

PLANNING COMMITTEE

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

Present: Councillor Beere (Chairman)
Councillors: Dhesi, Harwood, Tohill-Martin and Woodward.

Other attendance: Cllr Richards for Cllr Thornhill

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

PL.16/25 Apologies

Councillor Thornhill

PL.17/25 Declarations of Interest

Councillor Harwood declared personal interest as members of the Cherwell District Council Planning Committee.

PL.18/25 Minutes of the Last Meeting

IT WAS RESOLVED that the Minutes of the meeting held on the 26 February 2025 be approved as a correct record and signed by Cllr Beere.

PL.19/25 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.

- 25/00788/F - Steam House Bagels - Sainsbury's Local, Unit 1, Walker Road, Banbury - Use of site as cafe and proposed installation of extraction equipment.
 - **Banbury Town Council made no objection.**
- 25/00204/F - A2B Castle Cars Ltd - Land Opposite Banbury Station Car Park Station Approach, Banbury - RETROSPECTIVE - Change of Use of land and erection of outbuilding for Sui Generis Use for taxi company.
 - **Banbury Town Council object to the application on the grounds that the application still does not provide sufficient information to allow the proposed development to be fully assessed by OCC or us. Further information regarding the current use of the site and the use of the proposed development is required at this stage to enable the full assessment the impact of the development. The Members also expressed their concern about the apparent lack of sanitation facilities for this workplace. Please refuse the application and/or reconsult when the required information is available.**
- 25/00752/F - Mr Timothy Beckett - 2 Church View, Banbury - Conversion of existing dwelling to form two dwellings.
 - **Banbury Town Council object to this proposal on the grounds that the development impacts upon the neighbours. We understand that the extensions may be beyond permitted development tolerances. Therefore the substandard appearance and over-domination of the development can also be taken into account, and these matters add to the level of harm caused by the over-development of the site and possible on-street**

car parking, and all these considerations justify refusal of the application. If we are wrong about the "permitted development" matter we still consider that the over-development and parking justify refusal in any event.

- 25/00802/F - Mr M Hassan - 25 Harlech Close, Banbury - Conversion of garage to habitable accommodation and subdivision of dwelling to form studio flat at ground floor level.
 - **Banbury Town Council object to this proposal, on the grounds that in the light of deficiencies in garden space and car parking, this is considered to be overdevelopment of the building which will result in harm to the character and amenity of the area.**
- 25/00801/F - Ms Shofia Mumtaz - 28 Orchard Way, Banbury - Erection of new two bedroom dwelling and creation of new access.
 - **Banbury Town Council object to the proposal on the grounds that this site is too small to accommodate this house without causing undue harm to the amenity of the adjacent house in Beesley Road and to the character and amenity of the area. As such the proposal is contrary to Cherwell Local Plan policy. Access to the side road is also in a dangerous position likely to be detrimental to highway safety.**
- 25/00203/F - Mr Diljeet Singh - Unit 4, Plot 9C Thorpe Close, Banbury - 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 note the withdrawal of the application.**
- 25/00813/F - Detail Property Ltd - Shoezone, 1 High Street, Banbury - Change of Use of 1st, 2nd and 3rd floors to create 2 no. flats and reconfiguration of ground floor to 2 no. commercial units.
 - **Banbury Town Council made no objection.**

PL.20/25

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.

IT WAS RESOLVED that the report be noted.

PL.21/25

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.

- 19/01047/OUT - Land North East Of Oxford Road West Of Oxford Canal and East Of Bankside Banbury – Approved by CDC (Section 106).
- 24/03271/F - 11 Farmfield Road, Banbury - Approved after receipt of amended plans reducing impact up neighbour

IT WAS RESOLVED that the report be noted.

Date of next meeting – **Wednesday 11 June 2025 at 18:30pm**

The meeting ended at **7.39 pm**