

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 17 October 2018 at 6.30pm in the Town Hall, Banbury.

Present: Councillor Ilott (Chairman)
Councillors: Beere, Bell, Clarke, Hussain, Milne Home, Ross,
Woodcock

Alternate Members: N/A
Officers: Glenn Speakman

PL.37/18

Apologies

Apologies were received from Councillors Donaldson

PL.38/18

Declarations of Interest

Councillors Beere, Clarke, Ilott, Sheida & Woodcock declared that as Members and alternates 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.39/18

Minutes of the Last Meeting

IT WAS RESOLVED that the Minutes of the meetings held on 19 September 2018 be approved as correct records and signed by the Chairman.

PL.40/18

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.41/18

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.42/18

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 7.15pm

Planning Applications considered by the Planning Committee

Application Number	Applicant	Location	Proposal	Observations
16/00472/OUT	Grundon Waste Management Ltd & Cemex UK	S Grundon Services Ltd Merton Street Banbury OX16 4RN	Proposed residential redevelopment for approximately 200 units	<p>Banbury Town Council would like to object to this application. We believe the development does not comply with policy BSC 3 as the details of the affordable housing within the scheme are unclear or absent. Members also expressed concern over the feasibility and practicality of the new access road between Higham Way and Chalker Way which has been proposed. This leads us to believe that the proposal does not comply with policy SLE 4 “development which is not suitable for the roads that serve the development and which have a severe traffic impact will not be supported”. Members also had some environmental concerns with this development, particularly relating to policy ESD 7 as there does not appear to be a SuDS scheme attached to the proposal.</p> <p>The scheme is not in line with policy Banbury 19 – Land at Higham Way. Paragraph C.217 states “in principle the site offers a suitable location for development, and would contribute to the creation of sustainable and mixed communities”. We do not believe a development consisting totally of one and two bedroom flats in this circumstance could contribute towards creating “sustainable and mixed communities”. Policy Banbury 19 also clearly states that a Travel Plan and transport assessment should be submitted with any proposals for the policy area, neither have been submitted by the applicant. Banbury 19 states that the site is fit for approximately 150 units comprising of 70% houses</p>

				and 30% flats, we do not believe the applicants reasons for submitting a proposal for 200 flats and ignoring this recommendation are strong enough. Lastly, a wholly flatted development such as this is unlikely to provide “an age friendly neighbourhood with extra care housing and housing for wheel chair users and those with specialist supported housing needs” as stated in policy Banbury 19.
18/01441/F	Diamond Estates and Mr C. Adkins	Land To The Rear Of 45 To 53 Hightown Road Banbury	Demolition of number 47 High Town Road, Banbury and the construction of 9 dwellings, new access and ancillary works	No objection provided ESD 7 and 10 are adhered to and the surface runoff is managed whilst preserving and enhancing the fen habitat adjacent to the site.
18/01591/CDC	Cherwell District Council	Former The Admiral Holland Woodgreen Avenue Banbury OX16 0AU	Proposed development of 8 No houses and 6 No flats	Banbury Town Council have no objection to this development, we do think however that it would reinforce the history and character of the area if the new development referenced the name of the old pub "the admiral" in some way.
18/01614/F	Bellway Homes Limited (Northern Home Counties)	Hardwick Hill Southam Road Banbury	Full planning application for 83 dwellings comprising a partial re-plan of the approved layout under reserved matters phase 2 (LPA ref: 15/00961/REM) to include an uplift of 23 no. dwellings and a revised mix across the	No objection

			development parcel, and associated development	
18/01639/F	Mr A Hayat	8 Margaret Close Banbury	Erection of 2no dwellings	Banbury Town Council would like to object to this development. We object based on the issues cited by Oxfordshire County Council Highway's regarding the parking configuration and the possible difficulties in rectifying this. We object citing saved policies C28 and C30 as we believe the developments would damage the amenity of current and future residents based on their small size, lack of any meaningful garden facilities and likely parking and waste disposal issues. We also cite ESD15 as a reason for objection as we do not believe these two units are at all in line with the character of Margaret Close.