

PLANNING COMMITTEE

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

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

Alternate attendance: Councillor Biegel for Councillor Thornhill
Councillor Creed for Councillor Dhesi

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

PL.22/25 Apologies
Councillors Dhesi and Thornhill

PL.23/25 Declarations of Interest
Councillors Biegel and Creed declared personal interest as a members of the Cherwell District Council Planning Committee.

PL.24/25 Minutes of the Last Meeting
IT WAS RESOLVED that the Minutes of the meeting held on the 14 May 2025 be approved as a correct record and signed by Cllr Beere.

PL.25/25 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.

- 25/00828/F - Kenneth Dalti – 127 Warwick Road, Banbury - Formation of 8 Bedroom HMO requiring Change of Use class from C3 to Sui Generis. Proposal includes extensions to the existing building as approved under application 24/02557/F
 - **Banbury Town Council object to the proposal on two grounds.**
 - 1. The overall level of activity in this semi-detached house after conversion will be likely to be detrimental to the character and amenity of the area and to the residential amenities of the adjacent house and therefore contrary to Local Plan policy.
 - 2. The proposed car parking arrangements are poor and may result in manoeuvring and parking on the highway to the detriment of safety

- 25/00960/F – Grundon Waste Management Ltd - Grundon Waste Management, Rocket Road, Banbury - Temporary permission to allow the use of the existing Grundon's lorry parking by the third party, including an installation of a temporary cabin unit and an erection of a temporary security fencing around the lorry parking area.
 - **Banbury Town Council have no objection, however, the Town Council is concerned about;**
 - The earlier and increased early morning HGV movements set out in the application. It is considered that this could create a noise nuisance to nearby residents at this otherwise quiet time of the day. If this application is to be agreed we would wish the existing time restriction conditions to be maintained.
- 25/01081/F - Elme Property Development Ltd – 12-14 West Bar Street, Banbury - Change of use of building from retail to C4 (House in Multiple Occupation). First floor extension.
 - **Banbury Town Council raise no objections.**
- 25/01173/F – DVSA Ltd - Colin Sanders Innovation Centre, Mewburn Road, Banbury - Change of Use of Suites 8 and 9 from Office (Use Class E) to a Driving Test Centre.
 - **Banbury Town Council support the proposal and raise no objections.**
- 25/01186/F – Mr & Mrs Ewles - Garage At 2 The Limes, Oxford Road, Banbury - Demolition of existing garage and erection of a flat-roofed two-storey dwelling.
 - **Banbury Town Council raise no objections but wish to be assured that the nearest tree, T7, is protected from damage by a condition requiring the hand digging of the nearest foundations and any nearby trenching.**
- 25/01211F – Mr B Dempster – 1 Horton View, Banbury - Extension to and conversion of single dwelling into two dwellings with associated internal and external works.
 - **Banbury Town Council object to the proposal on the following grounds.**
 - There is inadequate information about garden subdivision between the units, and no information about either car parking or waste bin/cycle parking provision. In the absence of such information the scheme cannot be fully assessed and may be substandard in one or more of these issues, it may cause harm to the amenities of neighbours, and/or cause harm to highway safety by increasing the incidence of on-street parking near the busy junction adjacent.

- 25/01271/F – AMP Clean Energy - Verge North Of McGregor Cory Ltd And Adjacent, Middleton Road, Banbury - Construction of micro energy storage facility.
- **Banbury Town Council support this proposal but wish to be assured that it will be conditioned to ensure that as much existing surrounding planting is kept as possible.**

PL.26/25 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.27/25 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.

- 24/03035/F - 90 Parsons Piece, Banbury - Addition of a garage door and walls to existing car port to create enclosed garaging.
- **Banbury Town Council Objected - The enclosing of a parking space as proposed would be an unfortunate precedent for the enclosure of other spaces in a haphazard way to the detriment of the overall appearance of this part of the estate**
- 25/00542/F - 53 Orchard Way Banbury - Erection of building to form annexe ancillary to the main dwelling.
- **Banbury Town Council Objected - This large freestanding building is large enough and sited in such a position that it could function as a self-contained independent dwelling. As such it would be detrimental to the amenities of properties to either side and therefore contrary to Local Plan policy.**
- 25/00745/F - 47 Padbury Drive, Banbury - Installation of two pitched roof dormers to rear and rooflights to front elevation to facilitate conversion of loft to habitable space.
- **Banbury Town Council Objected - This is considered to be an ugly solution to the intended roof conversion which could be improved by the use of two traditional dormers side by side**

IT WAS RESOLVED that the report be noted.

Date of next meeting – **Wednesday 16 July 2025 at 18:30pm**

The meeting ended at **7.36 pm**