

Banbury Town Council

Mark Hassall ACMA, MA
Town Clerk & RFO



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Date: 19 March 2024

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, 27 March 2024 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 28 February 2024 (**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**.

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 COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday,
28 February 2024 at 6.30pm in the Town Hall, Banbury.

Present: Councillor Bunce (Vice-Chairman)
Councillors: Ahmed, Ayers, Beere, Hussain, Kilsby and
Richards.

Alternate Members: Cllr Hussain for Cllr Hodgson
Officers: Robert Duxbury (Planning Officer)
Martyn Surfleet (Executive Officer)

PL.52/23**Apologies**

Councillor Bishop, Councillor Hodgson

PL.53/23**Declarations of Interest**

Councillor Beere declared personal interests as a member 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.

Councillors Ahmed and Kilsby declared personal interests in application **24/00275/F** due to personal friendships with surrounding neighbours, both members expressed that they would refrain from commenting or voting on any matters relating to this application.

PL.54/23**Minutes of the Last Meeting**

IT WAS RESOLVED that the Minutes of the meeting held on the 31 January 2024 be amended and approved as a correct record and signed by Cllr Bunce.

PL.55/23**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.

IT WAS AGREED that the comments proposed by the Planning officer for application 24/00145/F be amended to include concerns regarding the limited parking availability on Albert Street as well as the current parking provision being time limited.

Members agreed that the proposals set out by the Planning officer regarding 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.56/23**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.57/23

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.

The meeting ended at 19.19 pm

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

Application Number	Applicant	Location	Proposal	Observations
24/00145/F	Mrs Kumar	7 Albert Street, Banbury	Conversion of house to two flats.	Banbury Town Council raise no objections to the specific details of the proposed conversion but the Town Council share the concerns of Oxfordshire County Council (as highway authority) about the lack of parking that can be provided in this street where the only parking is time limited and regularly at capacity.
24/00099/F	Mr Iklaq Karim	2 George Street, Banbury	Banbury Change of Use from Class E Use to include hot food takeaway (sui generis).	Banbury Town Council raise no objections.
24/00162/OUT	Shine Star Properties Ltd	Land to Rear Of 10 Bloxham Road, Banbury	Proposed 3-bedroom dwelling with associated off-street parking.	Banbury Town Council object to the proposal on the grounds that the scale and design of the dwelling proposed will be harmful to the character and appearance of the area and to the amenity of adjacent residential properties by overlooking. In addition, the Town Council considers that there appears to be a lack of car parking for the original house and the proposed house and that this is unacceptable in this location.

24/00182/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 (resubmission of 23/00735/F).	Banbury Town Council continue to 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. There has been no necessary sequential assessment of alternative locations and so our previous objections remain.
24/00275/F	Mr Riasat Ali	104 Causeway, Banbury	Single storey rear extension to form an additional flat (retrospective).	Banbury Town Council object to the proposal on the grounds of overdevelopment, with adverse impact upon the adjoining property by reason of over-dominance, and impact upon the living environment of the other flats in the building by the lack of external access/storage resulting in the likelihood of bins being left to the front of the building causing further. adverse impact upon the character and appearance of the Conservation Area.
24/00339/F and 24/00340/LB	Hycrest Limited	2 High Street, Banbury	Change of Use of upper floors to create 5 no residential units.	Banbury Town Council raise no objections subject to satisfactorily resolving the refuse storage arrangements and an acceptable fire escape strategy for all the proposed flats.

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 to be considered

<i>Application Number</i>	<i>Applicant</i>	<i>Location</i>	<i>Proposal</i>
24/00423/F	B&M Retail Ltd	Former Homebase Southam Road Banbury	Change of use to permit the use of the premises within Class E(a)
24/00364/F	Mr Asif Ellahi	10 Cheney Road Banbury	Single storey rear extension to no. 10 and erection of new 3-bedroom end of terrace dwelling with associated parking.

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

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Processed applications				
Application No	Address	Applicant	Proposal	Outcome
24/00216/TPO	Sycamore House Firtree Close	Ms S Weir	T2 - Spruce - Located to west of building and east of road, largely obscured by boundary trees - Remove to near ground and grind stump.	No objections
24/00147/F	5B High Street	Mrs Kumar	Change of Use from shop (Use Class A1) to flat (Use Class C3)	Banbury Town Council consider that the loss of the shop unit is acceptable in this tertiary frontage. Care must be taken to ensure that waste disposal arrangements are made
24/00102/F	9 High Street	Mr Shaz Saleem	Change of Use to include hot food services and takeaway with extractor flue to rear	Whilst there is no objection to the allowance of hot food sales from this unit there is concern about the details of the extract ventilation that is supplied. This form of cooking will need a high-quality system to ensure that there are no smell/fume issues for nearby residents
24/00246/F	242 Broughton Road	Mrs Yasmin Kousar	Erection of a single storey rear extension, to provide all necessary adaptations relating to works required at the above property, providing a ground floor bathroom (LAS) and a kitchen to be safe and usable for disabled occupant	No objections
24/00248/F	36 Brantwood Rise	Watson	Demolish existing prefab concrete garage and replace with a single storey rear extension	No objection to the footprint of the extension, but is it possible to negotiate a reduction in the height of the extension next to the garage/ side elevation of the neighbours?
24/00238/F	42 Wellington Avenue	Mr Jochen Ziegler	Erection of porch to front of property	No objections

24/00377/TCA	104 Bath Road	Naomi Troy	T1 x Beech - Tree in rear garden. Reduce crown by up to 3 meters in height and spread.	No objections
24/00337/TPO	10 Guernsey Way	Canopy	T1 - Sycamore - Crown reduction of up to 15%, along with a sympathetic thinning of the crown by no more than 10%	No objections
24/00351/F	5 Chichester Walk	Mr Ajay Bawa	RETROSPECTIVE - Single storey rear extension	No objections
24/00349/F	168 Sussex Drive	Mauree Bwalya-Peletamayo	First floor side extension and conversion of garage (revised scheme of 23/02822/F)	Object on the grounds that whilst this is an improvement on the previously refused proposal this extension is considered to be too large and will adversely impact upon the amenities of the property at 1 Alfriston Place
23/03341/F	18 Sinclair Avenue	Mr Liam Neville	Retrospective - Erection of Garden Annexe	Object on the grounds that there is local concern that this is being used as a separate unit of accommodation. If this is correct it is not acceptable and will be inadequate as accommodation and represent a poor living environment for the occupiers of this property and the host house
24/00350/F	69 Sandford Green	Mr Ibrar Hussain	Hip to gable roof enlargement with rear box dormer and gable dormer to front to accommodate stairs and to facilitate use of roof space as habitable accommodation	We have concerns about the scale of extensions on this property and the appearance of the large rear box dormer which together result in a property which is detrimental to the character and appearance of the area
24/00348/F	35 The Fairway	Mr Narinder Singh Malhotra	First floor side extension - re-submission of 23/03407/F	The application does not seem to address the previous concerns of this Council regarding car parking adequacy and therefore we continue to object
24/00217/ADV	7 Lombard Way	Oxford Heath NHS Foundation Trust	1no internally illuminated projecting sign	No objections

24/00362/F	141 Bismore Road	Mr Andrew Wilde	Erection of a single storey garage with covered seating area at end of driveway into rear garden	The Town Council has some concern about the length and height of this garage relative to the house which backs onto this garden. This may be detrimental to the amenities of that house
24/00389/TPO	4 Wykham Gardens	Wilson Contractors	T1 - Horse Chestnut- Reduce the height by up to 2m . Reduce side mid/lower by up to 2m	No objections
24/00391/F	51 Wesley Drive	Mr W Wong	Single storey rear part side extension with associated internal and external works - re-submission of 22/03536/F	No objections
24/00402/F	Neithrop Methodist Church Boxhedge Road	Banbury Madni Mosque	Single storey side extension and single storey rear extension. Area for community fridge. 2 No. external AC condensers relocated to the rear of the property	No objections to this proposal providing the development will not result in significantly more traffic.
24/00415/F and 24/04416/LB	The Banbury House Hotel 25-31 Oxford Road	Banbury House Hotel Limited	Installation of new flue on front elevation of 1990s Hotel extension	We have concerns that a painted flue will in time discolour and be detrimental to the front elevation of this listed building. In our opinion a block and rendered chimney containing the flue would be a better option
24/00410/F	Evergreen Inn Overthorpe Road	Mr and Mrs Sam Fan	Construct front infill to existing work room and stores; insertion of window to end elevation	No objections
24/00460/F	51 Beaconsfield Road	Cindie Gilkes	Demolition of existing garage and store. Single storey side extension	No objections
24/00458/F	53 Mold Crescent	Mr Qasar Younis	Single storey front extension and rear extension with flat roof and roof lantern	The Town Council has concerns about the depth of the rear extension and the over domination/overshadowing that this may cause to the adjoining properties. In addition, the design of the front extension is considered to be harmful to the character and appearance of the area.

24/00494/F	24 Newland Road	Mrs S Clement	Single storey side extension with associated internal and external works - follow-up to 23/03100/F	No objections
24/00499/F	4 Dunlin Court	Mr & Mrs Derek & Jean Price	Single storey side shower room extension - (disabled adaptation)	No objections
24/00496/F	15A South Street	Mr Alasdair Beatson	Alterations and extension to existing house and outbuildings	The extension to the detached shed building seems to open the opportunity for a further independent unit of accommodation on this site. This would result in a substandard set of units which may also be harmful to the residential amenities of adjacent property