

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday,
10 December 2025 at 6.30pm at the Town Hall, Banbury.

Present: Councillor Beere (Chairman)
Councillors: Harwood, Thornhill and Tohill-Martin

Alternate attendance: Councillor Mears for Councillor Dhesi
Councillor Hussain for Councillor Woodward

Officers: Robert Duxbury (Planning Officer)
Helen Durkin (Executive Officer)

PL.58/25 Apologies
Councillors Dhesi & Woodward

PL.59/25 Declarations of Interest
Councillors Harwood and Thornhill declared personal interest as a member of the Cherwell District Council Planning Committee.

PL.60/25 Minutes of the Last Meeting
IT WAS RESOLVED that the Minutes of the meeting held on the 05 November 2025 be approved as a correct record and signed by Cllr Beere.

PL.61/25 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.

- **25/02595/F - Ms Shofia Mumtaz** - 28 Orchard Way, Banbury - Erection of two bedroom dwelling to north of 28 Orchard Way - Self Build.

- **Banbury Town Council – No objections.**

- **25/02747/F – Mr David Watt** - 21 Horse Fair, Banbury - Change of Use of Commercial Office Space (Use Class E) to 9 x Residential Apartments (Use Class C3); internal alterations to buildings to facilitate the changes of use; provision of ancillary amenity area and associated works.

- **Banbury Town Council – No objections**

- **25/02862/F – Bloor Homes Western** - Parcel of land south of Bailey Road, Adjacent To Wilson Road, Banbury - Full planning application for 9 no. residential dwellings, pedestrian and vehicular access, landscaping and associated infrastructure.

- **Banbury Town Council - No objections to the application, but propose that this site could and should provide the usual affordable housing provision.**

- **25/02863/OUT – Kier Group** - Part Of Os Parcels 1864 And 3655 South West Of Milestone Farm, Broughton Road, Banbury - Outline application for the development of up to 76 dwellings, green and blue infrastructure, open space and associated works, with All Matters Reserved apart from access.

- **Banbury Town Council - Objects to the application on the grounds that the development proposed is in open countryside beyond the built up limits of Banbury, and is therefore contrary to the existing and emerging Local Plan policy. Whilst we recognise the current shortfall in housing land supply, we believe that this should be resolved through the Local Plan process. We consider that the direction and extent of housing development around Banbury should be examined as part of the imminent Local Plan inquiry process, and approval at this time would be premature and would undermine that process.**
Should the planning authority disagree with this position, it should be noted that BTC raise objections to the proposal on landscape impact grounds. It also considers that if the scheme were to be approved, adequate pedestrian facilities should be provided along the Broughton Road to connect to the existing provision and to provide safe walking to the Salt Way route.
- **25/02998/F – E5 Commercial (Higham Way) Ltd - Land North Of Grundon, Merton Street, Banbury - Commercial development (Use Classes B8, e.g. (i), e.g. (ii) and e.g. (iii)) along with car parking/yard areas and all associated development.**
- **Banbury Town Council - Object on the grounds that this proposal will have an unacceptable impact upon the living environment of the adjacent flats, by reason of the scale and siting of those proposed units relative to those existing flats, causing a loss of outlook and a loss of residential amenity. Furthermore we believe that the proposal will cause further loss of amenity due to the likely level of activity within the yard area between the commercial buildings and the general noise thereof, which is partly unscreened and will be consequently be funnelled between the buildings and towards the residential properties nearby. We continue to consider that the future of this site should be established by the consideration at inquiry of the emerging Local Plan, and should the land use be agreed in that document, then a less harmful scheme could be devised siting the proposed buildings differently and further away from the existing dwellings.**

PL.62/25

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.63/25

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.

➤ **NONE**

Date of next meeting – **Wednesday 14 January 2026 at 18:30pm**

The meeting ended at **7.31 pm**