

Banbury Town Council

Mark Hassall ACMA, MA
Town Clerk & RFO



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Date: 06 September 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, 13 September 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 16 August 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

<i>Application Number</i>	<i>Applicant</i>	<i>Location</i>	<i>Proposal</i>
23/02111/F and 23/02112/LB	Elevatus Homes Ltd	47-48 North Bar Street, Banbury, OX16 0TH	Change of Use of existing offices at 48 North Bar into a single dwelling; conversion of outbuilding at 48 North Bar into two dwellings
23/02229/OUT	RS Investments	Reedmace Road, Banbury	Erection of up to nine dwellings

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
23/01952/F	1 Elizabeth Rise	Mr G Ashraf	Two storey rear extension, removal of chimney on south west elevation - revised scheme of 22/03323/F	No objections
23/01958/F	19 Brantwood Rise	Mr Ray Shearn	Single storey side extension and internal alterations	No objections
23/01944/F	6 Canterbury Close	Mr and Mrs S Bannister	First floor side extension with associated internal and external works - revised scheme following Approval 19/02685/F	No objections
23/01950/F	92 Bretch Hill	Mrs Alina	Erection of two storey side extension to form an annexe	No objections
23/01875/DISC	Buzz Bingo Bolton Road	Churchill Retirement Living Ltd	Discharge of Conditions 3 (materials/finishes - external walls and roof) and 12 (hard and soft landscaping) of 21/04202/F (APP/C3105/W/22/3296229)	In the opinion of the Town Council as the site adjoins the Conservation Area and listed buildings the materials should be natural , and therefore the roof covering should be in natural slate.
23/02015/F	61 Cromwell Road	Tania Brown	Single storey rear extension	No objection to the extension but some concern about the inelegant flue proposed
23/01968/F	9 Hardwick Hill	Mr & Mrs Mattu	Single storey rear extension and conversion of garage to habitable accommodation (resubmission of 23/00641/F)	Object on the grounds that despite the slight reduction in depth and height ,by reason of its siting, scale and design the proposal would adversely impact the amenity No.11 Hardwick Hill through loss of light and outlook and would result in an imposing and overbearing form of development.
23/02011/F and 23/02012/LB	Mercia House 51 South Bar Street	Farima Properties Ltd and Spratt Endicott Ltd	Repairs and wall height reduction to partially collapsed wall. Replacement fascia boards to rear of 51 South Bar Street.	No objections

23/00724/HS	Land South Side Of, Merton Street	Gipps Energy Limited	Hazardous substances consent application - Liquified Petroleum Gas	Banbury Town Council has no expertise in applications of this nature, although you will recall that we objected to the original proposal for the installation of a gas tanker off-loading facility for injection of renewable gas into the national gas distribution network at this site and you will note that we sought safeguards regarding public safety at that time. We request that you ensure that your decision upon this application is based on expert opinion gained from either the HSE or an independent safety consultant
23/02000/ADV	OS Parcel 1500 Adjoining Parish Boundry And West of Southam Road	Motion Signs & Graphix Ltd	X1 - V-Sign 3050mm x3050mm mounted on posts. X2 - Stack Signs 2440mm x 2440mm mounted on posts. X18 - Rigid flags approx. 900mm x 2000mm mounted on 6mtr tall square poles	The number of proposed flag signs seems excessive and will result in unnecessary clutter.
23/02022/TPO	Horton General Hospital, Oxford Road	Senior Estates Engineering Manager	Golden Chamaecyparis - Fell to permit re-development of the boiler house	No objections
23/02068/TPO	Park Edge , 1 The Limes, Oxford Road	Mr Jo Reynolds	T1-T5 Lime trees - reduce canopy back to previous pollard points - approx. 4-5m of re growth since last works; T6 Sycamore Tree - fell to ground level and replace with standard size lime tree	No objections
23/02117/F	31 Howard Road	M Majid	Annexe in garden to provide ancillary accommodation	Object on the grounds that the siting of an independent unit of accommodation at the base of the garden is considered inappropriate and potentially harmful to the amenities of the neighbouring properties
23/02121/F	Horton General Hospital Oxford Road	Oxford University Hospitals NHS Foundation Trust	New outdoor gym equipment	No objections

23/02146/F	83 Sinclair Avenue	Mr Mehmet Murgu	Ground floor extension to rear and side of property and porch to front - revised scheme of 23/01488/F	No objections
23/01317/F and 23/02318/LB	6 High Street	P S Ponting Ltd	Change of Use of ground floor travel agent (a1) to estate agent (a2) and Change of Use of 1st, 2nd and 3rd floor offices into 3 flats and internal alterations	No objections
23/02224/F	1 Rotary Way	Places for People Group limited	The existing decking is to be replaced utilising a suspended Steel Gratings	No objections
23/02164/F	3 Priory Vale Road	Haxhi Ramaj	Single storey front and rear extensions, ground and first floor side extension	On site assessment of the impact upon adjacent properties is needed, and we have some concern about the somewhat eccentric front appearance proposed
23/02223/CLUE	Unit 4 Chalker Way	Prodrive	Certificate of Lawfulness of Existing Development - The new Climate Chamber has been located in the rear service yard which is contained within a profiled metal cladding enclosure to match the main building.	No objections
22/01581/REM	Wykham Park Farm Wykham Lane	Persimmon Homes Ltd (South Midlands)	Reserved Matters application to 14/01932/OUT - Western gateway landscaping	No further comments
23/02245/F	Plot 12 Thorpe Lane	Project 12	Removal of pre-fabricated concrete garage and link. New side extensions to the building and raising of existing roofline, provide new profiled cladding to front elevation. New access point with dropped kerb	No objections