

PLANNING COMMITTEE

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

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

Alternate Members: Councillor Richards for Councillor Bell and Councillor Kilsby
for Councillor Ross

Officers: Audrey O'Mahony (Planning & Administration Officer)

PL.66/17

Apologies

Apologies were received from Councillors Bell and Councillor Ross.

PL.67/17

Declarations of Interest

Councillors Clarke, Beere, Richards and Milne Home declared that as Members of the Planning Committee of Cherwell District Council, and Councillor Woodcock declared that as a substitute Member of the Planning Committee at 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 Ilott declared an interest in application 17/01629/OUT (Banbury Litho Limited, outline planning permission for the erection of a new building (re-submission of 17/00089/OUT) as this company printed campaign literature for his party, he did not partake in the discussion and voting thereon.

PL.68/17

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.69/17

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.70/17

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.71/17

Decision Notices

Members were advised that application 17/02244/F (Redefine Banbury Cross Limited) was granted by the Local Planning Authority on the 9th of February 2018, subject to a schedule of five conditions. Banbury Town Council had objected to the planning application on the grounds that a reduction in the car parking spaces and subsequent impact on traffic would be unacceptable.

Members were advised that application 17/0131/F (Beecroft Homes Ltd) was granted by the local planning authority in the 13th of February 2018, subject to a schedule of 9 conditions. Banbury Town Council had objected to the planning application citing that the development would not be sympathetic to the area that it was in and would be in contravention to the Saved Policies C28 and C30 as well as Policy ESD15 of the Cherwell Local Plan 2011-2031.

Members were advised that application 17/02167/F & 17/02168/LB (Morrison Property Consultants Limited) was refused by the local planning authority. Banbury Town Council had no objections to the proposal provided it was carried out in a sympathetic manner. Cherwell District Council stated that the applicant had failed to demonstrate through a robust marketing exercise that the site is no longer viable for its existing employment use and that the proposed development would result in less than substantial harm to the listed building and conservation area.

The meeting ended at 7.35pm

Planning Applications considered by the Planning Committee

<i>Application Number</i>	<i>Applicant</i>	<i>Location</i>	<i>Proposal</i>	<i>Observations</i>
17/01629/OUT	Banbury Litho Limited	Banbury Litho Units 1A To 1E Vantage Business Park Bloxham Road Banbury OX16 9UX	OUTLINE - Erection of a new building - Re-submission of 17/00089/OUT	Banbury Town Council object to this application. It is the concern of the Town Council that if it were to go ahead, this development would have a substantial and negative impact on the setting of the Grade II* listed building on the site. Whilst understanding the need for business to expand, the erection of a new building will adversely compromise this listed building and its surrounding environment. Policy ESD 15 of the Cherwell Local Plan 2011-2031 states that development of all scales should be designed to improve the quality and appearance of an area and the way it functions. There is no doubt that this development would have a substantial and harmful affect on the appearance of the area surrounding this listed building and would not improve its appearance.
18/00108/F	DB Symmetry Ltd	Unit 5 Chalker Way Banbury OX16 4XD	Full planning permission for 30,007.5 sqm of logistics floor space, within Class B8 of the Town and Country Planning Use Classes Order 1987, including ancillary Class B1 (a) Offices (929 sqm), service yard and access to Chalker Way	Banbury Town Council have no objections to this application. The town council would like to highlight the reservation of land for a future highway connection to bypass the Town Centre

18/00293/OUT	Land Group (Banbury) Ltd	Caravan Park Station Approach Banbury OX16 5AB	Outline application for the development of car park and caravan park on land to the west of Banbury Railway Station to comprise up to 63 apartments all within Use Class C3; provision of vehicular and cycle parking together with all necessary internal roads and footpaths; provision of open space and associated landscape works; and ancillary works and structures.	<p>Banbury Town Council object to this proposal. When considering this application a number of issues that were of concern the Town Council. The previous application for this site was refused by the Local Planning Authority and was objected to by Banbury Town Council. There is little difference between the previous application and this one, save the increase in the number of apartments proposed, and as such the comments and thoughts of the Town Council remain the same.</p> <p>The Local Planning Authority has recently consulted on the Supplementary Planning Document for Canalside, and as such the Town Council would request that any development to occur in this area be delayed until these plans are formally adopted.</p> <p>Of further concern to The Town Council is the access to and from the site. This is seen as a significant issue. The Bridge Street junction is currently at capacity and is a considerable source of traffic congestion in Banbury. If it were to go ahead, considerable improvements would be required at this junction allowing for the potential traffic generation at this site. The development of contaminated land, and the associated environmental factors are also of concern, significant and thorough works would be required to allow for development of the site. For these reasons the Town Council object to this application.</p>
18/00284/F	Longmill Rickbost Ltd	56-60 Calthorpe Street Banbury	Change of use of Class B1(a) Office (first floor) into a Class Sui Generis House in multiple occupation, installation of roof lights on rear roof slope and associated works to provide covered cycle parking	Banbury Town Council have no objections to this proposal, subject to the design meeting the minimum standards as outlined by the Local Planning Authority.

18/00067/F	Mr Christopher Greer	9 Parsley Place Banbury OX16 1US	Proposed conversion of existing garage into living accommodation	Banbury Town Council have no objections to this application.
18/00019/F	Mr Craig Ayres	17 Austin Drive Banbury OX16 1DL	Dropped kerb	Banbury Town Council have no objections to this application, however the Town Council area concerned about the potential loss of a parking space as a result of the construction of the dropped kerb.
18/00129/F	Mr Slater	First Line Unit 2 Chalker Way Banbury OX16 4XD	To form an extension to the NE corner of existing building and relocate one name sign	Banbury Town Council have no objections to this application.
17/02473/F	Mrs A Abdullah	102 Middleton Road Banbury OX16 4QU	Single storey front part side, two storey part single storey rear extension and exercise room	<p>Banbury Town Council object to this application.</p> <p>It is the view of the Town Council that the proposed development will have a significant negative impact on the amenity of neighbouring properties due to the close proximity of the proposed extension. The scale and massing of the development will also result in an over development of the site. The area in which the property is located abuts the Grimsbury Conservation area and, as such, care should be taken to ensure a sympathetic design. Policy ESD 15 of the Cherwell Local Plan 2011-2031 outlines the affect that new developments have on their surroundings.</p> <p>The proposed alterations to the front of the property will not respect the existing pattern of development in the area, will be quite clearly out of keeping and not successfully integrated. Policy ESD 15 states</p>

				that development should be designed to integrate with existing streets, and this development would negatively impact the character of the area.
18/00113/F	Mrs Kuasar Sheharyar	42 Devon Way Banbury OX16 1UJ	Two storey and ground floor side extension	<p>Banbury Town Council object to this development. Taking into consideration the reduction in the footprint of this proposed development, the Town Council are still of the opinion that the scale and massing of it would have a negative effect on the amenity of neighbouring properties and on the character of the area. Therefore it is considered to be in contravention of a number of policies; Cherwell Local Plan 2011-2031 Policy ESD 15: The Character of the Built and Historic Environment, as well as saved policies of the Cherwell Local Plan 1996 C28 and C30.</p> <p>The plans were of extremely poor quality and were very difficult to decipher.</p>
18/00230/F	Mrs M Galias	2B Fairview Road Banbury OX16 5HU	Single storey rear flat roof extension forming new sun room, first floor extension enlarging existing bedroom and loft conversion	Banbury Town Council have no objections to the proposals. As there are a number of TPO's on the site the Town Council do expect the welfare of these trees to be considered during construction.
18/00311/TPO	Mrs Valerie Currie	11 Dorchester Grove Banbury OX16 0BD	<p>Oak Tree (T1) - Reduce height scaffolds by 5.0m selecting suitable secondary unions and shape crown to leave balanced form. Ash Tree (T2) - Reduce height scaffolds by 6.0m selecting suitable secondary unions and shape crown to leave balanced form. Birch Tree (T3) - Reduce in height by a maximum of 5.0m selecting suitable secondary unions and shape crown to leave balanced form. Acacia (T4) Prune</p>	<p>Banbury Town Council have the following comments to make on this application:</p> <p>T1 – Object. It has been thinned in the past and a reduction of 5 metres may be too much for this tree. T2 – No objections. Works will provide better conditions for the Oak. T3 – Object. Works to be carried out are not sympathetic to the form and a 5 metre crown reduction is too much. T4 - No objections.</p>

			judiciously to re-balance crown - all subject to TPO 13/72	
18/00303/LB	P.S Pointing Ltd	The Old Wine House 27 High Street Banbury OX16 5EG	Amendment to condition 3 of 17/00521/LB - alterations to screens in hall	Banbury Town Council have no objections to this application provided that Conservation Officers in Cherwell District Council are satisfied. The Town Council do not wish any harm to come to original features of the property
18/00050/DISC	Taylor Wimpey	Longford Park Parcel F Adjacent To Bankside Banbury	Discharge of conditions 13 (road specifications), 16 (construction traffic management plan), 23 (details of means of access) and 27 (biodiversity enhancements) of 15/01168/REM	Banbury Town Council have no objections to this application.
18/00066/F	UTC Aerospace	Solar Panels At UTAS CTG Unit 1 Chalker Way Banbury OX16 4XD	Install perimeter fencing, entrance gates and turnstiles to allow controlled access to site	Banbury Town Council, object to this application. It is the view of the Town Council that this development would have a negative impact on the character of the area. The fencing that is currently in place is unobtrusive and low. The proposed fencing, being significantly higher than what is currently in place, will have a negative impact and will significantly alter the character of the area, therefore being in contravention of Policy ESD15 of the Cherwell Local Plan 2011-2031 as well as saved policy C28 of the Cherwell Local Plan 1996.