

Banbury Town Council

Mark Hassall ACMA
Town Clerk & RFO



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Our Ref: 03052023
Your Ref:
Please ask for: Martyn Surfleet
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Date: 26 April 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, 03 May 2023 at 6.30pm**, for the transaction of the following business:

A handwritten signature in black ink.

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 29 March 2023 (**To Follow**)

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.

Planning Applications to be considered

Application Number	Applicant	Location	Proposal
23/00704/F	Mr. Joe Davies	Flat B, 8 West Bar Street, Banbury	Rear first and second floor extensions plus internal alterations to create 2 no self-contained one bed units (to replace existing 2 bed unit). Ground floor flat unchanged.
23/00735/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.
23/00833/F	Mr Nigel Carter	41 Easington Road, Banbury	Erection of new dwelling on land to the west of 41 Easington Road, including amendment to dropped curb to serve both dwellings.
23/00853/ OUT	Vistry Group	Land East of Warwick Road Drayton, Warwick Road, Banbury	Up to 170 dwellings (Use Class C3) with associated open space and vehicular access off Warwick Road, Banbury; All matters reserved except for access.
23/00867/F	Miss Chloe Waller	67 Oxford Road, Banbury	Conversion from 10-bed HMO to 12-bed HMO (Sui Generis) (Resubmission of 23/00120/F)

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
22/03799/F	35 The Fairway	Mr Narinder Singh Malhotra	Addition of box dormer to rear roof slope and roof light to front slope to facilitate conversion of roof space to habitable accommodation - revised scheme of 22/02207/F	No objections
23/00014/F	119 Bretch Hill	Ian McLennan	Two storey side extension with associated internal and external works to include a dropped kerb	Amended plans - no objections
23/00502/F	Bradgate Lodge Boxhedge Road	Mr Daniel Godfrey	Demolition of rear conservatory and replacement with single storey rear extension, proposed front porch and replacement of existing windows	No objections
23/00603/F	27 Harrowby Road	Mrs Margaret Wright	Extension of vehicle access - re-submission of 22/01893/F	This amendment to the scheme seems to overcome the previous OCC objection, therefore no objection
23/00641/F	9 Hardwick Hill	Mr & Mrs Mattu	Single storey rear extension and conversion of garage to habitable accommodation	At 2.9 metres tall on the boundary the rear extension seems unneighbourly and will impact upon the amenities of the residents of the adjacent property.
23/00700/ADV and 23/00602/LB	Linden House (55 South Bar Street) and 52/54 South Bar Street	Spratt Endicott Limited	Non-illuminated lettering and logos to building facade and a display sign set into the lawn to front of the building	The repeated large SE signs on Linden House are additions to the signage frontage of the listed building, and it is considered that these are unnecessary and would result in a cluttered appearance and that would visually detract from and character and appearance of the fine architectural detailing of the frontage of this Grade 11 listed building

23/00337/F	46 Park Road	Mr Chris Lacey	Single Storey rear extension - re-submission of 22/01119/F	It is considered that a 6-metre-deep extension on the southern boundary of the adjacent mid-terraced house would have an unacceptable over- shadowing and over-dominating impact upon the residential amenities of the adjoining house.
23/00692/F	133 Ferriston	Miss Dines	New PVCU porch to front elevation with fully insulated GRP roof	No objections
23/00695/F	Crouch Hill Barn Broughton Road	Mr Jeff Ridgely	Conversion of existing two storey detached domestic office/workshop to living accommodation annexe	Provided that the building is to be used as ancillary accommodation to the main house the Town Council have no objections
23/00723/F	31 Addison Road	Mr A Myson	Single storey rear extension	No objections
23/00721/F	33 Kingfisher Drive	Olivia Yeomans	Two storey extension with pitched roof, single storey flat roof rear extension, rebuild of existing porch with a pitched roof	The lack of a window on the front elevation above the garage door is unusual but no objections
23/00719/ADV	Jacobs Douwe Egberts Ruscote Avenue	Jacobs Douwe Egberts	5 no (3.5m x 1.0m) temporary vinyl, waterproof banners advertising/celebrating 100 years of Kenco Coffee	No objection to short temporary consent
23/00746/F	27 Grimsbury Drive	Mrs Hassani	Rear extension	No objections
23/00780/ADV	Wildmere Park Wildmere Road	Strike Force International Ltd	Internally illuminated fascia sign to face of building	No objections
23/00797/ADV	Land South West of Gatteridge Street Junction And Adjacent To Upper Windsor Street	Wildstone Estates Limited	Erection of 1no internally illuminated freestanding digital advertisement display	Object on the grounds that this will be a prominent and inappropriate internally illuminated changing sign board which will be detrimental to the character and appearance of the area and distracting to drivers at this busy junction
23/00769/F	11 Bath Road	Mr Jon Messina	Two storey side extension, rear single storey extension and home office outbuilding	No objections

23/00779/F	Land Opposite Unit 1 To 5 Wildmere Park Former Plot 10 Wildmere Road	Strike Force International Ltd	Variation of Condition 2 (plans) of 21/03934/F - To alter the proposed south (front) elevation to increase the number of roller shutter doors to five in total	No objections
23/00851/F	52 Queensway	Mr Steve Munro	Dropped kerb to front and side of property	Object on the grounds that this proposed drop kerb is at the entrance to the service yard for the adjacent shops this looks could be potentially dangerous for both vehicles and pedestrians
23/00818/F	88 Springfield Avenue	Sally Green	Erection of single storey porch extension with pitched roof; block paving of driveway; removal of rear timber conservatory and erection of two storey extension; replacement of existing bathroom window with a slimmer window; rendering of front and rear elevations	Object. It is regrettable that the front elevation is proposed to be entirely rendered as this breaks away from the original brick form of this terrace; however this has been done in other nearby terraces and therefore it is probably too late to try to resist this change. The rear extension is considered to be too deep and will impact adversely on the amenities of adjacent houses.
22/02357/REM	Drayton Lodge Farmhouse Warwick Road	Vistry Homes	Reserved Matters approval for 320 dwellings together with landscaping, public open space, playing fields, allotments, and associated infrastructure pursuant to Planning Permission 22/00487/F. 3rd set of amended plans	Note that the quantity of parking courts has been reduced but Banbury Town Council remain concerned about this aspect. We are unsure from the documentation what is intended to be the ongoing maintenance arrangements for the public open spaces etc now included.
23/00868/F	32 Winchelsea Close	Mr and Mrs F Smith	Two Storey Side Extension, Garden Store with Associated Internal and External works (Re-submission of Approval - 22/03031/F)	No objections