

# Consultee Comment for planning application 23/01633/F

<b>Application Number</b>	23/01633/F
<b>Location</b>	Site at Calthorpe Street and Marlborough Road Banbury
<b>Proposal</b>	Demolition of existing retail units and public car park and redevelopment for residential dwellings (C3 Use), provision of private car parking, hard and soft landscaping and photovoltaic (PV) panels on roof, and associated works
<b>Case Officer</b>	Chris Wentworth
<b>Organisation</b>	Clerk to Banbury Town Council
<b>Name</b>	Mark Hassall
<b>Address</b>	Town Hall Town Hall Buildings Bridge Street Banbury OX16 5QB
<b>Type of Comment</b>	Object
<b>Type</b>	
<b>Comments</b>	<p>The Town Council objects to the proposal on the following grounds</p> <p>? It considers that the proposal for 230 units in blocks of 3-5 stories high represents overdevelopment of this conspicuous site . In our view it would be contrary to Policy ESD15 of the current Local Plan and be detrimental to the character and appearance of the immediate area</p> <p>? The proposal is considered to be out of scale with the Banbury Conservation Area and will have a seriously detrimental impact upon the character and appearance of that Area and is therefore contrary to Policy ESD15 of the Local Plan</p> <p>? Design and materials do not reflect or, in a contemporary design response, re-interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials, mass, scale and colour palette as required by Policy ESD15 of the Local Plan on such a conspicuous site in a market town such as Banbury and is therefore contrary to that Policy. It is considered that whilst such an approach may be acceptable in larger urban cities it is not appropriate in a relatively small market town</p> <p>? The loss of public car parking that will be caused by this development will detrimentally affect the performance of Banbury as a service/retail centre and be contrary to Policy BAN 7 of the adopted Local Plan</p> <p>? The proposal will provide Inadequate car parking to serve the needs of residents and visitors of the new development which will then impact on adequacy of remaining on-street car parking and further pressuring the remaining town centre car parks to the detriment of the Town Centre and its users and be contrary to Policy BAN 7 of the Local Plan</p> <p>? The quality of created residential environment for new residents is considered to be poor as a result of the overdevelopment, lack of parking and deficiencies in open space provision as set out in the above objections and therefore the proposal is contrary to Policy ESD15 of the Cherwell Local Plan</p> <p>? Whilst Policy Ban 7 of the Local Plan in some circumstances supports the redevelopment of retail town centre sites it states that such schemes should not be to the detriment of the retail floorspace and to the wider town centre and that specifically such redevelopments ought to have mixed uses. As the proposal is for all residential development it is contrary to that Policy</p> <p>? The proposal makes no reference to a package to Section 106 contributions for necessary off-site or on-site infrastructure and is therefore contrary to national and local policies</p> <p>Please note that these are the preliminary comments of the Town Council. We may make further comments once the comments of the public and statutory consultees have been received.</p>
<b>Received Date</b>	24/07/2023 13:18:15
<b>Attachments</b>	