

PLANNING COMMITTEE

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

Present: Councillor Beere (Chair)
Councillors: Dhesi, Harwood and Thornhill.

Alternate: Councillor Creed for Councillor Woodward.

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

Members of the Public: 8

PL.31/26 Apologies
Councillor Woodward

PL.32/26 Declarations of Interest
Councillors Creed, Harwood and Thornhill declared a personal interest as members of the Cherwell District Council Planning Committee.
Councillor Creed declared an interest in **26/01259/REM & 26/01102/REM** and abstained from voting.
Councillor Beere declared an interest in **26/01010/PIP** and abstained from voting.

PL.33/26 Minutes of the Last Meeting
IT WAS RESOLVED that the Minutes of the meeting held on the 12 & 20 May 2026 be approved as a correct record and signed by Councillor Beere.

PL.34/26 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.

- **26/01010/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.
 - **Banbury Town Council – Object on the grounds that it is development beyond the limits of any settlement and is contrary to adopted and emerging Local Plan policy, and would cause substantial harm to the character and amenity of the hamlet and the surrounding countryside.**
- **26/01132/F – Grosik Sklep Ban Ltd – 15a to 16 High Street, Banbury.** - Change of Use of first and second floors to 3 x single-person flats.
 - **Banbury Town Council – No objections to the proposal, but draw attention to the need to provide adequate bin and cycle storage arrangements.**
- **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.

- **Banbury Town Council – No Objections**

- **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).
- **Banbury Town Council – Banbury Town Council raise no objections to this proposal, with the exception that we have concerns about the extent of parking courts used in parts of the site. It is considered that many occupiers will not use them resulting in excessive on-street parking.**
In addition the Town Council has substantial concerns about the impact of construction traffic upon existing development . It is strongly urged that the access for all construction traffic is taken on the alignment of the new spine road to access the Oxford Road to the south of the rugby club. You will recall that similar issues were raised and addressed in relation to development off the Bloxham Road.

PL.35/26 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.36/26 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.

Date of next meeting – **Wednesday 29 Jul 2026 at 18:30pm**

The meeting ended at **7.25pm**