

Banbury Town Council

Mark Hassall ACMA
Town Clerk & RFO



The Town Hall
Bridge Street
Banbury
Oxfordshire
OX16 5QB

Tel: 01295 250340
Fax: 01295 250820

Our Ref: 19072023
Your Ref:
Please ask for: Martyn Surfleet
Email: martyn.surfleet@banbury.gov.uk

Date: 12 July 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, 19 July 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 21 June 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 COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday,
21 June 2023 at 6.30pm in the Town Hall, Banbury.

Present: Councillor Ahmed
Councillors: Ahmed, Ayers, Beere, Bishop, Colegrave,
Hodgson, Kilsby, and Richards.

Alternate Members: None
Officers: Robert Duxbury (Planning Officer)

PL.10/23**Apologies**

Councillor Bunce, Officer Surfleet

PL.11/23**Declarations of Interest**

Councillors Beere and Bishop declared personal interests as members 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.12/23**Minutes of the Last Meeting**

IT WAS RESOLVED that the Minutes of the meeting held on the 24 May 2023 be approved as a correct record and signed by Cllr Ahmed.

PL.13/23**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 as 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.14/23**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 19.05 pm

Appendix 1**Planning Applications considered by the Planning Committee**

<i>Application Number</i>	<i>Applicant</i>	<i>Location</i>	<i>Proposal</i>	<i>Observations</i>
23/01231F and 23/01232/LB	Montrose Property Company Ltd	90 High Street Banbury OX16 5JF	Change of use of first and second floors to 2 x no one-bedroom flats	Banbury Town Council raise concern about the small size of the units created.
23/01162/F	Jamie Lang	47 Dover Avenue, Banbury, OX16 0JG	Two-storey building comprising of 2 no one- bedroom flats with amenity space to the rear and hardstanding to the front.	Banbury Town Council raise no objection.
23/01499/F	DDPT Properties Ltd	19 Bridge Street Banbury OX15 5PN	Change of Use of upper floor offices (Class E) to 2 x studio apartments (Class C3)	Banbury Town Council raise no objection.

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>
23/01602/F	Grundon Waste Management Ltd	Waste Recycling And Transfer Complex, Thorpe Mead, Banbury, OX16 4RZ	Change of Use from waste management facility to B2 and B8 uses (office, storage and distribution)
23/01624 /F	Yasmin Kad	Banbury Madni Mosque, Merton Street, Banbury, OX16 4RP	Outline planning for portacabin (single storey) to west of car park with All Matters Reserved
3/01633/F	Tri7 Banbury LLP	Site at Calthorpe Street and Marlborough Road, Banbury	Demolition of existing retail units and public car park and redevelopment for residential dwellings (C3 Use), provision of private car parking, hard and soft landscaping and photovoltaic (PV) panels on roof, and associated works

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

5

Processed applications				
Application No	Address	Applicant	Proposal	Outcome
23/01381/F	47 Hightown Road	Imagine (Hightown) Ltd	Variation of Condition 16 (the estate roads and footpaths) of 18/01441/F - to "before occupation of the fifth house"	Object on the grounds that it is inappropriate for the provision of a complete means of access to these houses to be deferred for such an extended and indefinite period of time.
23/01383/LB	27 Horse Fair	Jelmac Properties	Provision of secondary glazing units to the inside face of the existing sash and case windows consisting of aluminium frame with single glazed pane of glass. secondary glazing unit to be side hinged to allow opening for ventilation and cleaning	Banbury Town Council support this proposal as visually the proposal would be discreetly fitted and externally and internally would not detract from the appearance of the listed building or have an impact on the character or appearance of the Conservation Area
23/01406/ADV and 23/01402/LB	9-10 Market Place	Howden Group Holdings Limited	Replacement shopfront signage which will include: 1 No fascia sign, including 'halo' illumination measuring 10285mm x 725mm x 35mm; 1 No fascia sign, including 'halo' illumination measuring 3380mm x 725mm x 35mm and 1 No projecting sign measuring 855mm x 300mm x 50mm	No objections
22/01425/F	Nhs Trust 81A Oxford Road	Horton General Hospital	Installation of 2 No 323kW Air Source Heat Pumps (ASHP), 1 No 582kW Water Source Heat Pump and ancillary plant located external adjacent to the hospital's existing boiler house	Providing the necessary noise mitigation measures are installed and maintained thereafter Banbury Town Council raise no objections
22/01450/F	12 Lord Grandison Way	Mr H Akici	Conversion of an outbuilding garage into habitable room (gym)	No objections

22/01466/F	133 Warwick Road	Mr Tejza	Demolition of rear kitchen, lobby and bathroom and replacing with new single storey rear extension with flat roof; formation of habitable room in roof space with rear dormer; single storey outbuilding; existing porch to be insulated and finished with render and flat roof above porch to be changed to pitched - re-submission of 23/00138/F	Object on the grounds that whilst the box dormer is reduced from previously proposed, by reason of the scale, form and massing of the proposed rear box dormer the proposal would still result in overdevelopment at the site and a discordant and visually obtrusive form of development which would be to the detriment of the character and appearance of the area and would cause harm to the character and appearance of the Conservation Area through change to its setting.
22/01488/F	83 Sinclair Avenue	Mr Mehmet Murgu	Ground floor extension to rear and side of property and porch to front	No objections
22/01500/F	11 Howard Road	Ms Paula Bennett	Two storey and single storey rear extensions	No objections
22/01420/F	Maternity Unit Horton General Hospital Oxford Road	Oxford University Hospitals NHS Foundation Trust	Installation of an external lift located to the south-east elevation; minor associated landscape alterations to existing footpath and timber fencing to accommodate new evacuation lift along the south east boundary; addition of roof-top air handling units (AHUs) on a raised plant deck and installation of metal enclosure; new cat ladder added to the south-east elevation to provide an alternative means of escape from the roof and extension of existing safety key clamp guardrails to the first floor roof for maintenance and safety purposes	No objections
23/02533/F	76 Queensway	Mrs Farzana Wyaid	First floor side extension, conversion of garage, part single and part double rear extensions with associated internal alterations	No objections

23/01536/F	38 Powys Grove	Mr & Mrs D Alcock	Form new masonry chimney stack on north east elevation to serve new fireplace with wood burning stove at ground floor level	No objections
23/01534/F	24 Cheney Road	A Elahi	Conversion of garage to habitable accommodation; part single storey and first floor side extensions	No objections
23/01598/TCA	18 Queens Road	Mr D Nunn	T1 x Magnolia - Re-reduce back to previous (up to 2 metres).	No objections
23/01599/F	20 Addison Road	Mr S Baker	Proposed two storey side extension with associated internal and external works	No objections
23/01547/F	Unit 9A Vantage Business Park Bloxham Road	Mr Lee Woodcock	Variation of Condition 2 of 21/03018/F - Relocate parking area and colour change to extension walls to be mid grey	The proposed car parking spaces seem to not be usable (perhaps they need placing in echelon rather than perpendicular) and may restrict access to the rear site.
23/01613/OBL	Land for Proposed Development at Drayton Lodge Farmhouse Warwick Road	Mr Adam Jones	Discharge of with Schedule 5, Clause 1 (Community Hall and Local Centre) of the S106 Agreement pursuant to Drayton Lodge (outline planning permission 18/01882/OUT, replaced by S73 permission 22/00487/F).	It is recommended that a multi-use hall of this size should have more lockable storage space provided for the potential regular users of such a facility
23/01614/OBL	Land for Proposed Development At Drayton Lodge Farmhouse Warwick Road	Mr Adam Jones	Discharge of Schedule 4, Clauses 1, 4 & 17 of the S106 Agreement pursuant to Drayton Lodge (outline planning permission 18/01882/OUT, replaced by S73 permission 22/00487/F	No objections to the details of allotments and pavilion
23/01632/F	Wykham Park Farm Wykham Lane	Persimmon Homes South Midlands Ltd	Detailed planning application for the erection of a Temporary Sales Cabin on land relating to previously approved applications 14/0932/OUT and 22/01581/REM.	Object on the grounds that the location of the access to the car parking seems uncomfortably close to the roundabout junction and may therefore be unsafe.