

# Banbury Town Council

Mark Hassall ACMA  
Town Clerk & RFO



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Date: 01 November 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, 08 November 2023 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 18 October 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**.

**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

| <b>Application Number</b> | <b>Applicant</b>  | <b>Location</b>                                                                         | <b>Proposal</b>                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------|-------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 23/02876/F                | Mr Neil Wingfield | BT, Broadband Electronic Communications Apparatus, Goodrington Close, Banbury, OX16 0DA | Removal of existing garages and erection of two buildings, both containing 2 x 1-bedroom apartments. The project proposed also brings new amenity spaces and enhanced landscaping “ Removal of existing garages and erection of two buildings, both containing 2 x 1-bedroom apartments. The project proposed also brings new amenity spaces and enhanced landscaping. |
| 23/02907/F                | Mr V Tari         | 32 West Bar Street, Banbury, Oxfordshire, OX16 9RR                                      | Change of Use from Trades and Labour Club to Mixed Use (Sui Generis) for places of worship, offices, workshops and first floor HMO.                                                                                                                                                                                                                                    |
| 23/02923/F                | Mr Alex Osborne   | 2-4 Old Grimsbury Road, Banbury, OX16 3HG                                               | Retrospective application for Change of Use from existing 6-bedroom house in multiple occupation (HMO) to an 8-bedroom HMO.                                                                                                                                                                                                                                            |

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                                                                                                                                                                          |
| 23/02520/F             | 94 Neithrop Avenue           | Mr Clarke                              | Erection of conservatory to rear                                                                                                                                                                                                                       | No objections                                                                                                                                                                    |
| 23/02365/F             | Woodlands, Hornbeam Close    | Woodlands (Banbury) Management Company | Replacement fenestration to all elevations                                                                                                                                                                                                             | No objections                                                                                                                                                                    |
| 23/02406/F             | 38 Wykham Place              | Nikkie Richardson                      | Two storey rear extension (revised scheme of 23/00954/F)                                                                                                                                                                                               | This seems to overcome the previous Town Council objection on impact upon the neighbours so no objections                                                                        |
| 23/02490/F             | 35 The Fairway               | Mr Narinder Singh Malhotra             | First floor rear extension                                                                                                                                                                                                                             | This extension appears large enough to be a separate unit of accommodation. Please ensure by condition that this undesirable outcome is prevented without a further application. |
| 23/02538/F             | 10 Pinhill Road              | Mr Richard Stretton                    | Single storey side extension to replace existing detached garage; single storey front extension to match neighbouring dwelling and enlarge the porch/living room; loft conversion to provide principal bedroom and convert existing bedroom to a study | In our opinion the size of the rear dormer is excessive and of poor design , and should be made smaller                                                                          |
| 23/02536/T PO          | The Hawthorns, The Hawthorns | CTS Environmental Management Ltd       | T8 - Taxus Baccata - lightly prune with hedge cutters; T9 - Quercus - behind boundary fence with public footpath is an XL Oak tree, with branches overhanging the roof - remove overhanging branches - subject to TPO 12/1987                          | No objections                                                                                                                                                                    |

|               |                                     |                       |                                                                                                                                                                                                                        |                                                                                                                                                                              |
|---------------|-------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 23/02607/F    | 38 Woodgreen Avenue,                | Mathew Hodgkins       | Outbuilding to be used as annexe                                                                                                                                                                                       | Providing that this is to be used for genuinely ancillary uses the Town Council raise no objections                                                                          |
| 23/02613/F    | 9 Hart Close,                       | Mr and Mrs Thorne     | Installation of 4 x dormer windows to front and rear elevations - replacing 1 dormer window and 2 x roof lights. New window to gable. Part garage conversion.                                                          | No objections                                                                                                                                                                |
| 23/02503/F    | 8 Margaret Close                    | Mr A Hayat            | Change of use of amenity space to accommodate 2x off street parking spaces and extending existing dropped kerb                                                                                                         | Object on the grounds that this appears to be highway land, not in the applicants control. It would be a detrimental precedent to allow this use of amenity land in this way |
| 23/02524/F    | 1 Nuffield Drive                    | Ms Sharmila Jeyaruban | Single storey rear extension and double storey side extension (resubmission of 23/01354/F)                                                                                                                             | No objections                                                                                                                                                                |
| 23/02619/T PO | Park Edge, 1 The Limes, Oxford Road | Mr Jo Reynolds        | T6 - (Sycamore) - Reduce canopy, the tree is currently 17m tall with a spread of approx. 9m this would be ending between 14-15m in height and 6-7m in spread                                                           | No objections                                                                                                                                                                |
| 23/02622/T PO | 7 Kilbale Crescent                  | David Patey           | T1 (Sycamore) - Crown raise to 5 metres. Reduce crown by 1.5 metres all round and remove deadwood - work to be carried out due to overcrowding in the garden                                                           | No objections                                                                                                                                                                |
| 23/02643/T PO | Electricity sub-station,            | Mrs Moffat            | London Plane (T1) - crown lifting of the south-east area of the crown to a height of approximately 4 metres. The work proposed is to be done to increase light levels to the front garden in the area around this tree | The applicant notes that they are not the owner of the tree, and does not identify the owner. Is this work necessary and does the owner agree?                               |
| 23/02628/F    | 82 Middleton Road                   | Jamil Ahmed           | Dropped kerb to facilitate off-road parking. New front wall at reduced length. Existing wall to be demolished                                                                                                          | No objections                                                                                                                                                                |
| 23/02684/F    | 5 Noakes Drive                      | Mr Duncan Young       | Single Storey Rear Extension                                                                                                                                                                                           | No objections                                                                                                                                                                |

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| 23/02691/F | 88 Springfield Avenue          | Mr Chris Tyler             | 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 - revised scheme of 23/00818/F               | The Town Council repeats its earlier comments on the treatment of the front extension (set out below). We now consider that the reduced rear extension is acceptable. "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" |
| 23/02629/F | 48 Queens Road                 | Mrs Hannah Crellin         | Replacement of aluminium double glazing unit on 1st floor front elevation bathroom window and 1st floor rear elevation bedroom window, with white uPVC double glazing units. Repainting of brown wooden front door to dark blue                                                                                     | No objections                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 23/02546/F | 9 Hardwick Hill                | Mr & Mrs Mattu             | Single storey rear extension and conversion of garage to habitable accommodation                                                                                                                                                                                                                                    | No objections                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 23/01309/F | Upton Court, 19A Crouch Street | Upton Court Management Ltd | Installation of uPVC windows to replace existing timber windows                                                                                                                                                                                                                                                     | No objections                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 23/02781/F | Prospect House, 70 Oxford Road | Mr Stephen Jones           | Variation of Condition 2 (plans) of 20/03186/F - 1. Boiler flues now shown. 2. There was no need to step in the boundary wall as the wall had undergone strengthening to the footings and slightly step in the footings (witnessed by building control). The as built construction also provides an improved aspect | These are minor changes. No objections                                                                                                                                                                                                                                                                                                                                                                                                           |
| 23/02791/F | 70 Neithrop Avenue             | Mr M Hodges                | Single storey rear extension with associated internal and external works                                                                                                                                                                                                                                            | No objections                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|            |                  |            |                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                 |
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| 23/02712/F | 7 Tennyson Close | Mr J Heath | Two storey side extension forming an annexe to the ground floor and master bedroom to the first floor. Single storey rear extension to create more floor space for the annexe and enlarge the footprint of the existing ground floor of the dwelling - re-submission of 23/01554/F | The Town Council remain concerned about the impact of this proposal on the street scene despite the reduction in size and continue to believe this extension should be refused. |
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