

Banbury Town Council

Mark Hassall ACMA, MA
Town Clerk & RFO



The Town Hall
Bridge Street
Banbury
Oxfordshire
OX16 5QB

Tel: 01295 250340

Our Ref: 15012025

Your Ref:

Please ask for: Helen Durkin

Email: helen.durkin@banbury.gov.uk

Date: 03 January 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, 15 January 2025 at 6.30pm**, for the transaction of the following business:

A handwritten signature in blue ink, appearing to read '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 18 December 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**.

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**.

None

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,
18 December 2024 at 6.30pm in the Town Hall, Banbury.

Present: Councillor Beere (Chairman)
Councillors: Dhesi, Elugwu, Harwood, Thornhill, Woodward
Officers: Robert Duxbury (Planning Officer)
Helen Durkin (Executive Officer)

PL.39/24 Apologies
None

PL.40/24 Declarations of Interest
Councillor Harwood and Thornhill declared personal interests as a member of the Cherwell District Council Planning Committee.

PL.41/24 Minutes of the Last Meeting
IT WAS RESOLVED that the Minutes of the meeting held on the 23 October 2024 be approved as a correct record and signed by Cllr Beere.

PL.42/24 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.

- 24/02724/F Banbury Town Council raise no objections but seek assurances about the treatment of the shop window to ensure its appropriateness, and ask that bin and cycle storage is available for all 4 flat units. We also would ask for a condition to ensure that the units are well insulated against external noise sources.
- 24/02121/F Banbury Town Council raise no objections.
- 24/00897/F (Re-consultation) Banbury Town Council do not object to the proposal despite the lack of doctor's provision, but instead support the early provision of this long-awaited shopping facility.
- 24/02661/F Banbury Town Council objects to this proposal on the grounds of the unacceptable impact upon the living environment of the adjacent flats by reason of the scale and siting of those proposed units relative to the existing flats and possible nuisance caused by non-conforming uses. The Town Council also agrees with the objection of the County Council. In our opinion the future of this site should await the outcome of the review of the Local Plan.

PL.43/24 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.44/24 Report of the Planning Officer

To allow discussion of a request from Banbury Civic Society to the Town Council to consider the introduction of a scheme for Blue Plaques to honour significant persons, events and buildings.

- Banbury Town Council resolved that they do not, at this time, agree to the setting up of a separate blue plaque scheme for Banbury, but that instead that the Town Council officers be instructed to offer to work closely with the Banbury Civic Society to promote proposals to the Oxfordshire scheme for historic Banbury people, places and events that it is considered deserve recognition with a plaque.

PL.45/24 Banbury Traffic Advisory Committee

To receive the Minutes of the meeting of the BTAC held on 27 November 2024

IT WAS RESOLVED that the report be noted.

PL.46/24 Decision Notice

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 RESOLVED that the report be noted.

The meeting ended at **7.37 pm**

Planning Applications to be considered

<i>Application Number</i>	<i>Applicant</i>	<i>Location</i>	<i>Proposal</i>
24/00898/F	HDD Banbury Ltd	Proposed Nursery site, Longford Park Phase 2, Longford Park Road, Banbury	Erection of Day Nursery (Class E) and additional unit (Class E), Sui Generis (hot food takeaway, Drinking establishment) with associated access, car parking, landscaping and drainage
24/03213/F	Minster Property Group	Deerfields Farm, Canal Lane, Bodicote	Reserved matters application to 19/02350/OUT - Appearance, landscaping, layout and scale
24/03220/F	Mr R Firoozan	24-26 Broughton Road, Banbury	Demolition of existing residential building and associated outbuildings, with the erection of 3no. 4-bedroom townhouses and 3no. 1-bedroom apartments, with associated parking, landscaping and bin and cycle storage - re-submission of 23/03434/F
24/03299/F	Hayley Wilson of Sis Pitches	Chandos Park, off Chandos Close Banbury	Construction of a new Football PlayZone pitch with associated lighting and fencing
24/03345/F	Hayley Wilson of Sis Pitches	Princess Diana Park, Fiennes Road, Banbury	Construction of new Football PlayZone with associated fencing and floodlighting on the site of the existing MUGA .

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
24/03021/F	26 Levenot Close	We-Care-Recruitment	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	Object on the grounds that this proposal will result in a density of living that is inappropriate in this area in which single occupied houses predominate. 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.
24/03051/F	47 Sir Henry Jake Close	Miss Chloe Nash	Erection of building in rear garden for dog grooming business (sui generis) - Retrospective	If carefully regulated with regards to hours of usage and number of customers per day, this use should be possible to operate without undue harm to the amenities of nearby properties. We suggest temporary trial period of say one year with a temporary planning permission that is also time limited as suggested by your EHO and limiting the number of customers per day as set out in the application documentation.
24/03002/F	9 Lambs Crescent	Mr Paul Hourigan	Alterations to and conversion of existing garage to a 1-bedroom dwelling	Subject to confirmation that there will be at least one car parking space for the proposed dwelling and the existing house the Town Council has no objection to this conversion

24/02967/F	16 Bennett Drive	Dr Nicholas Peters	Two Storey Rear Extension	This will require careful on-site assessment. At 4.0 metres deep, the extension may be over the maximum that can be accommodated without having an unacceptable impact upon the neighbour's outlook and amenity.
24/03111/F	Mayfield, 63 Hightown Road	A2 Dominion	Replacement Windows	No Objections
24/03077/ADV	Phone Kiosk to The Front Of, No 30 Bridge Street	BT Telecommunications PLC	Two internally illuminated digital 75-inch LCD display screens, one on each side of the Street Hub unit	No Objections
24/03219/F	10 Kedleston Rise	Mrs Sharon Mincks	Two storey extension to enlarge existing kitchen and dining room and first storey extension to enlarge existing bedrooms to side of dwelling	No Objections
24/02606/CLUE	17 Broughton Road	Mr Peter Duffy	Certificate of Lawfulness of Existing Use: Strip of Land to south of property and access road used continuously for in excess of 10 years for purposes ancillary to the main residential property. That is garden, garden storage and vehicle parking	The Town Council has no evidence that the area has not been used for the uses for which the certificate is sought, therefore, no objections
24/03150/F	13 Trinity Close	Mr Madhur Chandorkar	Ground and First Floor side extension to detached dwelling	No Objections

24/03223/F	8 Fergusson Road	Mr Mohammed Saeed	Formation of means of access and associated dropped kerb to front of property	We note that the submitted drawing has not been uploaded onto the portal. However, from the photos it seems sensible to agree to this, and therefore we raise no objections
24/03240/F	67 High Street	GDMP Ltd	Removal of existing timber windows and replacement with 'Ecoslide' uPVC system	No Objections
24/03241/F	20 Edgcote Way	Ms Duta Claudia Liliana	RETROSPECTIVE - single storey rear extension	No Objections
24/03271/F	11 Farmfield Road	Mr M Trebilcock	Single Storey and two storey rear extension	From the plans submitted the Town Council is concerned about the impact of the proposal upon both adjacent houses, due to the depth and scale of the extensions proposed. A careful site assessment is necessary.
24/03234/ADV	17 Church Lane	Ms Wang Vu	1 no Fascia Sign; 1 no internally illuminated Projecting Sign; Window Stickers	No Objections