

## PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 5<sup>th</sup> February 2020 at 6.30pm in the Town Hall, Banbury.

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

Officers: Mark Recchia (Town Clerk) and Bob Duxbury (Planning Officer)

**PL.71/19 Apologies**  
None

**PL.72/19 Declarations of Interest**  
Councillors Beere, Clarke, Ilott and Woodcock declared a personal interest as members of the Cherwell District Council planning committee. They indicated that 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.73/19 Minutes of the Last Meeting**  
**IT WAS RESOLVED** that the Minutes of the meeting held on the 8<sup>th</sup> January 2020 be approved as a correct record and signed by the Chairman.

**PL.74/19 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.75/19 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.76/19 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.

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

**PL.77/19 Broughton Road Pedestrian Crossing**

Oxfordshire County Council as the local highway authority proposed to construct a Zebra crossing (a crossing for use by pedestrians) to help improve pedestrian safety in the area. Broughton Road - approximately 20 metres northeast of its roundabout junction with Woodgreen Avenue.

**IT WAS RESOLVED** that the intended pedestrian crossing be supported.

**PL.78/19 Tramway Road Improvement Scheme**

OCC had secured funding through the Oxfordshire Growth Deal to complete feasibility design to improve access to Banbury Station and improve the bus journey reliability into the town station from southern areas of the town.

Skanska Infrastructure Services had been commissioned by OCC to complete feasibility design which included:

- Extending the northern end of Tramway Road to provide a two-way connection to Station Approach
- A two-way bus and taxi only link between Tramway Rd and the Station Forecourt with suitable enforcement
- Improved pedestrian/cyclist access along Tramway Road to the station forecourt
- A new access point into the Network Rail west car park including vehicle activated capacity signs.
- Reviewing the Station Approach/Bridge Street junction layout in light of the above proposals and re-design if necessary to optimise traffic movements.
- Modelling of junctions to ascertain impact of design proposals. Identify opportunities for improvement.

Members supported the general principle of the provision of a bus/taxi only link but had comments along the following lines:

- Some concern about the redirection of bus route away from Morrisons – need to look at all affected bus routes
- Concern about the reliability of rising bollards – other means of control should be investigated
- Pedestrian flows from Banbury United FC need accommodating
- Need for safe pedestrian route through station car park or alongside new link road
- Clarification if all commercial users and train companies are content with change of access do they enjoy ownership and/or specific rights that need to be extinguished?
- All south-side station car parking to be accessed from Tramway Road and consequent need to assess the revised traffic flows in Swan Close Road and Cherwell St.
- Possible need to re-configure the station forecourt
- Concern about the Tramway Road/Swan Close Road junction traffic lights. Concern about potential additional congestion. Inter-relationship to the Bankside/Hightown Road junction (and the possible need for lights at that junction)

**IT WAS RESOLVED** that the above comments be made to Oxfordshire County Council.

The meeting ended at 7.40pm.

Planning Applications considered by the Planning Committee

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Observations</b>
19/00895/REM	David Wilson Homes (Mercia Ltd) and Gladman Developments	OS parcels 6741 and 5426 west of cricket field, Wykham Lane Bodicote	Reserved matters to 15/01326/OUT Layout, scale apperanace and landscaping for residential dev of up to 280 dwellings and car park	It is recognised that the site lies outside of Banbury TC's area but it is considered that the comments of our experienced landscape/open space team should be passed to CDC and Bodicote PC so that the facilities are maximised and will hopefully match in usability and endurance what it is hoped can be provided on the adjacent Gallaghers site (mostly within Banbury TC's). No objections to layout , scale, or appearance. Object however to the under-provision of affordable housing – should be calculated at 35%
19/01037/REM	David Wilson Homes (Mercia Ltd) and Gladman Developments	OS parcels 6741 and 5426 west of cricket field, Wykham Lane Bodicote	Reserved matters to 15/01326/OUT Layout, scale apperanace and landscaping for residential dev of up to 280 dwellings and car park	It is recognised that the site lies outside of Banbury TC's area but it is considered that the comments of our experienced landscape/open space team should be passed to CDC and Bodicote PC so that the facilities are maximised and will hopefully match in usability and endurance what it is hoped can be provided on the adjacent Gallaghers site (mostly within Banbury TC's). No objections to layout , scale, or appearance. Object however to the under-provision of affordable housing – should be calculated at 35%

19/02577/F	Mr.Jon Bryan	Land South Of Banbury Rise Adj To, Edinburgh Way, Banbury	Variation of Condition 1 (plans) of 16/00576/REM - amendments to the play area and public open space	None as application withdrawn.
19/02727/REM	Bovis Homes West Midlands Region	Longford Park Parcel F Adjacent To Bankside, Banbury	Variation of Condition 1 (plans) of 15/01168/REM – revision of the site layout adjacent to the canal side plot F201-F214 to provide two new house type variations replacing three previously approved house type designs. Removal of garages to rear courtyards plots F155-F159	No objections to revised siting but critical design comments concerning landscape matters to be passed to CDC/applicants
19/02843/F	Mr David Yasmin- Joseph	38 Bridge Street, Banbury, OX16 5PY	Alterations and Change of Use to provide a house in multiple occupation on the upper floors and a flexible use within Use Classes A3 or A4 on ground floor	No objections
20/00068/F	Storagebase 1 Ltd	7 The IO Centre, Jugglers Close, Banbury, OX16 3TA	Removal of Conditions 2 (use of premises) and 3 (HGVs) from planning permission 06/02024/F to allow 24 hour use of the self- storage facility, 7 days a week for 365 days of the year.	No objections