

PLANNING COMMITTEE

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

Present: Councillor Beere (Chairman)
Councillors: Dhesi, Elugwu, Harwood, Thornhill,
Woodward
Alternate Members: No alternate members
Officers: Robert Duxbury (Planning Officer), Mark Hassall
(Town Clerk), Geoffrey Toon (Executive Officer)

PL.14/24 Apologies
None

PL.15/24 Declarations of Interest
Councillor Harwood declared personal interests as a member of the Cherwell District Council Planning Committee.
Councillor Thornhill declared personal interests as a member of the Cherwell District Council Planning Committee.
Town Clerk Mark Hassall declared a personal interest in application 24/01685/F due to the proximity to his personal address and expressed that he would leave the meeting prior to this item being discussed.
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.

PL.16/24 Minutes of the Last Meeting
IT WAS RESOLVED that the Minutes of the meeting held on the 12 June 2024 be approved as a correct record and signed by Cllr Beere.

PL.17/24 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.

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.18/24 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.

The meeting ended at **7.40 pm**

Appendix 1

Planning Applications considered by the Planning Committee

Application Number	Applicant	Location	Proposal	Observations
24/01458/F	Ms Tina Nguyen	3-4-5 George Street, Banbury	Change of Use from Class E commercial to Class C3 domestic to provide 4 x no. bedsits on first floor and 2nd floor. Internal configuration and alterations to ground floor commercial business	Resolved that Banbury Town Council raise no objections to the proposal but draw attention to the difficulties associated with waste disposal arrangements, cycle parking, and fire escape arrangements which may be blocked by inadequate provision for the above-mentioned requirements
24/01534/F	Elme Property Development Ltd	66 Forgeway, Banbury	Conversion of existing dwelling to create 2 x 1 bed apartments	Resolved that Banbury Town Council raise no objections
24/01538/F	IRP Holdings Limited c/o LondonMetric Property Plc	Wickes, Southam Road Banbury	Variation of Condition 9 (retail use) of 95/00694/F - vary the wording of condition 9 as follows: "The retail use hereby permitted shall be for the sale of convenience and comparison goods with the sale of clothing and footwear not exceeding 10% of the gross floorspace	Resolved that Banbury Town Council express 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 seek CDC's assurance that this will be carefully and fully assessed by independent experts that they instruct.
24/01685/F	Mr M Hayat	101 Middleton Road, Banbury	Basement extension with associated internal and external works	Resolved that Banbury Town Council object to this proposal on the grounds that there is currently a lack of sufficient information about the future intentions as to occupancy of the house, and more significantly about the engineering of the basement works. Without the latter CDC cannot be satisfied about the safety and well-being of adjacent properties. The Committee also expressed concern about possible dampness and flooding as this area is known to be prone such issues The Town Council further request a re-consultation once the necessary details have been submitted.
24/01776/F	Mr Hassan	61 High Street Banbury	Retrospective - Change of Use of the existing ground floor unit (from	Resolved that Banbury Town Council raise no objections

			financial services) to restaurant including hot food takeaway (Use Class Sui-Generis). Change of Use of existing upper floors (from office space) to residential units (Use Class C3). Changes to the external elevations, including a new flue to the rear.	

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.