

Banbury Town Council

Mark Hassall ACMA, MA
Town Clerk & RFO



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Our Ref: 05062024
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Please ask for: Mark Hassall
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Date: 05 June 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, 12 June 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 Mark Hassall (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 15 May 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**.

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,
15 May 2024 at 6.30pm in the Town Hall, Banbury.

Present: Councillor Beere (Chairman)
Councillors: Elugwu, Woodward, Dhesi,
Thornhill, and Harwood

Alternate Members:
Officers: Robert Duxbury (Planning Officer)
Mark Hassall (Town Clerk)

PL.4/24 **Apologies**
None

PL.5/24 **Declarations of Interest**
Councillor Harwood and Thornhill declared personal interests as a prospective 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.

PL.6/24 **Minutes of the Last Meeting**
IT WAS RESOLVED that the Minutes of the meeting held on the 27 March 2024 and 14 May 2024 be amended and approved as a correct record and signed by Cllr Beere.

PL.7/24 **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.

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.8/24 **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.

The meeting ended at 8.20 pm

Appendix 1Planning Applications considered by the Planning Committee

<i>Application Number</i>	<i>Applicant</i>	<i>Location</i>	<i>Proposal</i>	<i>Observations</i>
24/00772/REM	Charles Church South Midlands Ltd	OS Parcel 2362 Adjoining And East Of, Bloxham Road, Banbury	Parcel 2 for 95 dwellings – appearance, landscaping, layout and scale	BTC raise no objections, but to comment to CDC that they trust they will ensure that the shortfall in affordable housing on this site is not lost and will be made up elsewhere. They also sought greater pedestrian permeability from east to west across the whole site if possible
24/00819/F & 24/00821/LB	Walker Graham Architects	Trelawn House, 34 North Bar Street, Banbury, OX16 0TH	Conversion of building to provide 4 x residential apartments	Resolved to raise no objections to these proposals
24/00897/F	HDD Banbury Ltd	Longford Park Phase 2, Longford Park Road, Banbury	Erection of convenience store (Class E) and 4 additional units (Class E) and Sui Generis (hot food takeaway, drinking establishment and launderette) with associated access, car parking, landscaping and drainage	Resolved to not object to the proposal despite the lack of doctors provision, but instead support the early provision of this long awaited shopping facility
24/00906/F	A T Kimberley (Holdings) Limited	20 High Street, Banbury, OX16 5EE	Change of Use of upper floor offices (Class E) to 2 x residential apartments (Class C3)	Resolved to raise no objections
24/00881/F	Mr Daniel Lawrence	26 Levenot Close, Banbury, OX16 4XP	Single storey rear extension and associated alterations relating to conversion and Change of Use from C3 to C4 (HMO for 6 people)	Resolved to object to this proposal on the grounds that the proposal by reason of lack of parking and overall level of activity introduced into this area represents overdevelopment of the site which will be detrimental to the amenities of neighbours
24/00966/F	Mr Amardeep Panesar	18 Highclere Gardens,	Erection of new 2 bed dwelling adjacent to, and alterations to	Resolved to object to the proposal on the grounds of overdevelopment, with adverse impact upon the

		Banbury, OX16 0XX	existing dwelling	adjoining trees and inadequate car parking provision for the two houses created
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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>
24/01255/F	Activate Learning Group	Hobby Horse Childrens Centre Mewburn Road Banbury OX16 1PA	Renewal of temporary planning permission for a 3 no Elliot Type temporary buildings used as a day nursery to serve as a day nursery to serve students and staff of the college
24/01260/F	Brady Corporation	14 Wildmere Road Banbury OX16 3JU	Change of Use of existing warehouse (Use Class B2) to offices (Use Class E), refurbishment of exterior of existing offices, with associated landscaping works
24/01360/F	Christine Homes Oxford Ltd	87 Middleton Road Banbury OX16 3QS	Change of Use of property from C3 to Sui Generis 9-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
24/00998/F	11 Dunlin Court	Mr & Mrs P Dickens	Changing a front rooflight over the garage to a dormer window	This would look better as a pitched roof dormer rather than the somewhat clumsy box dormer proposed
23/03357/F	84 Hillview Crescent	Mr Yasser Malik	Proposed Part Single/Double Storey Rear, Side Double Storey & Canopy to front, Widening of porch and render to property	No objections to the amended plans
24/01047/F	14 Canada Close	Edd Frost & Daughters	First floor extension and associated external and internal alterations	No objections
23/03155/F	47 Brinkburn Grove	Ms Sanha Saleem	Single storey rear, side and front extension and conversion of garage to annexe	These amended plans do not seem to address the Town Council's earlier comments that therefore remain as objections to the proposal.
24/00882/F	120 Bloxham Road	Lynn Hoare	Single and two storey extensions with extension of parking area	No objections
24/00415/F and 24/00416LB	The Banbury House Hotel, 25-31 Oxford Road	Banbury House Hotel Limited	Installation of new flue on north elevation of 1990s Hotel extension and new undercroft plant room	No objections to amended plans
24/00820/TPO	39 Buckhurst Close	Mrs Natalie Holland	T1 - to cut back 6 branches by 3-4 meters, up to a maximum height of 15 meters T2 - cut off two limbs leaning towards the house and 6 branches by 3-4 meters, T3 - cut off the 1 dead spiral branch Subject to TPO 012/2004	Banbury Town Council defer to the CDC experts about whether these works are justified so soon after the making of the TPO

24/01145/TCA	Oxford Lodge, 51 Oxford Road	SJB Properties	Western Red Cedar - Section fell to ground level due to roof damages to buildings, retaining wall and drive	No objections
24/01076/ADV	Bus Shelter Adjacent 95 Oxford Road	Clear Channel UK Ltd	Double-sided internally illuminated digital displays to replace existing double-sided internally illuminated 6-sheet bus shelter advertising displays. Digital displays to portray static advertising images that change every 10 seconds	no objections
24/01075/ADV	Bus Shelter Adjacent Grange Road And North East Of 14 Oxford Road	as above	as above	No objections
24/01074/ADV	Bus Shelter Adjacent Debenhams And North Of 20 To 23 Bridge Street	as above	as above	No objections
24/01073/ADV	Bus Shelter Adjacent Debenhams And North Of 18 Bridge Street	as above	as above	No objections
24/01018/F	2 Boxhedge Terrace, Boxhedge Road	Mr Lefter Sallaj	RETROSPECTIVE - Partial demolition of chimney stack	The Town Council share the concern of the Banbury Civic Society at the loss of the full chimney. These are a feature of this terrace and the wider local part of the Conservation Area. The resulting chimney is considered detrimental to the appearance of the Conservation Area

24/00636/F	128 Manor Road	Samira Jawed	RETROSPECTIVE - Single storey rear extension with render to sides and grey roof tiles	No objections
24/01153/F	Cornhill Cafe, 1 Castle Street	Royal Voluntary Service	Conversion of unused garage into a new office for two members of staff, this work includes a new front window and access from the existing building	No objections
24/01190/F	Dental Surgery, 26 High Street	Amsel & Wilkins	Replacement of existing entrance lobby on High Street with new entrance lobby and door position. Replacement of existing entrance screen on Marlborough Road with new entrance screen.	Notwithstanding the modern nature of the shopfronts these changes are considered to not have a detrimental impact upon the Conservation Area and therefore no objections are raised

Planning Applications where the decision of the Planning Authority is contrary to the observations of the Town Clerk

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Application No And Location	Nature of Application	Observations of the Town Council	Decision of the District Council