

Banbury Town Council

Mark Hassall ACMA, MA
Town Clerk & RFO



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Our Ref: 18102023
Your Ref:
Please ask for: Martyn Surfleet
Email: martyn.surfleet@banbury.gov.uk

Date: 10 October 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, 18 October 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 13 Sept 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>
23/02444/F	Mr and Mrs A Khattak	13 Gatteridge Street Banbury Oxfordshire OX16 5DJ	Single storey rear extension with associated internal and external works and conversion of existing second floor into self-contained flat (revised scheme of 23/00912/F)
23/02623/F	Jamil Ahmed	82 Middleton Road Banbury OX16 4RE	Change of Use from C3 to C4 8 bedroom HMO; minor reconfiguration of internal layout; addition of dormer to rear outrigger (resubmission of 22/03645/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
23/02289/TCA	The Elms Clinic, Oxford Road	NHS	T4 x Mixed species - reduce back to fence T6 x Yew & Ash - crown raise to 5.2m G7 x Laurel - crown raise all trees to 3m; coppice all under growth 0.5m T9 x Holly - reduce height by 3m and shape. cut back branches over hanging path T11 x Dawn Redwood - 2m clearance from roof, building and fire escape	No objections
23/02323/TCA	P R Alcock And Sons Ltd, Castle Street	David Alcock	T1 x Ash - Crown lifting of the ash in the north west corner of the compound to create up to 1.5 metres of clearance from the outbuilding and neighbours shed, and removal of any deadwood with an attachment size to functional wood of approximately 25mm or greater. T2 x Ash - Removal	No objections
23/02324/F	30 William Close	Mrs Deborah Turner	Single storey rear extension	Objection on the grounds that the depth of this extension, close to the boundary, will have a detrimental effect upon the residential amenities of 28 William Close

23/02327/LB	25-31 Oxford Road	Banbury House Hotel Limited	Removal of existing uPVC windows and replacement with traditional timber balanced casement windows and sliding sash windows	No objections
23/02320/F	136 Bloxham Road	Mr S James	Proposed rendered front and side garden wall, vehicle access gate and walk-in gate - re-submission of 23/01264/F	No objections
23/02282/F	Maxwell Estate Agents 48 High Street	Youdix Ltd	Change of Use from estate agency E(c)(ii) to Sui Generis (hot food takeaways). The proposal includes an erection of chimney at the rear of the property with minimum external alterations	No objections but please seek and follow the advice of your EHO on eliminating the potential smell and noise nuisance
23/02348/F	5 Orchard Way	Miss Siana Khalid	Erection of outbuilding to rear of property	Banbury Town Council express concern about the lack of information about the future use of this building. It is large and relatively high and is considered to be large enough and sited in such a position that it could be used as an independent unit of accommodation to the detriment of the amenities of adjoining residential properties
23/02045/F	50 Queens Road	Miss R Tinker	Roof extension and new fenestration	No objections
23/02285/LB	21 Crouch Street	Mr Keith Gelling	Remove one window from top floor bay, to re-fit later. Remove spoilt internal plaster under window and reinstate. Make repairs to damaged feature banding above front door area	No objections

23/02079/F	51 Fergusson Road	Mr Mobeen Hussain	Dropped kerb to front of property	Banbury Town Council raise no objections in this location despite the whole of the frontage being proposed as a drop kerb,
23/02363/F	4 Burlington Gardens	Mr & Mrs Melia	Single Storey Side Part Rear Extension with Associated Internal and External works	No objections
23/02383/F	14 Priory Vale Road	Mr Graeme Dean	Single storey wrap around side and rear extensions	No objections
23/02369/F	76 Queensway	Mrs F Wyaid	First floor extension, conversion of garage, and double storey rear extension (resubmission of 23/01533/F)	No objections
23/02384/F	22 Ruscote Avenue	Mr John Paling	Erection of a single storey ground floor rear extension	Banbury Town Council note the objections of neighbours and can understand their concern about possible over-domination. This will need careful assessment on site
23/02393/TPO	Easington House Hotel 50 Oxford Road	Easington House Hotel	(T1 Pine tree) - Remove 1x large limb which is now touching Easington house (Listed Building) due to concern of building damage and remove smaller dying/dead branch pointing toward Oxford Road	No objections
23/02409/F	Horton General Hospital, Oxford Road	Oxford University Hospitals	Roof-mounted solar development	The Town Council is happy to support this proposal which can make a worthwhile contribution to the needs of the hospital.
23/02419/F	32 Hillside Close	Mr S Bennett	Single storey side and rear extension	Some concern about the possible impact of the extension upon the residential amenity of the rear garden of No.36 as it would be along the whole rear fence line

23/02349/F	3 Orchard Way	Mr Faisal Khalid	Erection of outbuilding to rear of property	No objections
23/02448/F	15 Heathcote Avenue	Mrs J Wyatt	Single storey infill extension to the front of the property	No objections
23/02451/F	Suite 3, 25 High Street	KRS Steel Services Ltd	Installation of extract canopy to the rear	No objections