

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at 39 Castle Quay, Banbury, OX16 5FD, on 4 September 2025 at 4.00 pm

Present:

Councillor Barry Wood (Chair)
Councillor Amanda Watkins (Vice-Chair)
Councillor Rebecca Biegel
Councillor John Broad
Councillor Phil Chapman
Councillor Becky Clarke MBE
Councillor David Hingley
Councillor Robert Parkinson
Councillor Chris Pruden
Councillor Les Sibley
Councillor Dr Kerrie Thornhill
Councillor Douglas Webb

Substitute Members:

Councillor Rob Pattenden (In place of Councillor Chris Brant)
Councillor David Rogers (In place of Councillor Ian Harwood)
Councillor Linda Ward (In place of Councillor Fiona Mawson)

Apologies for absence:

Councillor Chris Brant
Councillor Jean Conway
Councillor Dr Isabel Creed
Councillor Ian Harwood
Councillor Fiona Mawson
Councillor Lesley McLean

Officers:

Paul Seckington, Head of Development Management
Joel Turner, Principal Planning Officer
Denzil Turbervill, Head of Legal Services
Matt Swinford, Democratic and Elections Officer
Martyn Surfleet, Democratic and Elections Officer

43 **Declarations of Interest**

7. Proposed Pre-Committee Site Visits (if any).

Councillor Linda Ward, Other Registerable Interest, as a member of Kidlington Parish Council which had been consulted on application 25/01346/OUT.

9. 23-24 Castle Quay, Banbury, Oxfordshire, OX16 5UE.

Councillor David Hingley, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Dr Kerrie Thornhill, Other Registerable Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Rebecca Biegel, Other Registerable Interest, as a member of Banbury Town Council which had been consulted on the application.

Councillor Rob Pattenden, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

Councillor Robert Parkinson, Other Registerable Interest, as a member of the Executive and would leave the meeting for the duration of the item.

44 **Requests to Address the Meeting**

The Chair advised that requests to address the meeting would be dealt with at each item.

45 **Minutes**

The Minutes of the meeting held on 31 July and 14 August 2025 were agreed as a correct record and signed by the Chair.

46 **Chair's Announcements**

There were no Chair's announcements.

47 **Urgent Business**

There were no items of urgent business.

Proposed Pre-Committee Site Visits (if any)

The Committee considered a proposed site visit to Part OS Parcel 0006 North Of, The Moors, Kidlington, 25/01346/OUT, an Outline planning application with All Matters Reserved (except means of access) for up to 340 dwellings (Use Class C3), land for local community use and pavilion, landscaping, public open space and associated infrastructure, including demolition of 162 The Moors to enable all modes access.

It was proposed by Councillor Ward and Seconded by Councillor Hingley that a site visit take place before application 25/01346/OUT was considered by the Committee because of its inclusion within the green belt and the potential visual impact to the conservation area.

The Committee considered a proposed site visit to Land at Hanwell Estate, Main Street, Hanwell, 25/00407/F an Installation of a 40MW ground mounted solar array, together with all associated works, equipment and necessary infrastructure, the associated cable route along the public highway and DNO connection point.

It was proposed by Councillor Pattenden and Seconded by Councillor Chapman that a site visit take place before application 25/00407/F was considered by the Committee due to the scale and complexity of the application and its impact on the surrounding area.

Resolved

- (1) That it be agreed that a site visit for application 25/01346/OUT, Part OS Parcel 0006 North Of, The Moors, Kidlington take place prior to consideration of the application at Planning Committee.
- (2) That it be agreed that a site visit for application 25/00407/F, Land at Hanwell Estate, Main Street, Hanwell, take place prior to consideration of the application at Planning Committee.

Hornton Grounds Quarry, Street from Stratford Road to Hornton Grounds Quarry, Hornton, OX15 6HH

The Committee considered application 25/01445/OUT, for outline planning permission with all matters reserved, apart from means of access, for the construction of eight light industrial (Class E(g)(iii)) and general industrial (Class B2) industrial units and associated works including parking and landscaping and demolition of existing buildings, at Hornton Grounds Quarry, Street from Stratford Road to Hornton Grounds Quarry, Hornton, OX15 6HH, for FINSCO Property Company Ltd.

Roy Hammond, agent on behalf of the applicant, addressed the Committee in support of the application.

It was proposed by Councillor Webb and seconded by Councillor Chapman that application 25/01445/OUT be approved, in line with the officer recommendation.

In reaching its decision the Committee considered the officer's report and presentation, public speakers and the written updates.

Resolved

That, in line with the officer's recommendation, authority be delegated to the Assistant Director for Planning and Development to grant permission for application 25/01445/OUT subject to the conditions set out below (and any amendments to those conditions as deemed necessary) as well as compliance with Planning Policy ESD 5.

CONDITIONS

Time Limit

1. Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 5(1) of the Town and Country Planning (Development Management Procedure (England)) Order 2015 (as amended).

Reserved Matters

2. Details of the layout, scale, appearance, access and landscaping (hereafter referred to as 'the reserved matters') shall be submitted to and approved in writing by the Local Planning Authority before any development takes place and the development shall be carried out as approved.

Reason: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 6 of the Town and Country Planning (Development Management Procedure (England)) Order 2015 (as amended).

Compliance with Plans

3. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the form and following approved plans:

0318_00_000 rev 02 (Site Location Plan);
0318_00_000 rev 01 (Existing Site Plan);
0318_00_100 rev 02 (Proposed Site Plan);
0318_00_101 rev 02 (Proposed Site Plan – Detailed);
Phase 1 Land Contamination Assessment (Brown Fisher Environmental, 8 May 2025);
Preliminary Ecological Appraisal (Philip Irving, March 2025);
Landscape and Visual Impact Assessment (Ecology Solutions, May 2025); Transport Appraisal (Rev A, DTA Transport Planning Consultants);
Flood Risk Assessment (Harban Redwood Consulting Engineers).

Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

Restriction of Use Class

4. The premises shall be used for Class E(g)(iii) and B2 uses and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the visual amenities of the area and protect the amenities of nearby residents in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and C31 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

Secured by Design

5. No development shall commence above slab level unless and until details of how the developer will incorporate Secured by Design principles and/or standards into the development has been submitted to and approved in writing by the Local Planning Authority. The details should include the following:
- Evidence that an application has been made for Secured by Design accreditation
 - A detailed Security and Access Strategy that demonstrates how the building will be managed
 - Confirmation that all car parking areas will be covered by CCTV

- Lighting throughout the development will meet the general standards of BS5489-1:2020 whilst the site is in use, be motion activated and reduce light spill when no activity is present in the area.

The development shall not be carried out other than in accordance with the approved details and shall be retained as such thereafter.

Reason: In order to ensure the safety and security of any future occupants of the site and to comply with Government guidance contained within the National Planning Policy Framework and the Crime and Disorder Act 1998.

Schedule of Materials

6. No development shall commence above slab level until a schedule of materials and finishes to be used in the external walls and roofs of the buildings has been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details and shall be retained as such thereafter.

Reason: To safeguard the character and appearance of the area in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

Noise

7. All plant, machinery and equipment to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to ensure that the rating noise level from the equipment shall be at least 5dBA below the pre-existing background noise level (dBLA90) when measured at the site boundary. Measurements and rating of noise for the purpose of this condition shall be in accordance with BS 4142:2014:+A1:2019 Method for Rating and Assessing Industrial and Commercial Sound (or subsequent updates).

Reason: To ensure the creation of a satisfactory environment free from intrusive levels of noise in accordance with saved Policy ENV1 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

Sustainability

8. The development hereby permitted shall be constructed to at least a BREEAM 'Very Good' standard.

Reason: To ensure energy and resource efficiency practices are incorporated into the development in accordance with government guidance contained within the National Planning Policy Framework.

Landscaping

9. No development shall commence above slab level until a scheme for landscaping the site has been submitted to and approved in writing by the Local planning authority. The scheme shall include:

- details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch, etc.),
- details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
- details of the hard landscaping including hard surface areas, pavements, pedestrian areas and steps.

The development shall be carried out in strict accordance with the approved landscaping scheme and the hard landscape elements shall be carried out prior to the first occupation or use of the development and shall be retained as such thereafter.

All planting, seeding or turfing included in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) [or on the completion of the development, whichever is the sooner,] and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The approved hard landscaping and boundary treatments shall be completed prior to the first occupation of the development and shall be retained as such thereafter.

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of visual amenity of the area and to comply with Policies ESD13 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

10. The existing hedges along the boundaries of the site shall be retained for the lifetime of the development and any trees or plants which die, are removed or become seriously damaged or diseased within 5 years

from the completion of the development shall be replaced in the next planting season with others of similar size and the same species.

Reason: To provide an effective and attractive screen for the development in the interests of visual amenity and to accord with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

Biodiversity

11. No development shall commence above slab level until a method statement for enhancing the biodiversity of the site, including provision for bird, bat, and bee bricks, as well as native species planting, has been submitted to and approved in writing by the local planning authority. The biodiversity enhancement measures approved shall be carried out prior to occupation and shall thereafter be retained in full accordance with the approved details.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and government guidance contained within the National Planning Policy Framework.

Drainage and Flooding

12. Construction shall not begin until a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently implemented in accordance with the approved details before the development is completed. The scheme shall include:
 - A compliance report to demonstrate how the scheme complies with the “Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire”;
 - Full drainage calculations for all events up to and including the 1 in 100-year plus 40% climate change;
 - A Flood Exceedance Conveyance Plan;
 - Comprehensive infiltration testing across the site to BRE DG 365 (if applicable);
 - Detailed design drainage layout drawings of the SuDS proposals including cross-section details;
 - Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element, and;
 - Details of how water quality will be managed during construction and post development in perpetuity;
 - Confirmation of any outfall details;
 - Consent for any connections into third party drainage systems.

Reason: To ensure development does not increase the risk of flooding elsewhere; in accordance with Paragraph 155 of the National Planning Policy Framework (NPPF) and Local and National Standards.

13. Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:
 - a. As built plans in both .pdf and .shp file format;
 - b. Photographs to document each key stage of the drainage system when installed on site;
 - c. Photographs to document the completed installation of the drainage structures on site;
 - d. The name and contact details of any appointed management company information.

Reason: To ensure development does not increase the risk of flooding elsewhere; in accordance with Paragraph 155 of the National Planning Policy Framework (NPPF) and Local and National Standards.

INFORMATIVES

1. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
2. Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

23-24 Castle Quay, Banbury, Oxfordshire, OX16 5UE

The Committee considered application 25/01702/ADV for the erection of one internally illuminated and one non-illuminated replacement fascia signs, at 23-24 Castle Quay, Banbury, Oxfordshire, OX16 5UE for Miss Marina Alleyne.

It was proposed by Councillor Watkins and seconded by Councillor Clarke that application 25/01702/ADV be approved, in line with the officer recommendation.

In reaching its decision the Committee considered the officer's report and presentation.

Resolved

That, in line with the officer's recommendation, authority be delegated to the Assistant Director for Planning and Development to grant permission for application 24/03399/OUT subject to –

Time Limit

1. This consent to display advertisements shall expire at the end of 5 years, beginning on the date this consent was granted.

Reason - To comply with the provisions of Regulation 14 of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

Compliance with Plans

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application form, the site location plan, and the drawing pack ref. Banbury – 1328, V03-27-06-25.

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

3. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason - To comply with the provisions of Regulation 14 of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

4. No advertisement shall be sited or displayed so as to -

- a. Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- b. Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- c. hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Reason - To comply with the provisions of Regulation 14 of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

5. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason - To comply with the provisions of Regulation 14 of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

6. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason - To comply with the provisions of Regulation 14 of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

7. Where an advertisement is required under the Advertisement Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason - To comply with the provisions of Regulation 14 of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

51 **Appeals Progress Report**

The Assistant Director Planning and Development submitted a report which informed Members about planning appeal progress including decisions received and the scheduling of public inquiries and hearings for new and current appeals.

In introducing the report, the Head of Development Management explained that application reference 23/03366/OUT had inadvertently been listed as an appeal with written reps outstanding. The appeal had been withdrawn by the appellant and therefore should not have been included on the report.

Resolved

(1) That the position statement be accepted.

The meeting ended at 4.57 pm

Chairman:

Date: