

PLANNING COMMITTEE

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

Present: Councillor Beere (Chairman) and Cllr Woodward (Vice Chair)
Councillors: Dhesi, Harwood, Stansfield, Tohill-Martin and
Thornhill

Alternate attendance:

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

PL.28/25 Apologies
None

PL.29/25 Declarations of Interest
Councillors Harwood and Thornhill declared personal interest as a members of the
Cherwell District Council Planning Committee.

PL.30/25 Minutes of the Last Meeting
IT WAS RESOLVED that the Minutes of the meeting held on the 11 June 2025 be
approved as a correct record and signed by Cllr Beere.

PL.31/25 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.

- **25/01139/F** - Porsche Cars Great Britain Ltd – Land at Stroud Park -
Development of a EV charging facility with associated lounge area, soft
landscaping and other ancillary facilities
 - **Banbury Town Council support this proposal and make no
objections.**
- **25/01462/F** – IRP Holdings Limited c/o London Metric Property Plc –
Wickes/Topps Tiles on Southam Road - Demolition of existing frontage,
erection of a rear extension and construction of new garden centre at Unit 1 to
create a Unit 1(a) (Class E), sub-division of Unit 1 to create Unit 1(b) (Class
E/Sui Generis drive thru unit) and retention of Unit 2 (Class E) with associated
access, car parking, drainage and landscaping.
 - **Banbury Town Council commented “You may recall that in
considering a related application last year 24/01538/F, Banbury Town
Council expressed their concern about the impact of further
unrestricted retail floorspace in out of centre locations upon the
vitality and viability of the town centre, and they sought CDC’S
assurance that this will be carefully and fully assessed by
independent experts that you instruct. We note that subsequently
CDC approved that application. We remain concerned about the
impact of this proposal, but in light of your previous decision, we
raise no objections”.**

- **25/01526_527/F** – Patrick Bradshaw – 44 Market Place - Conversion of upper floors of 44 Market Place to two self-contained flats.
 - **Banbury Town Council raise no objections to the proposals.**
- **25/01653/F** – Elme Property Development Ltd - Change of Use from C3 dwelling to Sui Generis large HMO.
 - **Banbury Town Council object to the proposal on the grounds that the application provides insufficient information to enable full assessment of accommodation intended. In the absence of such information it can only be assumed that the private facilities for seven residents would be insufficient and substandard. Furthermore the level of occupation and consequent activity in and around the property is likely to be detrimental to the amenity and quiet enjoyment of surrounding houses.**

❖ **Councillor Thornhill excused herself from the meeting declaring a personal interest in the following application;**

- **25/01545/F** – Manor Oak Homes and Mr and Mrs Donger – Land at Hanwell Fields - Outline planning application for up to 150 dwellings and associated open space with All Matters Reserved other than access
 - **Banbury Town Council object to this development as being premature pending the outcome of the emerging Cherwell Local Plan 2021-2042. By reason of its scale and siting beyond the built-up limits of the settlement, and within the countryside, the proposal would result in development of a greenfield site that contributes to the rural character of the approach into Banbury and is important in preserving the character of this edge of Banbury and would be unduly prominent in the landscape. This concern is considered to outweigh any tilted balance that would exist if the land supply were deemed to be insufficient after the outcome of the Local Plan examination and inspectors report. The proposal is therefore considered to be 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.**

PL.32/25

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.33/25

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.

- **24/00960/F** – Temporary permission to allow the use of the existing Grundon's lorry parking by the third party, including an installation of a temporary cabin unit and an erection of a temporary security fencing around the lorry parking area

- **Decision of District Council - Approved without time limits. The case officer did not share our concerns about early morning noise nuisance.**

IT WAS RESOLVED that the report be noted.

Date of next meeting – **Wednesday 13 August 2025 at 18:30pm**

The meeting ended at **7.25 pm**