

Banbury Town Council

Mark Hassall ACMA, MA
Town Clerk & RFO



The Town Hall
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Banbury
Oxfordshire
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Tel: 01295 250340

Our Ref: PL24062026
Please ask for: Helen Durkin
Email: helen.durkin@banbury.gov.uk

Date: 10 June 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 24 June 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 12 & 20 May 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**.

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

- (iii) 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 at **6.30pm on Tuesday 12th May 2026** in the Town Hall, Banbury.

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

Officers: Mark Hassall (Town Clerk)
Paul Almond (Director of Environment)
Helen Durkin (Executive Officer)

PL.19/26 Apologies for Absence

None.

PL.20/26 Declarations of Interest

None.

PL.21/26 Election of a Chair

It was proposed by Councillor Thornhill, seconded by Councillor Dhesi, and **WAS RESOLVED** that Councillor Beere be elected as Chair for 2026/27.

PL.22/26 Election of a Vice-Chair

It was proposed by Councillor Beere, seconded by Councillor Thornhill, and **WAS RESOLVED** that Councillor Woodward be elected as Vice-Chair for 2026/27.

PL.23/26 Appointment of Working Parties and appeals panel

It was proposed by Councillor Beere, seconded by Councillor Hussain, and **WAS RESOLVED** that the following be appointed to the sub-committees and working groups for 2026/27.

i) Built Heritage Working Party
(Seats Allocated: Labour 2; Con/Lib 1)

Labour

1. Beere
2. Woodward

Con/Lib

1. Harwood

Background Papers: Nil

The meeting ended at 7.20pm

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday,
20 May 2026 at 6.30pm at the Town Hall, Banbury.

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

Alternate: Councillor Stansfield for Councillor Thornhill

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

PL.24/26

Apologies

Councillors Harwood and Thornhill

PL.25/26

Declarations of Interest

None

PL.26/26

Minutes of the Last Meeting

IT WAS RESOLVED that the Minutes of the meeting held on the 25 March 2026 be approved as a correct record and signed by Councillor Beere.

PL.27/26

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.

- **26/00706/F – Mr Michael Deacon - 48 Castle Quay, Banbury** - Change of Use from retail unit to a youth cultural arts space working with young people.
 - **Banbury Town Council – No objections.**
- **26/00717/F – Mr M Hayat - 47 Padbury Drive, Banbury** - Installation of two pitched roof dormers to rear and rooflights to front elevation to facilitate conversion of loft to habitable space (as approved under 25/00745/F) and conversion of dwelling to 7 Bed HMO (Sui Generis).
 - **Banbury Town Council – Object to the proposed development**, on the grounds that the proposed density of residents will result in a detriment to the character and amenity of the area, and to the residential amenity of the adjoining houses by reason of inadequate car and cycle parking and potential internal noise nuisance. Furthermore the Town Council have reservations about the internal arrangements of the conversion with shared bathroom facilities resulting in inadequate accommodation for residents.
- **26/00723/REM – Mr Pritesh Shah - Land North East Of Oxford Road , West Of Oxford Canal And East Of, Bankside, Banbury** - Construction of a landscaped infiltration pond, associated earthworks, ecological mitigation features, and green infrastructure, together with new planting, boundary treatments, and access arrangements, to serve the wider residential development at Oxford Road, Banbury including Discharge of Conditions 2, 10, 11, 18, 19, 21, 24, 25 and 26 of planning permission ref: 25/02738/F dated 16 January 2026.
 - **Banbury Town Council – No objections.**

- **26/00689/F – Grundon Waste Management Ltd - S Grundon Services Ltd, Merton Street, Banbury** - Demolition of the existing depot and re-development to provide a new, workshop and depot infrastructure (Use Class B2/B8) for use by the applicants and the erection of 5 new industrial units (Use Class E(g)iii and B8).

- **Banbury Town Council – Object to this proposal on the following grounds;**

1. The Town Council is not convinced that the intended road connection from Higham Way to Chalker Way is possible due to the layout of this development. This road connection is considered to be vital to the compatibility of the commercial use of this land and the amenity of surrounding areas.
2. The Town Council consider that the growth in traffic from this site, in combination with that generated on the adjacent site is not capable of being accommodated satisfactorily on the existing nearby road network. Such traffic should be shared with the majority being routed via Chalker Way. We await with interest the comments of OCC.
3. The additional traffic generated along Higham Way, in conjunction with that likely from the adjacent site, will be detrimental to the residential amenity of nearby residents.
4. Whilst noting the submitted FRA, the Town Council is concerned about the possible impact upon the flooding of the area. The comments of the Environment Agency are awaited.

In addition the Town Council seeks an assurance that we will be given the opportunity to comment further once other stakeholder/consultee comments have been received.

- **26/00781/OUT – Trinity College - Land West Of Warwick Road, Banbury (In Drayton Parish)** - Erection of up to 200 dwellings, associated public open space, sustainable urban drainage systems, pedestrian and cycle connections, associated infrastructure, and access from Warwick Road. All matters reserved except for access.

- **Banbury Town Council – Object 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.

PL.28/26

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.29/26 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.

IT WAS RESOLVED that the report be noted.

PL.30/26 Adderbury Neighbourhood Plan

IT WAS RESOLVED that Banbury Town Council should;

1. Thank Adderbury Parish Council for the opportunity to comment on the revised Neighbourhood Plan.
2. Endorse the concept and the specific demarcation of a strategic gap between Adderbury as set out in Policy AD7 and the accompanying plan (Map G).
3. Draw attention to Adderbury Parish Council to its long held view that the increasing congestion at Junction 11 of the M40, warrants attention by the Department of Transport and OCC and for the need for a second junction for Banbury. BTC wish to comment to Adderbury Parish Council the possible unintended impact of Policy AD6 (as further identified on Map F) in designating large areas east of Twyford as strategic open spaces as this designation may frustrate the provision of an improvement to arterial road connections to and from the M40 to the south of Banbury.

Date of next meeting – **Wednesday 24 June 2026 at 18:30pm**

The meeting ended at **7.50pm**

Planning Applications to be considered

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Application No	Applicant	Location	Proposal
26/01010/PIP	Mr Will Lombard	Land East Of The Willows Adjacent To, Blacklocks Hill, Nethercote	Application for Permission in Principle for the proposed development of between 5-9 self or custom made dwellings
26/01132/F	Grosik Sklep Ban Ltd	15a-16 High Street, Banbury	Change of Use of first and second floors to 3 x single-person flats
26/01259/REM	Mr Pritesh Shah, David Wilson Homes	Land North East Of Oxford Road West Of Oxford Canal And East Of Bankside, Banbury	Approval of reserved matters associated with planning permission ref. 19/01047/OUT dated 06 March 2025 (amended by planning permission ref. 25/02738/F dated 16 January 2026) for the construction of a spine road with associated drainage infrastructure, including sustainable drainage systems, pumping stations, and ancillary utilities to support the wider comprehensive development of the site.
26/01102/REM	Mr Pritesh Shah, David Wilson Homes	Land North East Of Oxford Road West Of Oxford Canal And East Of, Bankside, Banbury	Approval of reserved matters associated with planning permission Ref: 19/01047/OUT (as amended by planning permission Ref: 25/02738/F) in relation to Residential Parcel 1 (Phase 1) for 200 dwellings and associated access and drainage infrastructure. The application also seeks to discharge several planning conditions attached to the Outline Approval (and amended under planning permission Ref: 25/02738/F): Condition 10 (Ground and Floor Levels); Condition 11 (Energy Statement); Condition 13 (Footpath/Cycle path Specification); Condition 16 (Phasing Plan); Condition 18 (Construction Environmental Management Plan); Condition 19 (Arboricultural Method Statement); Condition 21 (Surface Water Management Strategy); Condition 24 (Road and Parking Specification); Condition 26 (Archaeological Evaluation and Mitigation); and Condition 28 (Noise)

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
26/00549/LB	32 Bridge Street	Barclays Bank	Repairs to existing pitched roof and replacement of flat roof areas	No objections to these repairs provided the Conservation Officer is satisfied that the method and materials are acceptable
26/00727/ADV	Hardwick Surgery Ferriston	Ferriston Vets Ltd	Installation of 1 No internally illuminated fascia sign to the front elevation of the premises	No objections
26/00959/TCA	74 Bath Road	Mrs Brenda Mizzi	T1 - Lawson Cypress - Fell T2 Lawson Cypress - Fell T3 Apple - Reduce crown by 1.5 to 2 metres and shape	Apologies for the delay in responding. Banbury Town Council have no objections to these proposed tree works
26/00823/F	32 Springfield Avenue	Mr A Massey	Demolition of existing pre-fab garage, erection of two storey extension and relocation of frosted bathroom window to South East Elevation	No objections
26/01016/REN56	Sainsburys Oxford Road	Sainsbury's Supermarkets Limited	Install 678 No. monocrystalline silicon solar photo-voltaic modules. The chosen PV module will have dimensions of approximately 1762 × 1134 × 30 mm and will be installed using a ballast mounted frame system	It is considered good that this large flat roof is to be used for micro-generation. Will the roof end up needing a perimeter fence to ensure that anyone working on the roof does not fall off? these can be intrusive and harmful to the clean architecture of a building.
26/00806/F	3A Hightown Leyes	William & Edyta Burton	Single storey side extension to the eastern side of the existing dwelling	Careful assessment from neighbouring property necessary. This could have a detrimental over-dominating impact on the adjacent house on lower ground
26/00885/TPO	Flat 4 18 Calthorpe Road	Rutland	T1 - Acer pseudoplatanus - Reduce overall canopy by approximately 30% (3-4m to be removed leaving remaining canopy @ approximately 12m tall).	From the information supplied it is difficult to judge if this tree is causing any significant harm. If it is not this is a feature in the streetscape and should be retained as existing
26/01030/REN56	Units D, E and F, Beaumont Road	Ryan Spackman	Installation of roof-mounted solar photovoltaic system	It is considered acceptable, and a good use of this large roof for it to be used for micro-generation.
26/00868/F	23 Buckhurst Close	Mrs Andrea Love	Erect a sheltered seating area in the back corner of rear garden	No objections
26/00906/F	1 Pipers Croft	Georgi Vasilev	Ground floor side garage, boundary treatment changes and all associated works	Whilst the Town Council raises no objections to the garage as a structure I a,m concerned about the position of the driveway access . It seems potentially dangerous on theis corner.
26/00907/F	1 Pipers Croft	Georgi Vasilev	Single storey rear extension, facade alterations and all associated works	No objections
26/01034/F	210 Balmoral Avenue	Mr and Mrs S Short	Single storey front extension to form a bootroom and wc	As there are other prominent front extensions we have no objections
26/00995/F	45 Trinity Close	Ms Michelle Hutchinson	Variation of Condition 2 (approved plans) of 25/01841/F - increase approved height of both flank walls on first floor extension by 675mm	No objection
26/00105/LB	Old Manor Farm, 141 Manor Road	Miss Rachel Aries	Remedial works relating to damp patch in reception room	No objection
26/00865/F	42 Boundary Way	Nicola Ray	Alterations to and conversion of garage to habitable accommodation	No objections provided the permission is conditioned to ensure the use of this structure is incidental to the use of the main house
26/00661/F	84 Middleton Road	AJ NM Property Limited	Lower kerb to allow vehicle access	No objections
26/01164/F	91 Sussex Drive	Mr Ricky Walden	Erection of 2-metre-high feather edge construction fence and change of use of land from amenity land to residential garden	No objections
26/01001/F	5 Morgan Close	Mr Daniel Webster	Single storey rear extension and internal works	No objections
26/01025/F	16 Hastings Road	Mr Asif Ali	Extension of existing porch	No objections
26/01081/F	6 Wheatley Close	Mr Sherin Cyriac	Single storey side extension and porch	No objections
26/01155/F	97 Woodfield	Durim Zepaj	Two storey side extension	No objections
26/01085/F	48 School View	Inga Flynn	Erection of a single storey rear extension	No objections

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

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Application No And Location	Nature of Application	Observations of the Town Council	Decision of the District Council
25/03089/F 13 Gatteridge Street Banbury	Conversion of dwelling into three separate flats (retrospective)	No objections	Refused on the grounds that Two of the three flats (the first and second floor flats) are not of sufficient size or of adequate internal provision or layout to safeguard the amenities of the occupiers of the development. In addition, the basement room for the basement/ground floor flat requires a secondary means of escape such as an egress window, and the basement also needs to be separated from the ground floor by a 30 minute fire door, and have mains wired (with battery back-up) linked to alarms in all common areas and risk rooms (kitchens and living rooms). The identified harm significantly and demonstrably outweighs the benefit of one additional dwelling in an environmentally sustainable location. The proposal is therefore contrary to Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C30 of the Cherwell Local Plan 1996, the Technical housing standards – nationally prescribed space standard (2015) and Government guidance contained within the National Planning Policy Framework.