

Banbury Town Council

Mark Hassall ACMA, MA
Town Clerk & RFO



The Town Hall
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Banbury
Oxfordshire
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Our Ref: PL14102026
Please ask for: Helen Durkin
Email: helen.durkin@banbury.gov.uk

Date: 05 October 2026

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 14 October 2026 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 Helen Durkin (helen.durkin@banbury.gov.uk).

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 meetings held on 09 September 2026.
(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**.

7. 20Mph Schemes

The implementation of the County Council's 20mph programme saw about 280 parish and town councils participating, and with the new limits in some cases now having been in place for three or more years we are keen to understand how they are working from a local perspective. The very wide take up of the programme by local councils across Oxfordshire has supported the provision to provide a safer and more pleasant environment for all road users and residents.

We are now contacting all parish and town councils to seek your views on how the 20mph speed limits are working in your community, acknowledging that it will take time for a culture of lower speeds in our towns and villages to become the norm.

We would be very grateful to receive your comments on the following:

- Examples of roads / parts of your town and village where the 20mph limits are working well and why you consider this to be the case.
- Examples where you consider 20mph is not working as effectively or as hoped, and what you think is the cause of this and what might be required to make it more effective.

The County Council is also monitoring changes in the number of reported collisions and changes in traffic speeds. We would be happy to provide this information for roads in your area if of interest.

At the outset of the programme, it was also acknowledged that resources for providing traffic calming measures to help support the new lower limits was not possible through the 20mph programme, and would need to be funded locally through s106, CIL or other funding. This is still the case, but we would be very happy to support – by providing advice etc. – on possible measures should there be local funding opportunities.

Although there is no deadline for sending your observations, we would be grateful to receive any responses **by the end of November**.

Notes on declaration of interest

- 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;*
- 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

- 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,
09 September 2026 at 6.30pm at the Town Hall, Banbury.

Present: Councillor Beere (Chair), Councillor Woodward (Vice Chair)
Councillors: Councillor Thornhill

Alternate: Councillor Richards for Councillor Dhesi

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

PL.44/26 Apologies
Councillor Dhesi

PL.45/26 Declarations of Interest
Councillor Thornhill declared a personal interest as a member of the Cherwell District Council Planning Committee.
Councillor Thornhill also declared a personal interest in **23/01633/F**.

PL.46/26 Minutes of the Last Meeting
IT WAS RESOLVED that the Minutes of the meeting held on the 29 July 2026 be approved as a correct record and signed by Councillor Beere.

PL.47/26 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.

- **26/01495/F – A E Properties Ltd - St Annes House, 1 Dashwood Terrace, Dashwood Road, Banbury** - Formation of means of access and associated dropped kerb and change of use of dwelling to HMO for up to 12 people.
 - **Banbury Town Council** – No objections.
- **23/01633/F - Tri7 Banbury LLP - Site at Calthorpe Street & Marlborough Road, Banbury – Re-consultation** - 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.
 - **Banbury Town Council** – Banbury Town Council strongly object to the proposal on the following grounds;
 - 1 The proposal, by reason of its scale, height, size and materials, is considered to be serious over-development of the site which will have a detrimental impact upon the character and appearance of the Banbury Conservation Area, the setting of listed buildings, the townscape of the surrounding roads and potentially the residential amenity of nearby properties. It will be out of place in a market town like Banbury.

- 2** The failure of the proposal to provide any affordable housing is contrary to national and Local Plan policy and is considered to be a serious shortcoming. The Town Council does not accept that a scheme could not be promoted that would be of a lesser scale but could still produce affordable housing.
 - 3** The removal of all public parking and the very limited car parking proposed for the development is considered to be a significant shortcoming, which will detrimentally impact upon the use by others of town centre car parks and result in significant on-street parking in an area where this is already in short supply. These impacts will be to the overall detriment of the commercial vitality of the town centre, and to the residential amenity of existing residents nearby
- **26/01745/OUT – Mr Neil Simpkins - Percy Gilkes, Station Approach, Banbury** - Demolition of existing depot building and replacement development comprising residential and commercial units.
- **Banbury Town Council** – No Objections.
- **26/01784/MA56 – Zara Ali – 29/30 High Street, Banbury** - Change of Use of the upper floors from Class E commercial Use to 3no Class C3 residential apartments.
- **Banbury Town Council** – No objections, but remind CDC that cycle and bin storage is a necessary requirement that should be secured.
- **26/02008/F – Mr A Khattak - 13 Gatteridge Street, Banbury - RETROSPECTIVE** - Conversion of dwelling into three separate flats.
- **Banbury Town Council** – No objections but seek CDC's assurance that the possible outstanding matters are agreed by their Housing Officers.

PL.48/26

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.49/26

Decision Notices

None

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

The meeting ended at **7.38pm**

Planning Applications to be considered**4**

Application No	Applicant	Location	Proposal
26/02000/REM	Lagan Homes Ltd	Land West Adj To Salt Way and West Of Bloxham Road, Banbury	Reserved Matters application to 22/03868/OUT (APP/C3105/W/24/3339370) (Development of up to 60 homes including open space provision, parking, landscaping, drainage and associated works) - Access, appearance, landscaping, layout and scale and Discharge of Conditions 1 (Reserved Matters), 2 (Reserved Matters), 4 (development parameters), 10 (access and movement strategy), 11 (means of access), 12 (pedestrian and cycle access), 13 (ground investigation), 14 (drainage strategy), 17 (energy statement) and 18 (fibre optic cable strategy)
26/02260/f	Mr Charles Onome Avworho	78 Warwick Road, Banbury	Conversion of building, Use Classes E and C3, into sui generis HMO (8 bed)
26/02262/F	Mr Charles Onome Avworho	80-84 Warwick Road, Banbury	Second floor extension, conversion of upper floors to flats
26/02341/F	Mr & Mrs David & Caroline Ewles	Garage At 2 The Limes, Oxford Road, Banbury	Demolition of a garage and erection of a dwelling
26/02217/F	Ms Shofia Mumtaz	Land Adjacent To 28, Orchard Way, Banbury	Demolition of existing garage and erection of two-storey side extension to form a new two-bedroom dwelling, with associated vehicular access and dropped kerb, 3 new parking spaces, EV charging point, bin, cycle storage and gated rear access
26/02415/F	Grosik Sklep Ban Ltd	15A-16 High Street, Banbury	Change of use of the first and second floors to 2 x flats

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
26/01893/F	48 Park Road	Mrs Yulia Ashworth	RETROSPECTIVE - installation of a gate and brick pillars at the front of property.	No objections
26/01903/F	14 Cheney Road	Mr Umer Gulfranz	RETROSPECTIVE - Single storey rear extension	Banbury Town Council have concerns about this application. The increased depth of this latest extension produces a very long extension that has a detrimental impact upon the outlook and residential amenity of the adjacent property . It is potentially refusable , but this can only be determined by a site inspection from the neighbours property.
26/01965/F	9 Nuffield Drive	Mr Matthew Dixon	Two storey side extension	No objections
26/02067/F	26 Glamis Place	Mr. Mohammed Khan	Single storey front extension	No objections
26/01899/F	The Stables, Blacklock Hill, Nethercote	Mr Malkial Singh	Change of use of amenity land to domestic use and fencing	No objection to this small boundary re-alignment
26/01933/F	109 Mold Crescent	Ms Iulian Gal	Vehicular access and change of use of grass verge	This will further erode the substantial grass verge to the detriment to the appearance of the area
26/02143/F	Whately Lodge, Horse Fair	Mr Andrew Melton	Single storey side extension	No objections
26/02017/F	4 Devon Way	Sheryl Root and Ian Slade	Conversion of existing attached garage to home office and utility room, erection of a new pitched roof over the existing garage, installation of rooflights and associated external alterations	No objections
26/02152/F	135 Warwick Road	Mrs Alice Street-Soden	Single storey rear extension	No objections
26/02110/PIP (Dealt with as an urgent matter as only 5 weeks to respond)	189 Broughton Road	Jane Swintek	Planning in Principle for up to 9 dwellings	Banbury Town Council consider that this site is capable of being developed more intensely than currently for residential development. The large number of trees on the site may however limit the developable area. The trees should be protected with a Tree Preservation Order now so that the position and number of houses can be determined at the technical approval stage.
26/02079/F	22 Nickling Road	Mr McMahon	Alterations and extension to garage and its conversion to habitable accommodation	Object on the grounds that - This enlarged building is inappropriately located to be an independent residential unit. Its size and location may cause overlooking and over-domination of the adjacent property to the detriment of the residential amenity of that property.
26/02147/F	71 Powys Grove	Rebecca Drage	Single storey rear extension. Demolition of existing conservatory, internal alterations and all associated works.	No objections
26/02095/F	Electrical Car Charging Points, Stroud Park, Ermont Way	Mr Jack Mulley	Installation of four battery energy storage units and associated feeder pillars together with the installation of an amenity building providing toilet facilities and vending machines for EV charging customers	Banbury Town Council support the improvement of this necessary facility. We believe it will not cause harm to any interest of acknowledged importance
26/02146/F	45 Queens Road	Mr & Mrs Nick/Alex Breakespear	Erection of single storey rear extension with 6 skylights and associated changes to fenestration	No objections
26/02014/F	Mahindra Racing, Unit 2, Wildmere Court	Ms Leanne Jones	Removal of existing aluminium framed glazed window and replacement with new glazed sectional shutter door to match the appearance of the existing glazed frame, new external car vehicle and pedestrian ramp access into the showroom	No objections
26/02167/CLUP	40 Longfellow Road	Mr Clive Hopkins	Certificate of Lawfulness of Proposed Development for a single storey rear extension	No observations
26/02122/F	Unit 11, Banbury Cross Retail Park, 2 Lockheed Close	Banbury Retail Ltd	Removal of existing and installation of new doors and glazing installation on front elevation, installation of new aluminium projecting feature flashing along the front elevation, installation of new security bollards along the front shared paved area and to the rear service yard area, removal of existing steps and surface locally reggraded to form level access to the rear elevation, installation of new Armco barrier to protect future proposed plant equipment (subject to a separate application) to the rear; and over sheeting of the existing roof (increasing height of existing by approximately 25mm)	No objections
26/01843/F	Blessed George Napier Roman Catholic School, Addison Road	Mr Matthew Brandish	Erection of approximately 280m of 2.4m high fencing	We request that further publicity be given to the public that this proposal includes the closure of a public right of way as it is not explicit from the description of development. There seems to be conflicting evidence about whether this route is used or not, albeit that it is acknowledged that this is a "dead end" path
24/03002/F (amended plans)	9 Lambs Crescent	Mr Paul Hourigan	Alterations to and conversion of approved garage building to a 1 bedroom dwelling	The Town Council continues to have some concern about the amount of car parking available for the original and proposed units. If it can be guaranteed that 2 spaces are available we would have no objections.
26/02184/LB	Banbury Butchers, 27, Bridge Street,	Mr Hitesh Ravrani	Alterations to 4no dormer windows to form 50% area of glazed to enable permanent ventilation to cold roof space.	No objections
26/02199/F	57 Beaconsfield Road	Mrs Christine Hayes	Single storey side and rear extension	No objections
26/02210/DISC	Deerfields Farm, Canal Lane, Bodcote	Mr Roberts	Discharge of Conditions 5 (Stone Sample Panel), 6 (Brick Sample Panel), 7 (Architectural Details), 8 (Tile/Slate Sample), 9 (Chimney Details), 10 (Boundary Treatment) and 17 (Staggered Barriers) of 24/03213/REM	No adverse comments from Banbury Town Council

Processed applications				
Application No	Address	Applicant	Proposal	Outcome
26/02268/F	51, Beaulieu Close	Mr Florin	Removal of the existing fence along rear garden and erection of replacement and extended boundary fencing	We have some concern about the enclosure of this open land into the private garden space of the house. It has a detrimental affect upon the character and appearance of the immediate locality. However we note that a number of similar enclosures have occurred previously.
26/02235/F	11-12 Banbury Cross Retail Park, Lockheed Close	Banbury Retail Limited	Variation of Condition 3 of 25/02902/F to extend the permitted retail use of the floorspace	Objevt on the grounds that It is our opinion Matalan could be accommodated within empty units in Castle Quay, either by combination or subdivision of vacant units, and therefore this use does not need to be located in an out of centre location. Such siting would inevitably have a further detrimental impact upon the vitality and viability of the town centre. We do not accept that bulky goods could not be sold from the former Debenhams unit , and we believe therefore that the sequential test is failed in this case. The proposal is therefore contrary to Local Plan and national policy
26/00185/F	30 Hightown Road	Mr Nikolay Dimitrov	RETROSPECTIVE - Installation of open metal fencing panels affixed to a boundary wall between existing concrete pillars	We have no objection to the form of walls and fencing proposed. However the appearance of the raw concrete is poor and needs to be clad with brickwork or rendered. If this is not proposed then permission should be withheld.