

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 07 February 2018 at 6.30pm in the Town Hall, Banbury.

Present: Councillor Ilott (Chairman)
Councillors: Beere, Clarke, L. Donaldson, Harrison, Hussain, Milne Home, Ross, & Wren.

Officers: Audrey O'Mahony (Planning & Administration Officer)
Chris Thom (Cherwell District Council)

PL.59/17

Apologies

Apologies were received from Councillors Bell and Woodcock.

PL.60/17

Declarations of Interest

Councillors Clarke, Beere, and Milne Home declared that as Members of the Planning Committee of Cherwell District Council, any views expressed at the meeting would be based on the information currently available and that final decisions, which in the light of further information, might differ from previous views, would be made at the Local Planning Authority Meeting.

Councillor Clarke declared an interest in application 18/00020/F (Mr Edd Frost, Change of use from B1, B2 & B8 to funeral home, alterations and external replacement signage) as he was a trustee of Banbury Charities, the land owner, and did not partake in the discussion and voting thereon.

PL.61/17

Minutes of the Last Meeting

IT WAS RESOLVED that the Minutes of the meeting held on 10 January 2018 be approved as a correct record and signed by the Chairman.

PL.62/17

Consultations

The committee considered a report from the Planning & Administration Officer on the ongoing consultations that were currently being considered by Banbury Town Council. Chris Thom, of Cherwell District Council, gave a short presentation to the Committee on the forthcoming Supplementary Planning Document for Canalside. He circulated the leaflet that had been prepared by Cherwell District Council for the site and answered any questions that members had on the document.

IT WAS RESOLVED that the report be noted and a draft response on the Supplementary Planning Document for Canalside be prepared and circulated amongst the committee before being submitted to the Local Planning Authority.

PL.63/17

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.

IT WAS RESOLVED that the comments, as set out in Appendix 1, be forwarded to the Local Planning Authority.

PL.64/17

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.65/17

Decision Notices

Members were advised that application 17/02290/F was granted by the Local Planning Authority subject to a schedule of two conditions. Banbury Town Council had objected to this application on the basis that it would result in a development that would contravene Saved Policies C28 and C30 of the Cherwell Local Plan 1995 and Policy ESD15 of the Cherwell Local Plan 2011-2031.

Members were advised that application 17/02218/F was refused by the Local Planning Authority. Banbury Town Council had offered no objections to this application. Reasons for refusal given outlined that the proposed development by virtue of its scale, form, massing and siting, would have an undue impact on the occupiers of 28 Old Grimsbury Road by way of loss of outlook and light to this neighbour. The development was deemed to be in contravention of Saved Policies C28 and C30 of the Cherwell Local Plan 1996, Policy ESD15 of the Cherwell Local Plan 2011-2031 and Government Guidance contained within the National Planning Policy Framework.

The meeting ended at 7.40pm

Planning Applications considered by the Planning Committee

Application Number	Applicant	Location	Proposal	Observations
17/02546/F	Alandy Property Ltd	2A - 4 Broad Street Banbury OX16 5BN	Conversion of two floors above retail unit for domestic accommodation. Change of use of upper floors from retail to housing. Additional two floors at rear for accommodation - resubmission of 17/01984/F	<p>Banbury Town Council have no objections to the principal of this type of development being carried out on this site. However, the Town Council wish that any development will meet the required minimum standards as prescribed by the Local Planning Authority and will offer any future inhabitants a reasonable standard of living.</p> <p>The Town Council also wish to note that if a Noise Report were to be carried out at this time of the year an imprecise result may be attained. During the Winter/Spring months the outdoor seating area is quieter due to the cold weather and a report such as this, looking to gain an accurate picture, should be carried out during the Summer months when the outdoor seating area would be at it's busiest. The same is to be said for the Swift survey, the Town Council believe that this survey should be carried out at the appropriate time of the year to gain an accurate representation.</p>
18/00036/F	Dr R.W Hobbs and Mrs J.M Sands	Land To Rear Of No. 23 To 29 Crouch Street Banbury	Erection of 9 dwellings (7 no. 2 - beds and 2 no. 1 - beds) and all associated works	<p>Banbury Town Council have no objections to the principal of development on this site. However, the Council does have a number of concerns to be raised:</p> <p>When appraising this site a number of Material Considerations can be fairly and reasonably related to this application. Traffic and circulation issues in the immediate vicinity of the proposed development have been apparent for some time, whilst acknowledging the parking provision being</p>

				<p>proposed as part of the development, the Town Council does see the need for an improvement in the local infrastructure for this development to go ahead. If the Local Planning Authority are of a mind to grant this application the Town Council does request that a Construction Traffic Management Plan be put into place.</p> <p>Policy ESD 15: The Character of the Built and Historic Environment states that new development will be expected to compliment and enhance the character of its context through sensitive siting, layout, and high quality design. As this development is in a Conservation Area, Banbury Town Council want to ensure that the design of the development is sympathetic to the the character of the area. A sensitive design that reflects the Georgian and Victorian features of the surrounding terraces should be enforced to allow the development to sit well within its surroundings.</p>
18/00045/OUT	Morris Homes	OS Parcel 5700 South Of Salt Way At Crouch Farm Bloxham Road	Variation of Condition 12 of 12/00080/OUT to allow delivery of footpath/cycle links by occupation of 80% of the dwellings	Banbury Town Council object to the removal of this condition, in this case the Town Council believe that the public good is better served by the non variation of Condition 12.
17/02167/F Amended	Morrison Property Consultats Limited	The Old Malthouse St Johns Road Banbury	Conversion of building from B1(a) Offices to 25 residential flats, with ancillary parking, bin storage and amenity area	<p>Having considered the amended plans submitted, Banbury Town Council do not wish to alter their previous comments on this application.</p> <p>However, the Council do wish to reiterate that this is based on the belief that this development offers the best opportunity to insure the future this</p>

				building. The Town Council also wish that any alterations that are carried out do not cause substantial harm to the fabric of the building.
17/02168/LB Amended	Morrison Property Counsultants Limited	The Old Malthouse St Johns Road Banbury	Conversion of building from B1(a) Offices to 25 residential flats, with ancillary parking, bin storage and amenity area	Having considered the amended plans submitted, Banbury Town Council do not wish to alter their previous comments on this application. However, the Council do wish to reiterate that this is based on the belief that this development offers the best opportunity to insure the future this building. The Town Council also wish that any alterations that are carried out do not cause substantial harm to the fabric of the building.
17/02101/F	Mr Ajay Kumar Bawa	48 Ferriston Banbury OX16 1XE	Single storey and first floor extension	Banbury Town Council have no objections to this application.
18/00020/F	Mr Edd Frost	M and G Presents 14 Canada Close Banbury OX16 2RT	Change of use from B1, B2 & B8 to Funeral home, alterations and external replacement signage	Banbury Town Council have no objections to this application.
17/02477/LB	Mr Keith Gelling	21 Crouch Street Banbury OX16 9PP	Remove damaged/falling render. Reinstate render with matching ashlar store finish. Redecorate external render. Replace large tall window on rear elevation in concealed courtyard. Install boiler flue terminal vertically through slate roof above courtyard. Make good hole in wall with matching bricks	Banbury Town Council have the following comments to make on this application: No objections to the removal of the damaged/falling render and the reinstatement of render with matching ashlar stone finish provided the Local Planning Authority are satisfied with the proposed render and finish. We would suggest a method statement/specification be submitted by the applicant for this. No objections to the replacement of the large tall window on the rear elevation in a concealed courtyard. Banbury Town Council would expect a

				<p>suitable replacement to be approved by the Local Planning Authority, this would be suitable in finish, style and framing.</p> <p>No objections to the installation of a boiler flue terminal through slate roof above the courtyard, however, as there have been previous attempts at moving it Banbury Town Council would ask that the position is finalised before any preparatory work is carried out.</p> <p>No objection to the making good of a hole in the wall with matching bricks: provided that the brick work is approved by the Local Planning Authority.</p>
18/00058/F	Mr Richard Dent	47 Brunswick Place Banbury OX16 3RL	Single storey front extension - re-submission of 17/00850/F	Banbury Town Council have no objections to this application.
17/02002/F	Mr W Lombard	Agricultural Building The Willows Blacklocks Hill Nethercote	Extension to barn for residential purposes - following a class q approval for the barn conversion (15/01361/Q56)	Banbury Town Council have no objections to this application.
18/00088/LB	P.S. Pointing Ltd	The Old Wine House 27 High Street Banbury OX16 5EG	Installation of secondary glazing to first floor windows	Banbury Town Council have no objections to this application.