ56	0
AQ57	0
AR50	1
AR51	1
AR52	1
AR53	1
AR54	0
AR55	0
AR56	0
AS50	0
AS51	1
AS52	1
AS53	0
AS54	1
AS55	0

AY55	0
AZ55	0
BA55	0
BB55	0
BF49	0
BG48	1
BG58	1
BT56	2
BU67	1
CB68	0
CS76	0
CS77	0
CS78	0
CS79	0
CS81	2
CT76	1
CT77	0
CT78	0
CT79	1
CT80	1
CT81	0
CU75	1
CU76	0
CU77	0
CU78	0
CU79	0
CU80	0
CU81	0
CV76	0

DA76	0
DA77	0
DF62	1
DQ75	0
DT59	0
DU59	0
DU62	0
DV60	0
DV62	0
DW60	0
DW61	0
DW62	0
DX60	0
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DX62	1
DY61	0
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DY63	0
DZ61	0
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EA62	0
EB62	0
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EG63	0

**THE COMMON SEAL of THE
OXFORDSHIRE COUNTY COUNCIL**
was hereunto affixed in the presence of:

Solicitor / Designated Officer