

Banbury Town Council

Mark Hassall ACMA, MA
Town Clerk & RFO



The Town Hall
Bridge Street
Banbury
Oxfordshire
OX16 5QB

Tel: 01295 250340

Our Ref: PL26022025
Your Ref:
Please ask for: Helen Durkin
Email: helen.durkin@banbury.gov.uk

Date: 18 February 2025

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, 26 February 2025 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 Helen Durkin (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 15 January and 05 February 2025 (**Enclosed**)

4. Planning Applications to be considered

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

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. Decision Notices

To consider Decision Notices where the decision of the Planning Authority is contrary to the observations of the Town Council, as set out in **Enclosure 6**.

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.

Recording of Meeting

- (i) Please be aware that an audio recording of the meeting may be made, as an aide-memoire for the purposes of the Clerk to ensure minutes reflect the overall tone and content of meetings, and will be deleted following the first approval of minutes.*

Planning Applications to be considered

Application No	Applicant	Location	Proposal
24/02692F	Mr Jamil Ahmed	63 Sandford Green, Banbury	Part single/double storey rear extension and first floor side extensions to facilitate additional 1 studio flat and reduction of 2 existing 2 bed flats to 1 bed flats
25/00044/F	Mr and Mrs D Bowdler	8 Blacklocks Hill, Nethercote	Removal of existing building (two storey detached dwelling) and erection of replacement single detached dwelling and associated external works including parking and new highway access (self-build)
25/00037/F	Mr Adam Rokicki	12 Gatteridge Street, Banbury	Change of use from C3 (residential) to C4 (HMOs) and basement to be extended downwards by approx 1m
24/03424/REM	Tilia Homes	Land Opposite Hanwell Fields Recreation Adj To, Dukes Meadow Drive, Banbury	RESERVED MATTERS to 21/03426/OUT - including appearance, landscaping, layout and scale
25/00203/F	Mr Diljeet Singh	Unit 4, Thorpe Close, Banbury	Change of Use from Class E commercial to Class F2 local community use to provide a Gurdwara Sahib - a place of worship
25/00159/OUT	Yasmin Kad	Banbury Madni Mosque, Merton Street, Banbury	Outline application portacabin (double-storey) to west of car park with all matters reserved

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

Processed applications 06 January 2025 to 14 February 2025				
Application No	Address	Applicant	Proposal	Outcome
24/03267/ADV	Os Parcel 3590 Adjoining And East Of Bloxham Road	Persimmon Homes South Midlands Ltd	RETROSPECTIVE - to display 3x lamp post banners to advertise residential development approved under 14/01932/OUT	Question whether additional advertising in this town edge site is really necessary. It could be considered to be clutter.
24/03290/F	36 Signal Regiment T A V R, Army Reserve Centre, Oxford Road	South East Reserve Forces' & Cadets' Association	Variation of Condition 2 (plans) of 22/03861/F - The size of the proposed extension has been reduced to provide just 1 new classroom with an overhanging roof to provide an outdoor covered area	No objections
24/03335/TPO	1 Paxmans Place	Mrs Maria Breen	Fell 2x Scotch Pine trees alongside the driveway, proposal is to leave 2 x 6m high habitat poles for wildlife	No objections
24/03275/F	48 Evenlode	Mr F Muca	RETROSPECTIVE application for an as-built outbuilding. The outbuilding forms habitable accommodation ancillary to the host dwelling	Object on the grounds that the building , by reason of its size, and positioning is detrimental to the amenities of the adjacent residential property.
24/03378/F	61 Winter Gardens Way	Mr Shaban Alia	Single storey rear extension	The Town Council have some concern about the depth of this extension immediately on the boundary with the adjoining house. It is considered that this may be detrimental to the outlook and amenity of that house
25/00060/ADV	7 High Street	Santander UK plc	1no externally illuminated fascia sign; 1no internally illuminated hanging sign	No objections
25/00093/F	13 Prospect Road	Cambanakis & Englishby	Removal of existing single storey rear extension and erection of new single storey rear extension	Banbury Town Council have some concern about the impact of the extension upon the outlook and residential amenity of no.12 Prospect Road from the "agreed" party wall part of the extension
25/00014/F	64 Jenkinson Road	Mr Adrian White	Addition of three dormers (two front-facing, one rear-facing) and one skylight to facilitate loft conversion	No objections
25/00105/F	Land To The Rear Of 45 To 51 Hightown Road	Imagine Property Developments Ltd	Variation of Condition 2 (plans) of 18/01441/F - Relocation of Plot 4 garage, 2 No. entrance signs and change of garden boundary material to Plot 9.	No objections
25/00137/F	27 Grimsbury Drive	Mr Syed H.R. Hassani	New porch, conversion of garage to living room with crown roof and rear extension with crown roof	No objections
25/00121/F	Moonrakers, Laburnum Grove	Mr and Ms Tin and He	Erection of first floor side extension, internal alterations and associated works.	No objections
25/00148/F	10 Gibbs Road	Mr Lee Attley	First floor rear extension and lean to roof, internal alterations and conversion of loft to habitable accommodation	No objections
25/00134/F	6 & 7 Castle Quay	Greggs PLC	Replace existing two single air conditioning condensing units with one single and one double condenser units	No objections
25/00141/F	Unit 3, Southam Road	Amazon UK Services Ltd	Installation of a vehicle barrier, waste platform and associated elevational alteration	No objections
25/00154/F	19 Ashcroft Road	Mrs Shereen Khan	Single storey extensions to front and rear	No objections
24/03272/ADV	Proposed Sainsbury's Local, Longford Park Road	Sainsbury's Supermarkets Ltd	Advertisements including 2no. illuminated fascia signs and 1no. illuminated hanging sign	No objections

Planning Applications where the decision of the Planning Authority is contrary to the observations of the Town Clerk

Application No And Location	Nature of Application	Observations of the Town Council	Decision of the District Council
24/03021/F Application by We-Care- Recruitment at 26 Levenot Close Banbury	Conversion and Change of Use from C3 to C4 (HMO for 6 people); side extension at first floor over existing side extension to create additional space; extension of dropped kerb*.	Banbury Town Council objected to this proposal on the grounds that This proposal will result in a density of living that is inappropriate in this area in which single occupied houses redominate The level of usage and removal of car parking will result in further unacceptable on street parking . This together with the increased use of the property would result in a detrimental impact upon the amenities of surrounding residential properties.	In approving the application CDC commented in their report that planning permission is only required for the first floor side extension. It is not required for the use of the property as a small HMO. As such any issues arising from the use of the property cannot be considered.