

## PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 4 March 2020 at 6.30pm in the Town Hall, Banbury.

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

Alternate  
Members: Councillor Richards (for Councillor Bell).

Officers: Bob Duxbury (Planning Officer)

**PL.80/19 Apologies**

Councillors Bell and Woodcock.

**PL.81/19 Declarations of Interest**

Councillors Beere, Clarke, Ilott 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.82/19 Minutes of the Last Meeting**

**IT WAS RESOLVED** that the Minutes of the meeting held on the 5<sup>th</sup> February 2020 be approved as a correct record and signed by the Chairman.

**PL.83/19 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.84/19 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.85/19 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.86/19 Oxfordshire Minerals and Waste Local Plan: Part 2 Site Allocations Plan**

OCC had published their Draft OMWP Site Allocations Plan for consultation. This followed the adoption of the MWP Core Strategy in 2017. The Core Strategy set out the vision, objectives, spatial planning strategy, and policies for meeting development requirements for the supply of minerals and the management of waste in Oxfordshire over the period

to 2031. The Sites Plan set out those mineral and waste sites needed to deliver the Core Strategy, including where it should be located, up to 2031.

Site 289 Overthorpe Industrial Estate is located within Banbury as a preferred waste site. The Planning Officer had met with OCC officers to discuss the implications for Banbury and presented a draft response to the consultation questions at the meeting. Members noted that “Strategic site” was defined solely on site capacity – over 50k tonnes and that whilst there would be a presumption in favour of future waste uses on the site, OCC were willing to consider caveats in the policy.

**RESOLVED** that the following responses be made to the consultation questions:

Q9 - Banbury Town Council agree with the overall strategy of not allocating additional landfill sites;

Q11 - BTC agree with site assessment methodology;

Q18/19 - BTC agree with the strategic waste site allocations including site 289; and

Q33 - BTC suggest that the policy should include caveats that ensure that the impact upon residential amenity and highway capacity (both actual and environmental) is assessed in all future applications on the site.

#### **PL.87/19**

#### **Bankside (Banbury) Proposed Parking Restrictions & Traffic Calming & Crossing**

Following on from a previous consultation carried out in February/March 2017 OCC were now consulting on the following proposals for Bankside:

a) to introduce/extend ‘No Waiting at Any Time’ parking restrictions - Double Yellow Lines (DYLs)

b) introduce/extend ‘No Waiting Mondays to Saturdays 8am to 6pm’ parking restrictions (SYLs),

c) construct a Zebra Crossing on a flat top road hump, and

d) install 20 pairs of Speed Cushions spaced approx. 80m apart in place of the existing traffic calming features.

As a result of adjacent development, it was proposed to introduce restrictions that would prohibit parking at any time (double yellow lines), as well as sections of time-limited parking along Bankside and into some of the adjacent residential streets. The proposals were being put forward reflecting the additional demands for the use of the roads arising from the development, in order to help prevent parked vehicles obstructing visibility at junctions and restricting the passage of through traffic, as well as ensuring safety at junctions and for more vulnerable road users.

The Planning Officer presented a draft response to the consultation at the meeting.

**RESOLVED** to seek clarification of the future of the lay-bys, which BTC consider should be retained, but otherwise to support the proposals.

#### **PL.88/19**

#### **Proposed Telephone Box Removal in Banbury**

British Telecom had notified Cherwell District Council that it proposed to remove several telephone boxes across Cherwell District. In each case Cherwell District Council must, after undertaking local consultations, tell BT whether or not it objected to removal of the phone box. In Banbury, the following telephone boxes had been identified for removal;

- Ruscote Arcade, Longelandes Way, OX16 1PH (BT records showed that 371 calls were made in the last 12 months)
- JCT Ferndale Road, Warwick Road, OX16 1AS (2 calls in the last 12 months)
- Causeway, Middleton Road, OX16 8PZ (383 calls in the last 12 months)

The Planning Officer presented a draft response to the consultation at the meeting, recommending the Committee object to removal of the two well used boxes. BT last consulted on the Longelandes Way and Ferndale Road boxes in 2017 when the Town Council also objected on the grounds of a high proportion of rented accommodation; number of road accidents and high call volume for the Longelandes Way box and high proportion of rented accommodation and recognised area of deprivation (Brighter Futures area) for the Ferndale Road box. CDC upheld these objections, as did BT.

**RESOLVED** to advise CDC that Banbury Town Council object to the removal of the boxes at Longelandes Way and Causeway, on the grounds of the level of usage and distance to alternatives, but that Banbury Town Council agree to the removal of Warwick Road box.

The meeting ended at 7.40pm.

Planning Applications considered by Planning Committee

<b>Application Number</b>	<b>Applicant</b>	<b>Location</b>	<b>Proposal</b>	<b>Observations</b>
19/02126/F	Persimmon Homes Ltd	Phase 3, OS parcel 5863 adj Briar Close and E of Warwick Road, Banbury	Erection of 34 dwellings with associated infrastructure and public open space	Raise no objections but seek Clarity on the arrangements for the maintenance of the areas of open space and confirmation of the Section 106 heads of terms
20/00131/CLUE	Mrs Yvonne Roberts	Rear of 47 Easington Road, Banbury	CLUE for the existing use of an outbuilding as a dwelling house	No observations
20/00205/F	Mr Mike Rhodes	Sandpiper House, Beaumont Close, Bnabury OX16 1TG	Change of use from office space(A2) to veterinary referral centre(D1)	Raise no objections subject to the imposition of a condition to ensure that the permission is restricted to a vets and cannot be changed to the range of other uses listed in Class D1
20/00247/F	Mr R Levenston	Land SE Town and Country Scaffolding , Tramway Road, Bnabury	Erection of 3 BI © light industrial units	No objections