

Banbury Town Council

Mark Hassall ACMA, MA
Town Clerk & RFO



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Date: 07 May 2024

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 May 2024 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 Mark Hassall (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 26 March 2024 (**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, as set out in **Enclosure 6**.

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,
27 March 2024 at 6.30pm in the Town Hall, Banbury.

Present: Councillor Bunce (Vice-Chairman)
Councillors: Ahmed, Ayers, Beere, Bishop, Hodgson and Kilsby.

Alternate Members:
Officers: Robert Duxbury (Planning Officer)
Martyn Surfleet (Executive Officer)

PL.58/23

Apologies

Cllr Richards

PL.59/23

Declarations of Interest

Councillor Beere declared personal interests as a member 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.

Councillor Kilsby declared a personal interest in Application 24/00402/F

Councillor Hodgson also declared a personal interest in Application 24/0094/F

PL.60/23

Minutes of the Last Meeting

IT WAS RESOLVED that the Minutes of the meeting held on the 28 February 2024 be amended and approved as a correct record and signed by Cllr Bunce.

PL.61/23

Alterations to Calendar of Meetings

Due to local elections scheduled for 02 May the Chairman with the support of the committee **AGREED** to **CANCEL** the meeting of the Planning committee due to be held on 01 May and to move the meeting due for 05 June to the 12 June to allow for sufficient applications to be brought to the committee.

The chairman then confirmed that the next meeting of the committee will be on 15 May as planned. And requested that an updated calendar of meetings be issued.

PL.62/23

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 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.63/23

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 19.19 pm

Appendix 1Planning Applications considered by the Planning Committee

<i>Application Number</i>	<i>Applicant</i>	<i>Location</i>	<i>Proposal</i>	<i>Observations</i>
24/00423/F	B&M Retail Ltd	Former Homebase Southam Road Banbury	Change of use to permit the use of the premises within Class E(a)	Banbury Town Council raise no objections to this proposal provided that the intended new condition is applied to any permission granted.
24/00364/F	Mr Asif Ellahi	10 Cheney Road Banbury	Single storey rear extension to no. 10 and erection of new 3-bedroom end of terrace dwelling with associated parking.	Banbury Town Council object to the proposal on the grounds of overdevelopment. Whilst the Town Council consider that this is an improvement upon the scheme refused in 2019 we continue to believe that this development would be harmful to the character and appearance of the area and detrimental to the residential amenities of surrounding properties.

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>
24/00772/REM Reserved Matters	Charles Church South Midlands Ltd	OS Parcel 2362 Adjoining And East Of, Bloxham Road, Banbury	Parcel 2 for 95 dwellings – appearance, landscaping, layout and scale
24/00819/F and 24/00821/LB	Walker Graham Architects	Trelawn House, 34 North Bar Street, Banbury, OX16 0TH	Conversion of building to provide 4 x residential apartments
24/00897/F	HDD Banbury Ltd	Longford Park Phase 2, Longford Park Road, Banbury	Erection of convenience store (Class E) and 4 additional units (Class E) and Sui Generis (hot food takeaway, drinking establishment and launderette) with associated access, car parking, landscaping and drainage
24/00906/F	A T Kimberley (Holdings) Limited	20 High Street, Banbury, OX16 5EE	Change of Use of upper floor offices (Class E) to 2 x residential apartments (Class C3)
24/00881/F	Mr Daniel Lawrence	26 Levenot Close, Banbury, OX16 4XP	Single storey rear extension and associated alterations relating to conversion and Change of Use from C3 to C4 (HMO for 6 people)
24/00966/F	Mr Amardeep Panesar	18 Highclere Gardens, Banbury, OX16 0XX	Erection of new 2 bed dwelling adjacent to, and alterations to existing dwelling

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
24/00456/F	14 Albert Street	Mohammed and Riaz Begum Jan	Single storey front extension, garage/store conversion and internal alterations to provide additional accommodation	Object on the grounds that these proposals seem to result in the creation of additional units of accommodation. In our opinion the accommodation will be overdevelopment of a relatively small town centre plot with insufficient space for parking, refuse provision, outside open space , and cycle parking.
24/00533/F	45 Springfield Avenue	Mr Ben Newton	Two storey rear extension	No objections
24/00585/ADV	66A High Street	BoyleSports (UK) Limited	Signage associated with a Change of Use from Use Class E to Sui Generis (Betting Office)	No objections
24/00584/F and 24/00583/LB	66A High Street	BoyleSports (UK) Limited	Change of Use from Use Class E to Sui Generis (Betting Office), external and internal alterations and signage	No objections
24/00600/CDC	Lock29, Castle Quay	Cherwell District Council	New/enlarged shop front windows	Good to see development that adds further interest to the canal side elevations of this building
24/00635/F	3 Priory Vale Road	Haxhi Ramaj	Erection of single storey rear extension and part single and part first floor side extension	Given the first refusal and the objection from the neighbour a careful on site assessment of the impact upon adjacent properties is needed
24/00695/LB	49 Oxford Road	Collaborative Construction	Carry out internal alterations to enlarge existing en-suites, replace existing windows with double glazed units and improve thermal efficiency of external walls on existing HMO	No objections
24/00667/F	83 Queens Road	Mr James Kilroy	First floor rear extension	No objections

24/00720/F	35 Wesley Drive	Mr and Mrs Watkins	RETROSPECTIVE - Variation of Conditions 2 (plans) and 3 (finished floor levels) of 23/00181/F - The application deals with a change in floor levels and building height only. There will be no increase in floorspace or any change in the overall design and materials of the proposed extension	We note and share the concerns of the adjacent property owners about the increased impact upon their property from over domination and ask that a detailed site inspection from the neighbours side is undertaken
24/00729/F	86 Sussex Drive	Mr & Mrs Neil Silman	Demolition of the existing conservatory and erection of a single storey rear extension along with internal alterations	No objections
24/00719/F	Jacob Lodge Bolton Road	Churchill Retirement Living	Variation of Condition 2 (Plans), 3 (Materials,) 6 (Construction Traffic Management Plan), 10 (Construction Environment Management Plan) and 12 (Hard and Soft Landscaping) of 23/01853/F	No objections
24/00691/F	3 Hampden Close	Mr Andrew Smith	Dropped kerb to allow access to personal driveway	Object on the grounds that the proposal to lower the kerb across the whole frontage will reduce on-street parking. We would be comfortable with a 3 metre wide lowering
24/00633/F	14 Sandford Green	Miss Urszula Picheta	Demolition of outbuilding and erection of single storey rear extension with sliding door to the rear and 2no roof windows	Object on the grounds that the extension, at 5.6metres deep, is considered to be too deep and will have a detrimental impact upon the amenities of the adjoining semi-detached house by reason of over-domination and overshadowing
24/00776/F	7 Banbury View	Mr Krzysztof Stanislawski	Alterations to and upward extension of the garage and conversion of the garage to habitable accommodation to include first floor accommodation	This proposal needs careful assessment on site to ensure that potential issues of overlooking and over-domination are acceptable
24/00785/TPO	Horton General Hospital, Oxford Road	Senior Estates Engineering Manager	Extensive tree works including crown reductions and some limited felling	No objections

24/00831/TCA	10 Marlborough Place	Mrs Johnson	G1 x Bay and Cypress - Removal	No objections
24/00789/F	32 Prescott Avenue	Mr Ateequ Hussain	Single storey front extension	No objections
24/00828/F	74 Coopers Gate	Mr & Mrs Van Rooyen	Demolition of existing conservatory and front porch. Single storey rear extensions and front porch extension. Internal alterations and associated external window changes.	No objections
24/00824/F	Prospect House, 70 Oxford Road	Rosalie Care Home	The installation of an access ramp to the front entrance along with the removal of a window and door set to the side elevation and the addition of three new doors to the side elevation	No objections
24/00582/LB	Flat at 6 Southam Road	Mr Karamet Hussain	To replace 2 no rotten sash windows/casements to the front of the property with 2 no painted hardwood double glazed window units within the existing brickwork apertures; replace all internal fire doors and frames	No objections
24/00895/F	27 Cheviot Way	Mr Damien Gourley	Two storey rear extension	No objections
24/00894/F	15 Addison Road	Mr Jordan Molloy	Single storey rear extension	The Town Council is concerned that an extension of this depth, immediately on the boundary, will have an adverse impact upon the residential amenities of the adjoining dwelling
24/00878/F	47 Foscothe Rise	Mr & Mrs Richard O Donaghue	Single storey front and side extensions	No objections
24/00934/F	8 Brenda Close	Mr Colin Robertson	Porch extension, single storey and two storey side/rear extensions and loft conversion	The Town Council have some concerns about the size of the side extension and its potential impact upon the adjacent bungalow. Please ensure a careful assessment on site

Planning Applications where the decision of the Planning Authority is contrary to the observations of the Town Clerk

Application No And Location	Nature of Application	Observations of the Town Council	Decision of the District Council
21/03426/OUT Outline Application	Mr P M Donger, Mrs S M Donger and Manor Oak Homes at Land Opposite Hanwell Fields Recreation Adj To Dukes Meadow Drive Banbury for up to 78 dwellings and associated open space with all matters reserved other than access.	The Town Council objected on the grounds that “whilst Banbury Town Council understand that the District Council cannot currently demonstrate that it has a 5 year supply of housing land, they nevertheless object to the proposal on the grounds that by reason of its scale and siting beyond the built up limits of the settlement, and within the countryside, the proposal would result in the development of a greenfield site that contributes to the rural character of the approach into Banbury and is important in preserving the character of the this edge of Banbury with Dukes Meadow Drive providing a firm urban fence to the town. This concern is considered to outweigh the tilted balance that exists where land supply is deemed to be insufficient The proposal is therefore unacceptable in principle and contrary to Policies ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Saved Policy C33 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.”	Cherwell District Council have recently granted consent after the completion of a legal agreement re infrastructure. In 2022 CDC concluded that The proposal proposed application site is located close to local amenities including shops, school and community facilities and is easily accessible for pedestrians and cyclists. The proposal would have some limited impact on wider landscape views, but this harm would not outweigh the benefits of the proposal, especially when considered within the context of the Council being unable to demonstrate a 5-year housing land supply.

24/00275/F	Mr Riasat Ali at 104 Causeway Banbury for RETROSPECTIVE consent for Single storey rear extension to form an additional flat.	The Town Council objected on the grounds that the proposal on the grounds of overdevelopment, with adverse impact upon the adjoining property by reason of over-dominance, and impact upon the living environment of the other flats in the building by the lack of external access/storage resulting in the likelihood of bins being left to the front of the building causing further adverse impact upon the character and appearance of the Conservation Area.	Cherwell District Council approved the application commenting that The proposed development would result in the extension and creation of a new residential studio in a geographically sustainable location. The proposal would result in the loss of some rear garden space. The external alterations are considered acceptable, and the proposal is considered not to adversely affect the character and appearance of the local area or the significance of heritage assets. The proposal is acceptable on balance in residential amenity terms, as well as highway safety and refuse storage.
24/00349/F	Mauree Bwalya-Peletamayo at 168 Sussex Drive Banbury OX16 1XH for a first floor side extension and conversion of garage (revised scheme of 23/02822/F).	Banbury Town Council objected on the grounds that Whilst this is an improvement on the previously refused proposal this extension is considered to be too large and will adversely impact upon the amenities of the property at 1 Alfriston Place.	Cherwell District Council officers approved the application and considered that Given its siting, scale and design they considered that the proposed development would be sympathetic to its context, would not adversely affect the character or appearance of the area or the living conditions of neighbouring residents. It would provide adequate standards of amenity and privacy for existing and/or proposed residents. The proposal would be acceptable in highway safety terms. The proposal therefore accords with the policies and considerations as set out..