

## PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 27 June 2018 at 6.30pm in the Town Hall, Banbury.

Present: Councillor Harrison (Ilott)  
Councillors: Beere, Bell, L. Donaldson, Harrison, Hussain, Ross, Woodcock & Wren.

Officers: Mark Recchia (Town Clerk)

### PL.10/18

#### **Apologies**

Apologies were received from Councillor Clarke.

### PL.11/18

#### **Declarations of Interest**

Councillors Beere, Ilott, Hussain and Woodcock declared that as Members and Alternate 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, and would be made at the Local Planning Authority Meeting.

### PL.12/18

#### **Minutes of the Last Meeting**

**IT WAS RESOLVED** that the Minutes of the meetings held on 30 May 2018 be approved as correct records and signed by the Chairman.

### PL.13/18

#### **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.14/18

#### **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.15/18

#### **Decision Notices**

The committee were informed that there were no decision notices to be considered where the decision of the Planning Authority was contrary to the observations of the Town Council.

**IT WAS RESOLVED** that the report be noted.

The meeting ended at 7.00pm

**Planning Applications considered by the Planning Committee**

<b><i>Application Number</i></b>	<b><i>Applicant</i></b>	<b><i>Location</i></b>	<b><i>Proposal</i></b>	<b><i>Observations</i></b>
16/02428/REM AMENDMENTS	Miller Homes Ltd	Land Adjoining And West Of Warwick Road	Reserved Matters Planning Application for the approval of appearance, landscaping, layout and scale relating to development of the site for 300 dwellings, associated open space and landscaping pursuant to condition 1 of outline planning permission 13/00656/OUT (PINS Ref: APP/C3105/A/13/2203995)	No objections - but concerned about any impact on split of social housing across the site
18/00799/F AMENDMENTS	Excelsior Alpha Ltd.	2A-4 Broad Street Banbury	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	No objections
17/02375/LB Amended	Honeydew Developments	Former SAPA Profiles Office Southam Road Banbury OX16 2SN	Extension and conversion of former SAPA office building into a new destination hotel together with supporting facilities	No objections

<p>18/00299/LB AMENDMENTS</p>	<p>Indian Pantry Ltd</p>	<p>Former Warehouse Rear Of 4 High Street Banbury</p>	<p>Conversion of former storage building into offices (ground and lower ground floors) and 4no. one-bed flats (first and second floors) including internal and external alterations. Provision of new toilet in association with shop at No.4 High St</p>	<p>Banbury Town Council wish to object to this application. It is the view of the Town Council that should this conversion go ahead, there would be a significant change to the character of the building and the proposed works would result in irreversible damage to the structure.</p> <p>There are a number of reasons for this objection. The building does not appear in any danger currently, and whilst supportive of development in the town centre, the Town Council believes that this conversion may come at too high a cost. Policy ESD 15 of the Cherwell Local Plan 2011-2031, outlines that proposals should contribute positively to an area's character and identity by creating or reinforcing local distinctiveness. This Grade 11 listed building is historically significant in the town centre, its design and features contribute greatly to the character of the area and the building as a whole is an excellent example of a town centre warehouse that was distinctive to Banbury and its economy over the last 200 years.</p> <p>Whilst the majority of the proposed work would be carried out on the interior of this building, away from the view of the public, there is no doubt that the works would be carried out to a scale that would result in a loss that would not be outweighed by a public benefit. There is currently no shortage of office space in the town centre and therefore request that the objection of the Town Council be taken into consideration.</p>
-----------------------------------	--------------------------	---	---	---

18/00875/F	Mr Nigel Carter	41 Easington Road Banbury OX16 9HJ	Erection of 2 no. detached 3 bedroom dwellings and associated car parking (4 spaces) resubmission of 17/01255/F	Object - It is the view of the Town Council that this proposal contravenes Policy ESD 15: The character of the Built Environment, along with Saved Policies C28 - Layout, design and external appearance of new development and C30 - Design of new residential development. The plans for these structures appear to be out of keeping with the current street pattern and would not be easily integrated into the existing environs. There is concern that this development would lead to significant infilling on the site and as a result affect the residential amenity of the area.