

Banbury Town Council

Mark Hassall ACMA, MA
Town Clerk & RFO



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Our Ref: 31012024
Your Ref:
Please ask for: Martyn Surfleet
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Date: 22 January 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, 31 January 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 13 December 2023 (**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**.

Banbury Town Council

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 Number	Applicant	Location	Proposal
23/03366/OUT	Manor Oak Homes	Land Opposite Hanwell Fields Recreation Adj To Dukes Meadow Drive Banbury	117 dwellings and associated open space with all matters reserved other than access.
23/03428/OUT	Greystoke CB	OS Parcel 7921 South of Huscote Farm and North West of County Boundary, Daventry Road, Banbury	Construction of up to 140,000 sqm of employment floorspace (use class B8) with ancillary offices and facilities and servicing and infrastructure including new site accesses. Internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse.
23/03434/F	Mr R Firoozan	24-26, Broughton Road, Banbury	Demolition of existing residential building and associated out-buildings, with the erection of 3 no. 4 bed townhouses and 3 no. 1 bedroom apartments, with associated parking, landscaping and bin and cycle storage.
23/03550/F	The Clews Trust at Acanthus Clews Architects	Acanthus House, 57 Hightown Road, Banbury, OX16 9BE	Change of use of office into two dwellings with associated works. Erection of four dwellings with parking and associated works and landscaping. Alterations to site access, alterations to existing storage building and removal of trees.
23/03594/OUT	Mr Chris Preece	60 Bankside, Banbury, OX16 9SN	Single storey two-bedroom bungalow with associated hardstanding and garden - re-submission of 23/01012/OUT.
23/03348/F	Benjit Dhesi	Land Verges at Highlands South of Kerry Close Banbury	Erection of 2 No. 2-bed dwellings with shared garage.
23/03403/OUT	Yasmin Kad	Banbury Madni Mosque Merton Street Banbury OX16 4RP	Portacabin (single storey) to west of car park with All Matters Reserved - Re-submission of 23/01624/OUT.
23/03544/F	Gipps Energy Limited	British Gas Plc Merton Street Banbury OX16 4RN	Variation of Condition 2 (plans) of 22/03808/F - gas flare has been included in the latest Site design as the best method to manage reject gas.

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
23/03068/F	Hotel Chocolat Unit 4A Stroud Park Ermont Way	Hotel Chocolat	Removal of existing windows and part brickwork wall to east elevation of existing building and installation of new, fixed glazed screen and glazed entrance doors within new, powder coated aluminium framing. Installation of new, external sign boxes to building elevations and adaption of existing totem sign.	No objections
23/03103/CD C	Lock29 Castle Quay	Cherwell District Council	Insertion of two new window openings	No objections
23/03193/TC A	18 Milton Street	Debbie Gibbs	T1 x Contorted Willow - Remove	No objections
23/03131/F	42 Bailey Road	Mr Adrian Smith	Installation of air conditioning unit	No objections
23/03035/F	177 Warwick Road	Varghees Sarwel	Single storey rear extension for storage (Retrospective)	Object on the grounds that the materials used to construct this extension are inappropriate and insubstantial and the building should be removed or rebuilt in block or brick work.
23/03145/F	83 Mold Crescent	Mr T Sharif	Single storey front extension	No objections
23/03146/F	7 Beatrice Drive	Mr S Arif	Single storey side and rear extension with flat roof - re-submission of 23/01699/F - (single storey rear extension determined under 23/02517/HPA)	As the 5-metre-deep extension has been deemed to be acceptable by you , this small further addition to the side is considered acceptable by us.
23/03100/F	24 Newland Road	Mrs S Clement	Single storey side extension with associated internal and external works	No objections
23/03192/TP O	7 Kilbale Crescent	Morrison	The mixed species tree row is encroaching into a residential garden at 7 Kilbale Crescent. The trees will be reduced 2-3 metres back to fence line to a height of approx. 5 metres	No objections

23/03155/F	47 Brinkburn Grove	Ms Sanha Saleem	Single storey rear, side and front extension, render to house and conversion of garage to annexe	Objection on the grounds that It is noted that - a local resident reports that the existing house is being used as a HMO. These extensions seem to offer the opportunity for greater capacity as an HMO - possibly taking into t category needing planning permission. In any event the office with only an outside door and the converted garage are capable of creating accommodation that is not ancillary to use as a single dwelling and would be further detrimental to the amenities of nearby property occupiers
23/03225/F	8 Margaret Close	Mr A Hayat	Dropped kerb to facilitate off-street parking to front of house - re-submission of 23/02503/F	No objections to this revised application
23/03151/F	29 Beaconsfield Road	Mr and Mrs Marc and Terez Esposito	To extend dropped kerb at the front of the house by 3 kerb stones (9ft) to enable easier access to driveway	No objections
23/03227/F	7 Beatrice Drive	Mr S Arif	Driveway and dropped kerb to front of the house	Object on the grounds that this long accessway across grass could, if it is used a precedent, cause the fundamental change in the appearance and character of this residential street.
23/03228/F	11 Bath Road	Mr Jon Messina	Single storey rear extension and home office outbuilding - re-submission of 23/00769/F	No objections
23/03237/F	17 Broughton Road	Mr and Mrs P Duffy	Conversion of part of garage to habitable accommodation, new garage/store with change of land to residential use with associated internal and external works	Object on the grounds that from the description of the development this could allow the future conversion of this building into a self-contained unit of accommodation. Given its back-land location this would result in overlooking and loss of privacy and would be unacceptable.

23/03291/F	30 William Close	Mrs Deborah Turner	Single storey rear extension (revised scheme of 23/02324/F)	Object on the grounds that whilst this is an improvement upon the previously refused scheme to which we objected, The Town Council continues to believe that the impact upon the neighbour is excessive and detrimental to their amenities.
23/02805/AD V	10 Wates Way	IST INTECH	Externally illuminated fascia sign displaying company name and logo	No objections
23/03357/F	84 Hillview Crescent	Mr Yasser Malik	Two storey side, part single/part double rear, first floor front extension, and widening of porch and canopy to front and render to house	No objections
23/03375/F	26 Ashcroft Road	Joy Lawrence	Single storey side extension and front single storey porch	No objections
23/03382/F	Starbucks Coffee Ruscote Avenue	ILP UK PropCo Limited	Installation of 2 no. solar canopies and associated infrastructure within existing commercial car park	No objections
23/03407/F	35 The Fairway	Mr Narinder Singh Malhotra	First floor side extension	Object on the grounds that notwithstanding the reduction in number of flats proposed the Town Council remain concerned about the overall car parking provision for the whole development.
23/03321/F	2 St Annes Road	Mrs Susan Waring	Single storey side extension	No objections
23/03251/F	Grundon Waste Management, Waste Recycling and Transfer Complex, Thorpe Mead	Grundon Waste Management Ltd	Siting of a modular office unit, ancillary to the yard's principal use for the storage and distribution of scaffolding, and various associated works at the Site including the removal of a weigh bridge and creation of pedestrian gate in existing fence together with connections into the existing surface water and foul sewers	No objections
23/03410/F	26 Winchester Close	Mr Adrian Trinder	Single storey front and rear extensions	No objections

23/03406/F	Land Adjacent To , 26 Winchester Close	Mr Adrian Trinder	Change of Use of land to residential and construction of a detached double garage ancillary to No. 26 Winchester Close	Object on the grounds that the size and height of the proposed garage would be excessive and would harm the character and appearance of the area and the amenities of nearby houses
23/03394/F	121 Sinclair Avenue	Mr G Singh	First floor rear extension and hip to gable roof conversion to facilitate loft conversion with box dormer to rear	Object on the grounds that the conversion of the roof from hipped to gable on one half of this semi-detached pair of houses, together with the addition of a full width rear box dormer will be out of character with , and detrimental to the appearance of, the development in this street scene.
23/03396/F	3 Priory Vale Road	Haxhi Ramaj	Erection of single storey rear extension and first floor side extension (resubmission of 23/02164/F)	Object on the grounds that the depth of the rear extension is considered to be excessive and will have a detrimental impact upon the neighbouring property
23/03446/TP O	Hobby Horse Children's Centre, Colin Sanders Innovation Centre, Mewburn Road	Activate Learning	T1 (Mature London Plane) - Crown raise the canopy over the building to clear the roof and structure by 2.5 metres. The tree is encroaching the adjacent building.	No objections
23/03070/F	62-63 High Street	ADP Properties	Change the existing single glazed metal frames to new upvc double glazed frames to match the existing in colour and layout	No objection to this on a building of this age
23/03555/F	70 Neithrop Avenue	Mr M Hodges	Single storey rear extension with associated internal and external works - revised scheme of 23/02791/F	The Town Council understand CDC's previous objection and agree that the impact upon the neighbour is unacceptable
23/03549/F	32 Hillside Close	Mr S Bennett	Single storey side and rear extension (Resubmission of 23/02419/F with new evidence to highlight concerns with the previous scheme)	The Town Council continue to have concerns despite the applicant's agents' comments. We agree with the original refusal
23/03570/F	153 Causeway	Mr L Davis	Demolition of existing conservatory. Erection of two storey rear extension. Drop kerb and gravel driveway	No objections

23/03565/F	17 Dunnock Road	Mrs Clair Bradley	Conversion of the existing loft space to habitable accommodation and installation of rooflights alongside two small dormer windows - revised scheme of 23/00980/F	No objections
23/03557/F	Part Ground and First Floor 48 High Street	Mr Muhammad Naveed Gohar	Replace the existing front fascia boards with new signage, installation of digital signage screens positioned behind the windows, additionally a hanging sign is set to be introduced and a change of use for this from its previous purpose to a culinary hub	No objections providing that the usual controls are placed upon smell, fumes and noise nuisance control
23/03558/AD V	48 High Street	Mr Muhammad Naveed Gohar	Replace the existing front fascia boards with new signage, installation of digital signage screens positioned behind the windows, additionally a hanging sign is set to be introduced	No objections