

Minutes of a Planning Committee on **Monday 30<sup>th</sup> January 2017** at **The Garth, Launton Road Bicester OX26 6PS.**

**Present:**

Cllr Nick Mawer – Chairman  
 Cllr David Anderson  
 Cllr Sean Gaul  
 Cllr Jolanta Lis  
 Cllr Richard Mould  
 Cllr Lynn Pratt  
 Cllr Les Sibley

**In Attendance:**

Cllr Dan Sames  
 Samantha Shippen – Chief Officer  
 Angie Suter – Administrator

***In accordance with the Public Bodies (Admission to meetings) Act 1960, 2 members of the public commented on Planning Application 16/02505/OUT – Bicester Gateway retail development.***

Minute Number	Agenda item No	<b>MINUTES</b>
		<b><i>In the absence of the Chairman, Cllr Rose Stratford, the Vice Chairman, Cllr Nick Mawer chaired the meeting.</i></b>
302/1617	1	<p><b>APOLOGIES FOR ABSENCE</b></p> <p><b>RESOLVED</b> that apologies were received from, Cllr Nick Cotter, Cllr Jim French, Cllr Debbie Pickford, Cllr Lawrie Stratford, Cllr Rose Stratford.</p>
303/1617	2	<p><b>DECLARATIONS OF INTEREST</b></p> <p><b>2.1 RESOLVED</b> that a non-pecuniary declaration of interest was received from Cllr Les Sibley 16/02537/F – 37 Hudson Street and from Cllr Dan Sames as a Director of the Graven Hill development.</p> <p><b>2.2 Declarations of Interest for District &amp; County Councillors</b></p> <p><b>RESOLVED</b> that Cllr David Anderson, Cllr Sean Gaul, Cllr Jolanta Lis, Cllr Nick Mawer, Cllr Richard Mould, Cllr Lynn Pratt and Cllr Les Sibley as District Councillors and Cllr Les Sibley as a County Councillor on this Planning Committee will make their comments and decisions based upon information available at the time of the Meeting. It is accepted that District and County Councillors may come to different decisions in the light of more information being made available at District or County Planning Meetings.</p>
304/1617	3	<p><b>MINUTES</b></p> <p><b>RESOLVED</b> that Councillors confirmed the minutes of the Planning Committee meeting:</p> <p><b>PL08/1617 – Tuesday 20<sup>th</sup> December 2016.</b></p>

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305/1617	4	<p><b>UPDATES ON LARGE DEVELOPMENTS AND ASSOCIATED ISSUES</b></p> <p><b>4.1 NORTH WEST BICESTER</b> The second phase exemplar is underway. There are still one or two teething problems that are being dealt with by the developer.</p> <p><b>4.2 TOWN CENTRE DEVELOPMENT</b> The two town centre champions are trying to work with the independent retailers to look at ways to improve business, a meeting should be taking place within the near future. The 2 main problems appear to be the level of rent and of business rates. They are looking at a strategy for working with landlords going forward. The Grey 4 Gold report is due for publication shortly.</p> <p><b>4.3 GRAVEN HILL</b> Graven Hill is progressing at some pace. There are currently a number of plots available for auction by sealed bid. The guide prices are higher due to these being premium plots. More plots should hopefully be available between February and March along with the launch of shell builds and tailored products. A new website is being launched in March.</p> <p><b>4.4 GARDEN TOWN / HEALTHY TOWN</b> Garden Town – There are a number of initiatives currently ongoing in respect of the Garden Town the main one being the feasibility study of an additional junction on the M40 south of Arccott.  Healthy Town – The 13<sup>th</sup> May will see the launch of an event in Sheep Street promoting healthy living and at the end of March local organisations will be brought together to look at all the problems they face and who can help.</p> <p><b>4.5 OTHER BICESTER STRATEGIC SITES</b> The Whiteland's Fields Sports Pavilion roof is now on and it should be water tight by mid-February with hopefully a July/August opening.</p>
306/1617	5	<p><b>CONSULTATIONS</b></p> <p>None to note.</p>
307/1617	6	<p><b>PLANNING APPLICATIONS FROM CHERWELL DISTRICT COUNCIL</b></p> <p>Members were asked to consider and comment on the list of applications.</p> <p><b>RESOLVED</b> each planning application was considered and comments made:</p> <p><b>16/02219/F</b> – No objection but has concerns regarding adequate parking for the number of people potentially living in the property.  <b>16/02248/TPO</b> – Leave to the arboriculturalist.  <b>16/02353/F</b> - No objection but are concerned about the loss of small commercial units in the town.</p>

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<b>308/1617</b>	<b>7</b>	<p><b>16/02402/ADV</b> – No objection.  <b>16/02436/F</b> – Object to this application as an over development of the site. There is also concern about potential problems with car reversing out on to The Approach which is a busy thoroughfare.  <b>16/02458/F</b> – No objection.  <b>16/02461/F</b> – Object to his application as an over development of the site and is unsuitable for the area. Bicester Town Council also has concerns at the loss of commercial/industrial buildings.  <b>16/02472/F</b> – Objection: Has concerns that with the addition of another dwelling there will be more vehicles being parkin on the road where parking issue are already prevalent.  <b>16/02482/REM</b> – No objection.  <b>16/02492/F</b> – No objection.  <b>16/02494/F</b> – No objection.  <b>16/02498/F</b> – No objection.  <b>16/02505/OUT</b> – Welcome this application however, we believe it is not necessarily in the right location and we have concerns about the volume of traffic and traffic management. There is also a concern regarding the impact this development would have on the town centre and the robustness of the Sequential Test Report put forward by CPD Developments.  <b>16/02537/F</b> – No objection.  <b>16/02546/F</b> – No objection.  <b>16/02570/ADV</b> – No objection.  <b>16/02583/F</b> – No objection.  <b>16/02583/OUT</b> – Welcome this application which does conform to the local plan however, there is a little concern with the traffic movement in this area and access to the site.  <b>16/02591/F</b> – No comment.  <b>16/02635/F</b> - No objection to this application but would ask that officers satisfy themselves that there is adequate parking and that access and egress from the site is safe.  <b>17/0001/TPO</b> – Leave to the arboriculturalist.  <b>17/00016/F</b> – No objection.  <b>17/00025/TCA</b> - Leave to the arboriculturalist.  <b>17/00040/TPO</b> – Leave to the arboriculturalist.  <b>17/00045/ADV</b> – No objection.  <b>17/00052/ADV</b> – Welcome this application.  <b>17/00056/F</b> – No objection.  <b>17/00074/F</b> – Objection: Has concerns regarding the impact the height of this property would have on its neighbours and that it is out of character with the street scene.</p> <p><b>WITHDRAWN PLANS</b></p> <p><b>RESOLVED</b> that members note the following withdrawn plans:</p> <p><b>16/02231/F</b> – Land adj to 20 Almond Road – Erection of 3 No two storey blocks containing 6 No apartments.</p> <p><b>16/02301/F</b> – 10 Derwent Road – Erection of one-bedroom semi-detached dwelling (resubmission of 16/01585/F).</p>

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309/1617	8	<p><b>AMENDED PLANS</b></p> <p>None to note.</p>
310/1617	9	<p><b>APPEALS</b></p> <p><b>RESOLVED</b> that members noted that the following appeals have been dismissed:</p> <p><b>16/00291/F</b> - 25 Eden Way – Proposed erection of new fencing incorporating unused land on the plot.</p> <p><b>15/01724/F</b> – 24 Church Street – Change of use from a shop (use Class A1) to a hot food takeaway (use Class A5) with internal and external alterations.</p>
311/1617	10	<p><b>NOTIFICATIONS OF PLANNING DECISIONS FROM CHERWELL DISTRICT</b></p> <p>Members were asked to note the planning decisions from Cherwell District Council <b>PD09/1617</b></p>
312/1617	11	<p><b>FORWARD PLAN</b></p> <p><b>RESOLVED</b> that Councillors were asked to review and comment on the forward plan.</p>
313/1617	12	<p><b>DATE OF NEXT MEETING: Monday 13<sup>th</sup> February 2017 at 7 pm</b></p> <p><b>CLOSE OF MEETING – 20:55 hrs</b></p>