

Cherwell District Council

Planning Committee

Minutes of a meeting of the Planning Committee held at 39 Castle Quay, Banbury, OX16 5FD, on 6 November 2025 at 4.00 pm

Present:

Councillor Barry Wood (Chair)
Councillor Amanda Watkins (Vice-Chair)
Councillor Chris Brant
Councillor John Broad
Councillor Phil Chapman
Councillor Jean Conway
Councillor Ian Harwood
Councillor David Hingley
Councillor Fiona Mawson
Councillor Lesley McLean
Councillor Robert Parkinson
Councillor Chris Pruden
Councillor David Rogers
Councillor Les Sibley
Councillor Dr Kerrie Thornhill
Councillor Douglas Webb

Substitute Members:

Councillor Rebecca Biegel (In place of Councillor Becky Clarke MBE)
Councillor Andrew Crichton (In place of Councillor Dr Isabel Creed)

Apologies for absence:

Councillor Becky Clarke MBE
Councillor Dr Isabel Creed

Officers:

Paul Seckington, Head of Development Management
Sarah Tucker, Principal Planning Officer
Katherine Daniels, Principal Planning Officer
Astrid Burden, Senior Planning Officer
Nick Wyke, Principal Planning Officer
Denzil Turbervill, Head of Legal Services
Matt Swinford, Democratic and Elections Officer
Aaron Hetherington, Principal Officer - Electoral Services Lead

Declarations of Interest

8. Land South of Anniversary Avenue East Between Milne Street and Read Place Graven Hill Ambrosden.

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

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

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

Councillor Les Sibley, Other Registerable Interest, as a member of Kidlington Parish Council which had been consulted on the application.

Councillor Lesley McLean, 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.

10. Woodgreen Leisure Centre Woodgreen Avenue Banbury OX16 0HS.

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

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 Ian Harwood, Other Registerable Interest, as a member of Banbury Town Council which had been consulted on the application.

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

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

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

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

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

61 **Requests to Address the Meeting**

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

62 **Minutes**

The Minutes of the meeting held on 2 October 2025 were agreed as a correct record and signed by the Chair.

63 **Chair's Announcements**

The Chair reminded members that they should stay in their seats for the whole discussion of agenda items and should consider refraining from voting on that agenda item if they left the room during an item.

64 **Urgent Business**

There were no items of urgent business.

65 **Proposed Pre-Committee Site Visits (if any)**

There were no proposed pre-committee site visits.

In response to questions from the Committee, the Head of Development Management confirmed that site visits that had previously been agreed would be arranged around the time that the applications would be heard at a Planning committee meeting.

66 **Land South of Anniversary Avenue East Between Milne Street and Read Place Graven Hill Ambrosden**

The Committee considered application 25/00882/F, for the erection of 66 dwellings with associated highways works and landscaping at Land South of Anniversary Avenue East Between Milne Street and Read Place, Graven Hill, Ambrosden for Graven Hill Village Development Company.

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

Resolved

That, in line with the officer's recommendation, authority be delegated to the Assistant Director for Planning to grant permission for application 25/00882/F subject to:

- i. The receipt of amended plans to the satisfaction of the Assistant Director; and
- ii. The conditions set out below (and any amendments to those conditions as deemed necessary)

Conditions

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application forms and the following plans and documents:

TBC

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. The approved drainage system shall be implemented in accordance with the approved Detailed Design prior to the use of first occupation:

Reference:

WIE11386-219-92-0501-P04 - HZ4 Proposed Private Plot Drainage Layout (26 Plots)

WIE11386-219-92-0502-P04 - HZ4 Proposed Private Plot Drainage Layout (38 Plots) Sheet 1 of 2

WIE11386-219-92-0503-P04 - HZ4 Proposed Private Plot Drainage Layout (38 Plots) Sheet 2 of 2

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal.

4. 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 that the principles of sustainable drainage are incorporated into this proposal

5. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP)], prepared in accordance with an approved Biodiversity Gain Plan and including:

a) a non-technical summary;

b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;

c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the approved completion date of the development; and

e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

Notice in writing shall be given to the Council when the:

a) HMMP has been implemented; and

b) habitat creation and enhancement works as set out in the HMMP have been completed.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP or such amendments as agreed in writing by the Local Planning Authority.

Monitoring reports shall be submitted to the local planning authority in writing for approval in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

6. A method statement for enhancing biodiversity shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. This shall include proposals for installing at least one integrated bird or bat box per dwelling (these may be clustered to reflect species requirements and site layout) along with at least one bee brick per dwelling. Thereafter, the biodiversity enhancement measures approved shall be carried out prior to occupation and retained in 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.

7. Prior to the first use of the development hereby approved details of the external lighting scheme including the design, position, orientation and any screening of the lighting shall be submitted to and approved in writing by the local planning authority. The lighting shall be installed in accordance with the approved scheme prior to the first use of the development hereby approved and shall be operated and maintained as such at all times thereafter.

Reason: In the interests of biodiversity of the area and to protect the amenities of nearby residents and to comply with Policy ESD15 and ESD10 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and ENV1 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

8. The proposals shall be implemented in accordance with the Construction and Environmental Management Plan submitted by Waterman Infrastructure and Environment Ltd August 2025.

Reason: To ensure that the biodiversity of the area is not unduly affect by the construction of the development and in accordance with Policy ESD10 of the adopted Cherwell Local Plan 2011-2031 Part 1 and the National Planning Policy Framework

9. The development hereby approved shall not be occupied until a scheme for the provision of electric vehicle charging infrastructure to serve the development has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the type and location of the infrastructure to be installed and shall have regard to information held by the local distribution network operator regarding the availability of electricity supply. Electric vehicle charging infrastructure shall be provided in accordance with the scheme approved before first occupation of the development and shall remain in place thereafter.

Reason: To maximise the opportunities to promote the use of sustainable transport modes and the use of renewable energy, and to limit the impact of new development on air quality, to comply with Policies SLE4 and ESD1 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy ENV1 of the Cherwell Local Plan 1996 and government guidance contained in the National Planning Policy Framework.

10. Notwithstanding the submitted plans, prior to the relevant element of the development commencing, amended details of bin and cycle storage for the three apartment blocks, showing separate areas for bin/recycling and cycle storage shall be submitted to and approved in writing to the local planning authority. Thereafter the development shall be implemented in accordance with the revised approved plans.

Reason: To ensure appropriate bin/recycling and cycle storage to maximise the opportunities to promote the use of sustainable transport modes, to comply with Policies SLE4 and ESD1 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy ENV1 of the Cherwell Local Plan 1996 and government guidance contained in the National Planning Policy Framework

11. No development shall commence above slab level until a sample brick, render or cladding panel (1 metre x 1 metre minimum) of the external walls of the development hereby approved, which shall be constructed in brickwork, render or cladding, of a type, colour, texture, face bond and pointing which is in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the local planning authority. The sample panel shall be constructed in a position that is readily accessible for viewing in good natural daylight and shall not be removed from the site until completion of the development. The development shall be constructed in full accordance with the approved sample panel 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.

Poultry House Rickfield Farm Station Road Milcombe OX15 4RS

The Committee considered application 23/03290/F for the change of use of an existing poultry shed to container storage (Use Class B8) including associated landscaping at Poultry House, Rickfield Farm, Station Road, Milcombe, OX15 4RS for Mr Geoffrey Taylor.

Caroline Mills, local resident, addressed the Committee in objection to the application.

Jenny Taylor, applicant, addressed the Committee in support of the application.

It was proposed by Councillor Rogers and seconded by Councillor Chapman that application 23/03290/F be refused against officer recommendation, as the facility would be in a geographically unsustainable location and was contrary to policies SLE1 and ESD1 of the Cherwell Local Plan 2011-2031 and Government guidance in the National Planning Policy Framework.

The proposal was debated and on being put to the vote the motion was lost and therefore fell.

It was proposed by Councillor Conway and seconded by Councillor Webb that application 23/03290/F be approved, in line with the officer recommendation including the amendments to the recommendation provided in the written updates.

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 recommendation, authority be delegated to the Assistant Director for Planning to grant permission for application 23/03290/F with amendments to condition 7 (reptiles and amphibians) and an additional S106 clause regarding the use of the barn should the applicant no longer own/run the farming enterprise (and any amendments to those conditions/S106 as deemed necessary) subject to:

- i) The conditions set out below (and any amendment to those conditions as deemed necessary) and
- ii) The completion of a planning obligation under section 106 of the town and country planning act 1990, as substituted by the planning and compensation act 1991, to secure the benefits of the proposal as set out by the applicant/their agent and to tie these to the enterprise in particular the regenerative farming practices:

Conditions

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

- TAY001/003 Rev A – Site Location Plan
- TAY001/004 Rev A – Site Plan
- TAY001/005 Rev A – Container Layout Plan
- TAY001/006 Rev A – Landscaping Plan
- Planning, Design and Access Statement
- Protected Species Survey by Philip Irving, dated August 2023

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. The site shall not be used other than for the purpose of a self-storage facility and for no other purpose whatsoever, including any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification, and there shall be no more than 56 containers on the site at any one time.

Reason - In order to safeguard the character and appearance of the area and the amenities of the occupants of nearby residential dwellings, and in the interests of sustainable development, in accordance with Policies SLE1, ESD1, ESD13 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

4. No storage containers hereby approved shall be sited at or within the site other than those inside the Poultry Barn building as identified on the drawings listed in Condition 2 of this planning permission, and no open storage of plant, materials, products, goods for sale or hire or waste shall take place on any part of the application site at any time.

Reason - To safeguard the character and appearance 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.

5. No external lighting shall be installed at the site unless and until full details of that external lighting have first been submitted to and approved in writing by the Local Planning Authority. Those details must include the design, position, orientation of the lighting and must demonstrate the extent of and mitigation for any light spillage. The lighting shall be at a low level, consisting of LED light sources and must be fitted with directional accessories to avoid light spillage. The lighting shall not be installed other than in full accordance with the approved details prior to the first use of the development hereby approved and shall be retained and maintained as such at all times thereafter.

Reason: In order to safeguard the character and appearance of the area and in the interests of highway safety and to ensure that the development does not cause harm to any protected species or their habitats and to comply with Policies ESD10, ESD13 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

6. A full method statement for enhancing the biodiversity shall be submitted to and approved in writing by the Local Planning Authority prior to the development reaching slab level. Thereafter, the biodiversity enhancement measures approved shall be carried out prior to the first use of the development and retained in 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

7. All site clearance (including the removal of any vegetation or works to hedgerows) shall be timed so as to avoid the bird nesting season, this being during the months of March until July inclusive unless the Local Planning Authority has confirmed in writing that such works can proceed, based on submission of a survey (no more than 48hrs before works commence) undertaken by an ecologist (member of the IEEM or similar related professional body) to assess the nesting bird activity on site, together with details of measures to protect the nesting bird interest on the site as required.

Reason: To ensure that the development will conserve and enhance the natural environment and will not cause significant harm to any protected species or its habitat in accordance with Government guidance contained within the National Planning Policy Framework.

Woodgreen Leisure Centre Woodgreen Avenue Banbury OX16 0HS

The Committee considered application 25/01963/ADV, for the installation of steel framed Noticeboard to carry advertisements for Banbury Cross Indoor Bowls Club at Woodgreen Leisure Centre, Woodgreen Avenue, Banbury, OX16 0HS.

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

Resolved

That, in line with officer recommendation, advertisement consent be granted, subject to the conditions set out below (and any amendments to those conditions as deemed necessary).

Conditions

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).

2. Except where otherwise stipulated by conditions attached to this consent, the development shall be carried out strictly in accordance with the information contained within the application form and the following approved plans: Site Location Plan (dated 28 July 2025); Block Plan (dated 14 August 2025); Noticeboard specifications (dated 19 August 2025).

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).

69 **Oxfordshire Strategic Rail Freight Interchange Consultation Response**

The Committee considered a report of the Head of Development Management which recommended the Committee note the Council's written response to the Stage 2 Oxfordshire Strategic Rail Freight Interchange, which was a joint response between Cherwell District Council and Oxfordshire County Council.

The Committee was advised that the consultation response

The Committee was advised that the scale of this application meant that it was defined as a Nationally Significant Infrastructure Project (NSIP). Developments of this type were determined by the relevant Secretary of State (SoS) with the Planning Inspectorate (PINS) acting as the examining authority who made a recommendation to the SoS as to whether a Development Consent Order (DCO) should be granted. Local Authorities (LAs) were consultees in this process and were not determining authorities.

Resolved

That the Cherwell District Council's Written Response to the Stage 2 Oxfordshire Strategic Rail Freight Interchange consultation be noted.

70 **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.

Resolved

- (1) That the position statement be accepted.

The meeting ended at 6.38 pm

Chair:

Date: