

Banbury Town Council

Mark Hassall ACMA
Town Clerk & RFO



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Our Ref: 21062023
Your Ref:
Please ask for: Martyn Surfleet
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Date: 12 June 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, 21 June 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 24 May 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>
23/01231F 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
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.
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)

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
23/01022/F	25 George Parish Road	Gary Beedom	Alterations to and conversion of garage to provide playroom and store	No objections
23/01021/F	28 Abbey Road	Mr Jack Brain	Two storey and single storey rear extension and single storey front porch extension	Objection on the grounds that an extension of this bulk five metres deep on the boundary and on the south side may lead to excessive overshadowing and over-domination of the rear of the adjoining semi-detached house to the detriment of the amenities of that house.
23/01067/F	75 High Street	Mr Hardev Singh	Replacement of existing painted wooden sash windows, with double glazed uPVC units to all elevations	As the site is within the Conservation Area it is important that the format of the window is appropriate for the location. Banbury Town Council have some concerns that this is the case , but ask that the advice of the CDC Conservation Officer when received is followed
23/01130/TC A	Cromwell Lodge Hotel, 9-11 North Bar Street	Reeves Tree Surgeons Ltd	T4 x Willow - Fell	No objections
23/01078/F	The Hay Cabin Blacklocks Hill Nethercote	Rabsport Engineering	Erection of carport for residential purposes and associated change of use of land from industrial (Class B2 use) to residential (Class C3 Use) and works (retrospective)	No objections
23/01108/F and 23/01109/LB	14 White Lion Walk	Marlborough Properties Ltd	Proposed conversion and change of use of first floor accommodation to residential studio flat proposed conversion and change of use of first floor accommodation to residential studio flat	No objections

23/01173/TC A	4 Marlborough Place	Mr Niall Dowse	T1 x Maple - Fell	No objections
23/01143/TE L56	Waterloo Drive	Cignal Infrastructure UK Limited	Proposed telecommunications installation: 15.0m Phase 8 monopole, 3no. equipment cabinets and associated ancillary works	Object on the grounds that there appears to be no reason why these are proposed to be located on the existing footpath. Could they not be located on the verge? Concern about the height of the post as well
23/01102/F	13 Addison Road	Mr G Shawyer	Renovation of the existing property including changing all windows and rendering of the existing lean to side extension, front bay window, side and rear elevations, part-conversion of the existing side extension, alterations to existing window and door openings and extend existing lean-to roof to rear of property	No objections
23/00257/F	Birdhouse 43 Lapsley Drive	Mr Neil Copping	Demolish conservatory; single storey rear extension and new door to existing side elevation	Some concern that the proposed roof overhang on the extension will cause further over-domination of the adjoining property to the detriment of the living environment of that dwelling. Needs careful on-site assessment of overshadowing
23/01198/F	65 Grange Road	Mr Alex Taylor	Dropped kerb to front of property - re-submission of 23/00622/F	Banbury Town Council note and agree with OCC's practice of objecting to full plot width dropped kerbs on pedestrian safety grounds and think that this concern is correct in this case.
23/01242/TC A	1 Berrymoor Road	Mr & Dr Wilson	T1 x Eucalyptus - Removal due to the proximity of the base to the boundary fence and the presence of inclusion on the main fork of the twin stem. T2 x Crab Apple - Removal due to the proximity of the base to the boundary fence and nearby building works. The applicant intends to replace each specimen with more suitably-sized trees in more suitable locations	No objections

23/01228/F	Learnership Ltd 17 North Bar Street	Mr John Williamson	Conversion of existing ground floor open plan office to a 2-bedroom residential ground floor dwelling with integral "work from home" areas. No change proposed to existing external walls, windows, nor access - revised scheme of 22/00743/F	Banbury Town Council continue to raise no objections to this proposal
23/01264/F	136 Bloxham Road	Mr S James	Front and side garden wall with electric gate at the front	No objections
23/01262/F	3 Angelica Close	Mrs Melanie Osborne	Conversion of existing garage to playroom	No objection to the alternative use, but is sufficient off-street parking retained?
23/01302/F	34 Woodhall Drive	Mr Ron Dunn	Single storey side extension	No objections
23/01219/F	78 Lapsley Drive	Mr Gordon Smith	Single storey rear extension to create sun room	No objections
23/00954/F	38 Wykham Place	Nikkie Richardson	Two storey rear extension	Object on the grounds that a five metre deep extension on the boundary is considered excessive and it will cause over-domination of the rear of the adjacent attached dwelling.
23/01315/F	6 Wykham Gardens	Mr Matt Gerrard	Demolish existing side extension, erect replacement two storey side extension with a single storey rear extension, single storey garage extension and new front two storey extension with changes to the external material of the existing dwelling and window opening revisions - re-submission of 22/00854/F	As previously commented the Town Council is concerned about the scale and design of the two storey side extension which is considered to be overly large on this plot which has a relatively small rear garden. The blank first floor on the front results in an ungainly appearance
23/01338/AD V	Land And Shops At Ferriston	Well Pharmacy	2no internally illuminated fascia signs, internally illuminated projection sign, internally applied window graphic, digitally printed vinyl overlay to shutterbox and external wall mounted service ladder	No objections
23/01354/F	1 Nuffield Drive	Ms Sharmila Jeyaruban	Two storey side extension and single storey rear extension	No objections
23/01352/F and 23/01353/AD V	17 Market Place	HSBC	Replace external ATM with new model and installation of new external CCTV camera	No objections