

Banbury Town Council

Mark Hassall ACMA, MA
Town Clerk & RFO



The Town Hall
Bridge Street
Banbury
Oxfordshire
OX16 5QB

Tel: 01295 250340

Our Ref: PL15102025
Please ask for: Helen Durkin
Email: helen.durkin@banbury.gov.uk

Date: 02 October 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 OCTOBER 2025 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 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 10 September 2025. **(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. **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

- (iii) 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,
10 September 2025 at 6.30pm at the Town Hall, Banbury.

Present: Councillor Beere (Chairman) and Cllr Woodward (Vice Chair)
Councillors: Dhesi, Harwood and Tohill-Martin

Alternate attendance: Councillor Mears for Councillor Thornhill

Officers: Mark Hassall (Town Clerk & RFO)
Helen Durkin (Executive Officer)

PL.40/25

Apologies

Councillor Thornhill

PL.41/25

Declarations of Interest

Councillor Harwood declared personal interest as a member of the Cherwell District Council Planning Committee.

Town Clerk Mark Hassall declared an interest in planning application 25/01205/F and left the room before it was discussed.

PL.42/25

Minutes of the Last Meeting

IT WAS RESOLVED that the Minutes of the meeting held on the 13 August 2025 be approved as a correct record and signed by Cllr Beere.

PL.43/25

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.

- **25/00407/F** - Mr Rob Kelly - Elgin Energy EsCo Ltd - Land At Hanwell Estate, Main Street, Hanwell.
 - **Banbury Town Council feel that there is a need for a traffic routeing agreement, and express concern about the probable traffic disruption / congestion that forming the cable run will cause.**
- **25/01764/F** - Mr Yasser Hanif – 27 Park Road, Banbury
 - **Banbury Town Council raise no objections.**
- **25/01989/F** – One Brother Property Ltd – 37 Brinkburn Grove, Banbury
 - **Banbury Town Council raise no objections.**
- **25/01205/F** – Mr M Hayat – 101 Middleton Road, Banbury
 - **Banbury Town Council object to this proposal on the grounds that the application has insufficient information on the provision of bathroom facilities to judge whether the conversion will produce satisfactory accommodation.**

- The Town Council is also concerned about the level of usage and activity in this location, with the possible adding of further residents and that the proposal will be detrimental to the character and appearance of the Conservation Area.
- Finally, the Town Council consider that CDC should request detailed construction information about the formation of the enlarged basement, to ensure the structural stability of the house and adjoining properties.

PL.44/25 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.45/25 Decision Notices

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.

➤ **24/02964/F** - Ground Floor, 10 High Street, Banbury.

- **Decision of District Council – Approved**

➤ **25/00752/F** - 2 Church View, Banbury.

- **Decision of District Council - Approved**

IT WAS RESOLVED that the report be noted.

Date of next meeting – **Wednesday 15 October 2025 at 18:30pm**

The meeting ended at **7.17 pm**

Planning Applications to be considered

Application No	Applicant	Location	Proposal
25/01526/f and 25/01527/LB	Patrick Bradshaw	44 Market Place, Banbury	Conversion of upper floors of 44 Market Place to two self-contained flats
25/02124/F	Mrs Sarah Robinson-Smith	Easington House Hotel, 50 Oxford Road, Banbury	Change of Use from Class C1 (guest house) to Class C3 (dwelling house)
25/02174/OUT	Lone Star Land Limited	Land East Of Denbigh Close, Adjacent to Broughton Road, Banbury	Erection of up to 58 dwellings, associated public open space, sustainable urban drainage systems, other infrastructure and access from Broughton Road
25//02285/REM	Vistry Homes Ltd	Land East Of Warwick Road Drayton, Warwick Road, Banbury	Application for the approval of reserved matters (layout, scale, appearance and landscaping) pursuant to outline planning permission Ref: 23/00853/OUT (APP/C3105/W/24/3338211) for 170 homes, public open space, landscaping, SuDS, pumping station and all associated ancillary works and Discharge of Conditions 5 (CEMP), 6 (drainage strategy), 8 (Arboricultural Method Statement), 10 (Landscape and Ecological Management Plan), 11 (Habitat Management Plan), 12 (energy strategy) and 16 (intrusive contamination investigation)
25/02000/REM	Lagan Homes Ltd	Land West Adj To Salt Way and West of Bloxham Road, Banbury	Reserved Matters application to 22/03868/OUT (APP/C3105/W/24/3339370) (Development of up to 60 homes including open space provision, parking, landscaping, drainage and associated works) - Access, appearance, landscaping, layout and scale and Discharge of Conditions 1 (Reserved Matters), 2 (Reserved Matters), 4 (development parameters), 10 (access and movement strategy), 11 (means of access), 12 (pedestrian and cycle access), 13 (ground investigation), 14 (drainage strategy), 17 (energy statement) and 18 (fibre optic cable strategy)

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

Processed applications -				
Application No	Address	Applicant	Proposal	Outcome
25/02081/F	1 Heathcote Avenue	Mrs Chaudhry	Demolition of part garage and erection of double storey side/rear extension, first floor extension to compromise of annexe	Object on the grounds that the scale and the size of the two storey extension, and its proximity to the road, will be detrimental to the openness and character of this residential area and harmful to the amenities of nearby properties and therefore contrary to Cherwell Local Plan policies.
25/01963/ADV	Woodgreen Leisure Centre, Woodgreen Avenue	Banbury Cross Indoor Bowls Club	Installation of a steel framed Noticeboard to carry advertisements for Banbury Cross Indoor Bowls Club	No objections but please check that OCC as highway authority are comfortable that further signage will not be a distraction to drivers on the roundabout
25/02080/F	38 Winston Drive	Miss Gillian Ince	Single/two storey side extension to existing dwelling extending into an area of hard surfaced land currently occupied by a shed	This is considered to be just acceptable given the location in a small accessway. No objections
25/02037/LB	Friends Meeting House, Horse Fair	Banbury & Evesham Area Quaker Meeting Charities	Replacement of 6no south facing sash windows on the Large Meeting Room and replacement of 3no south facing windows on the Small Meeting Room	No objections
25/02048/TCA	Highmarket House, North Bar Place	Mr Chris Silk	T3 (sweet gum) - crown lift T7 (apple) - crown lift T10/11 (apple (crown lift) T14 (sycamore) fell T16 (silver birch) - fell T18 (sycamore) - fell G01 (coppice mabel stools) remove self sets and sever ivy	No objections
25/02055/SO	Land Adjacent A423, Southam Road,	Hargreaves Residential Developments Ltd	Screening Opinion- Proposed Development of up to 150 Dwellings, New Public Open Space and Associated Infrastructure	Banbury Town Council have no comments to make at this time.
25/02116/TPO	Zafire, Zafire House , 5 Manor Park	Russell Harrison Ltd	G3 and G4 Yew Trees - cut back branches 3-4 m overhanging bakery fence; T7 Ash Tree - cut back branches 3-4 m overhanging bakery fence	No objections
25/02117/F	126 Bloxham Road	Mr Ian Lyne	Porch extension to front of dwelling, new dropped kerb, replacement front and side boundary wall and replacement permeable hardstanding	No objections
25/02171/F	1 Samuelson Court	Peabody	To renew the windows to all 60 No flats and communal areas. This includes removal of timber and uPVC windows to external facades and walkways and replace with new uPVC windows	No objections
25/01991/F	9 High Street	Mr Shaz Saleem	Change of Use of part of the existing ground floor unit (sui generis) to include restaurant facilities and ancillary hot food takeaway (sui generis) and installation of extract flue to rear	No objections in principle. However given the location of flats above we have some concern about a take-away facility operating until 3.00am. The building will have to have very good sound and odour insulation to avoid an impact upon residential amenities in this and adjacent properties
25/02234/ADV	M&B	Barley Mow, Warwick Road	Signwritten house name and Sizzling logo's and refurbishment of the existing Totem Sign and Corex Sign during external refurbishment	No objections. This is potentially an improve over the existing advertisements.
25/02320/TPO	Mr Matthew Weston	6 Wykham Gardens	T27 (Conifer) - fell tree (diseased)	No objections
25/02288/F	Mr & Mrs Bradley	17 Dunnock Road	Extension to the garage and use of the building as store, gym, and summerhouse	Banbury Town Council query the residual car parking after the conversion of the garage. Also have some concern about the further enclosure of the garden to No. 15
25/02212/REN56	The Prudential Assurance Company Limited	Unit 1, Middleton Close	Prior approval application for Installation of Solar PV panels to the roof, as follows: 322x 450w SolarWatt Modules	Support this significant array that will not be significantly visible
25/02258/F	Lysander	Unit 3, Southam Road	Site alterations to include new external plant equipment and associated compounds and elevation alterations to include new louvres	No objections
25/02275/F	Nasim Akhtar	20 Goodrington Close	Two storey side extension and single storey rear extension	No objections
25/02293/ADV and 25/02294/F	Countrywide Estate Agents Limited	Packington House, 3-4 Horse Fair	Removal of existing signages and installation of one projecting internally illuminated signage and one internally illuminated fascia signage. Installation of internal signages and re-painting the shopfront	We are unsure whether these are the first internally illuminated signs proposed in the locality . If these are the first then they should be resisted as affecting the character and amenity of the area close to the Cross. If others have been allowed then we have no objections.
25/01877/F	Mr Adrian White	64 Jenkinson Road	Wraparound extension comprising a single-storey side extension with gable roof and rooflight, a part single-storey/part two-storey rear extension with flat roof and glazed skylight, and installation of two rear rooflights and 6 solar panels on the front-facing roof slope of the main dwelling.	The Town Council is somewhat concerned about the scale of the extensions, but on balance raises no objections