

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday,
26 February 2025 at 6.30pm at the Town Hall, Banbury.

Present: Councillor Beere (Chairman)
Councillors: Dhesi, Elugwu, Harwood and Woodward.

Other attendance: Councillor Eaton for Councillor Thornhill.

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

PL.10/25 Apologies
Councillors Thornhill

PL.11/25 Declarations of Interest
Councillor Harwood declared personal interest as members of the Cherwell District Council Planning Committee.
Councillor Dhesi declared personal interest on application 25/00203/F and left the room upon reaching this application.

PL.12/25 Minutes of the Last Meeting
IT WAS RESOLVED that the Minutes of the meeting held on the 15 January and 05 February 2025 be approved as a correct record and signed by Cllr Beere.

PL.13/25 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.

- 24/02692F- It is recommended that Banbury Town Council do not object and support the early provision of this long-awaited facility.
 - **No objection.**
- 25/00044/F - Removal of existing building (two storey detached dwelling) and erection of replacement single detached dwelling and associated external works including parking and new highway access (self-build).
 - **No objection.**
- 25/00037/F - Change of use from C3 (residential) to C4 (HMOs) and basement to be extended downwards by approx' 1m.
 - **Banbury Town Council object to the scheme on the grounds that that the details of this conversion, with shared bathroom facilities, no provision for waste bins, and the need to lower the basement floor level suggest an unacceptable higher density development that will be detrimental to the amenities of adjoining properties and will produce a poor form of accommodation.**
- 24/03424/REM - RESERVED MATTERS to 21/03426/OUT - including appearance, landscaping, layout and scale.
 - **No objection.**

- 25/00159/OUT - Outline application portacabin (double-storey) to west of car park with all matters reserved.
 - **Banbury Town Council raise no objections to this proposal on appearance and usage terms. However, we take this opportunity to reinforce the objector's comments concerning the traffic congestion and on-street parking issues that occur at peak usage times in and around the mosque, and trust that this enlarged facility will not worsen that situation.**
- 25/00203/F - Change of Use from Class E commercial to Class F2 local community use to provide a Gurdwara Sahib - a place of worship.
 - **Banbury Town Council find it difficult to comment on this application given the lack of information accompanying it.**

To see if the apparent conflict with employment policy can be overcome we would request that they seek further information from the applicant about the past advertising of this site with an aim of convincing you and us that the site is surplus to commercial needs and could therefore be used for an alternative purpose such as a place of worship. In addition, it would be good to see details of the applicant's own past search for sites and the outcome of that search. If it could be proven that other sites are not available then that may assist in convincing you to set aside the apparent conflict with policy on the grounds that the need for the community facility outweighs the desire to retain commercial buildings in that use.

In addition, we are concerned about the apparent lack of parking on this site. No information accompanies the application on the size of the congregation (and where they come from) or how many vehicles are attracted to the existing site – although it is said that the area copes. Again, it would be helpful to see more information to allay our latent concerns.

PL.14/25**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.

- 24/03267/ADV - Question whether additional advertising in this town edge site is really necessary. It could be considered to be clutter.
- 24/03290/F – No objections
- 24/03335/TPO – No objections
- 24/03275/F - Object on the grounds that the building, by reason of its size, and positioning is detrimental to the amenities of the adjacent residential property.
- 24/03378/F - The Town Council have some concern about the depth of this extension immediately on the boundary with the adjoining house. It is considered that this may be detrimental to the outlook and amenity of that house
- 25/00060/ADV – No objections
- 25/00093/F - Banbury Town Council have some concern about the impact of the extension upon the outlook and residential amenity of no.12 Prospect Road from the "agreed" party wall part of the extension
- 25/00014/F – No objections
- 25/00105/F – No objections

- 25/00137/F – No objections
- 25/00121/F – No objections
- 25/00148/F – No objections
- 25/00134/F – No objections
- 25/00141/F – No objections
- 25/00154/F – No objections
- 24/03272/ADV - No objections

IT WAS RESOLVED that the report be noted.

PL.15/25

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.

- 24/03021/F - Application by We-Care-Recruitment at 26 Levenot Close, Banbury. In approving the application CDC commented in their report that planning permission is only required for the first-floor side extension. It is not required for the use of the property as a small HMO. As such any issues arising from the use of the property cannot be considered.

IT WAS RESOLVED that the report be noted.

Date of next meeting – **Wednesday 26 March 2025 at 18:30pm**

The meeting ended at **7.49 pm**