

**PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held on Wednesday,  
28 February 2024 at 6.30pm in the Town Hall, Banbury.

Present: Councillor Bunce (Vice-Chairman)  
Councillors: Ahmed, Ayers, Beere, Hussain, Kilsby and  
Richards.

Alternate Members: Cllr Hussain for Cllr Hodgson  
Officers: Robert Duxbury (Planning Officer)  
Martyn Surfleet (Executive Officer)

**PL.52/23****Apologies**

Councillor Bishop, Councillor Hodgson

**PL.53/23****Declarations of Interest**

Councillor Beere declared personal interests as a member of the Cherwell District Council Planning Committee. Members indicated that any views expressed at the meeting would be based on the information currently available and a final decision, which in the light of further information, might differ from previous views, would be made at the Local Planning Authority Meeting.

Councillors Ahmed and Kilsby declared personal interests in application **24/00275/F** due to personal friendships with surrounding neighbours, both members expressed that they would refrain from commenting or voting on any matters relating to this application.

**PL.54/23****Minutes of the Last Meeting**

**IT WAS RESOLVED** that the Minutes of the meeting held on the 31 January 2024 be amended and approved as a correct record and signed by Cllr Bunce.

**PL.55/23****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.

**IT WAS AGREED** that the comments proposed by the Planning officer for application 24/00145/F be amended to include concerns regarding the limited parking availability on Albert Street as well as the current parking provision being time limited.

Members agreed that the proposals set out by the Planning officer regarding the observations included within **Appendix 1** be forwarded to the local planning authority for consideration.

**IT WAS RESOLVED** that the comments, as set out in **Appendix 1**, be forwarded to the Local Planning Authority.

**PL.56/23****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.57/23**

**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 noted that there were two contrary determinations.

**IT WAS RESOLVED** that the report be noted.

The meeting ended at 19.19 pm

**Appendix 1**Planning Applications considered by the Planning Committee

<i>Application Number</i>	<i>Applicant</i>	<i>Location</i>	<i>Proposal</i>	<i>Observations</i>
24/00145/F	Mrs Kumar	7 Albert Street, Banbury	Conversion of house to two flats.	Banbury Town Council raise no objections to the specific details of the proposed conversion but the Town Council share the concerns of Oxfordshire County Council (as highway authority) about the lack of parking that can be provided in this street where the only parking is time limited and regularly at capacity.
24/00099/F	Mr Iklaq Karim	2 George Street, Banbury	Banbury Change of Use from Class E Use to include hot food takeaway (sui generis).	Banbury Town Council raise no objections.
24/00162/OUT	Shine Star Properties Ltd	Land to Rear Of 10 Bloxham Road, Banbury	Proposed 3-bedroom dwelling with associated off-street parking.	Banbury Town Council object to the proposal on the grounds that the scale and design of the dwelling proposed will be harmful to the character and appearance of the area and to the amenity of adjacent residential properties by overlooking. In addition, the Town Council considers that there appears to be a lack of car parking for the original house and the proposed house and that this is unacceptable in this location.

24/00182/F	Fretwell Investment Ltd	Car Motor Services, Southam Road, Banbury	Two 'drive-through' restaurants, alterations to existing access onto Southam Road; demolition of existing premises (resubmission of 23/00735/F).	Banbury Town Council continue to object on the grounds that these establishments will detract from the long term national and local policy of protecting the town centre by drawing trade that would otherwise use the town centre to this peripheral location. There has been no necessary sequential assessment of alternative locations and so our previous objections remain.
24/00275/F	Mr Riasat Ali	104 Causeway, Banbury	Single storey rear extension to form an additional flat (retrospective).	Banbury Town Council object to the proposal on the grounds of overdevelopment, with adverse impact upon the adjoining property by reason of over-dominance, and impact upon the living environment of the other flats in the building by the lack of external access/storage resulting in the likelihood of bins being left to the front of the building causing further. adverse impact upon the character and appearance of the Conservation Area.
24/00339/F and 24/00340/LB	Hycrest Limited	2 High Street, Banbury	Change of Use of upper floors to create 5 no residential units.	Banbury Town Council raise no objections subject to satisfactorily resolving the refuse storage arrangements and an acceptable fire escape strategy for all the proposed 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.