

**PLANNING COMMITTEE**

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

Present: Councillor Beere (Chairman)  
Councillors: Dhesi, Elugwu, Harwood, Thornhill,  
Woodward  
Alternate Members: None  
Officers: Robert Duxbury (Planning Officer)

**PL.32/24**      **Apologies**  
None

**PL.33/24**      **Declarations of Interest**  
Councillor Harwood and Thornhill declared personal interests as a member of the Cherwell District Council Planning Committee.

Councillor Harwood and Thornhill declared personal interests regarding 24/01909/F and 24/01910/LB as board members of Banbury Charities, who own the building.

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.34/24**      **Minutes of the Last Meeting**  
**IT WAS RESOLVED** that the Minutes of the meeting held on the 11 September 2024 be approved as a correct record and signed by Cllr Beere.

**PL.35/24**      **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.36/24**      **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.

**PL.37/24**      **Decision Notice**

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.38/24      Appeals Update**

Planning officer presented a verbal report (with powerpoint slides) informing the Members of the receipt by CDC of an appeal against the refusal of application 23/03428/OUT AT Huscote Farm, Banbury for commercial development.

**IT WAS RESOLVED** that the officer be instructed to write to the Planning Inspectorate setting out the Town Council's earlier objections and supporting all the reasons for refusal given by CDC in their decision upon the planning application..

The meeting ended at **7.30 pm**

## Appendix 1

## Planning Applications considered by the Planning Committee

Application Number	Applicant	Location	Proposal	Observations
24/02384/REM	RS Developments	Land At Reedmace Road, Banbury	Reserved matters application to 23/02229/OUT - Layout, scale, appearance, means of access and landscaping. 9 houses	Resolved that Banbury Town Council raise no objections
24/02574/F	Grow Learn Play Project CIC	East Street Day Nursery, Calder Close, Banbury, OX16 3WR	Erection of two pre-fabricated buildings for early years (Class E) and community learning (Class F1) use and associated works	Resolved that Banbury Town Council raise no objections
24/02431/F	Retrospective application by Mr Hassan	61 High Street, Banbury, OX16 5JR	<b>Retrospective application</b> Change of Use of the existing ground floor unit (from financial services) to restaurant including ancillary hot food takeaway (Use Class Sui-Generis).  Change of Use of existing upper floors (from office space) to 4 studio flats.  Changes to the external elevations, including a new flue to the rear. Replace windows to front upper floors - re-submission of 24/01776/F	Resolved that Banbury Town Council raise no objections
24/02514/OUT	Mr & Mrs Donger & Manor Oak Homes	Land Opposite Hanwell Fields Recreation Adj To, Dukes Meadow Drive, Banbury	Outline planning consent for up to 114 dwellings and associated open space with all matters reserved other than access - re-submission of 23/03366/OUT	Agreed that Banbury Town Council object to this development  1. BTC consider that this application is premature pending the outcome of the emerging Cherwell Local Plan. Whilst noting the applicants contention that the District Council is in a position where it cannot demonstrate a 5 year housing land supply, Banbury Town Council



				<p>nevertheless object that by reason of its scale and siting beyond the built up limits of the settlement, and within the countryside, the proposal would result in development of a greenfield site that contributes to the rural character of the approach into Banbury and is important in preserving the character of the this edge of Banbury and would be unduly prominent in the landscape. This concern is considered to outweigh any tilted balance that would exist if the land supply is deemed to be insufficient after the outcome of the Local Plan examination and inspectors report. The proposal is therefore considered to be unacceptable in principle and contrary to Policies ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Saved Policy C33 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework</p> <p>2. The development is considered to be inappropriately located due to the lack of accessibility to public transport with overly long walk distances to the nearest bus stops and therefore future residents would be highly reliant on the private car to access all their employment, shopping, and social and other needs</p>
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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.