

Minutes of the Bicester Town Council Planning Committee on **Monday 26<sup>th</sup> June 2017** at **The Garth, Launton Road Bicester OX26 6PS.**

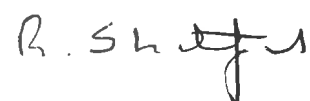
**Present:**

- Cllr Rose Stratford – Chairman
- Cllr David Anderson
- Cllr Nick Mawer
- Cllr Richard Mould
- Cllr Debbie Pickford
- Cllr Lynn Pratt
- Cllr Les Sibley
- Cllr Lawrie Stratford

**In Attendance:**

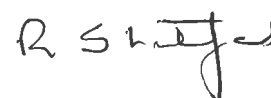
- Samantha Shippen – Chief Officer
- Angie Suter – Administrator
- Karen Curtin – Managing Director (Designate) for Graven Hill

Minute Number	Agenda item No	<b>MINUTES</b>
089/1718	1	<p><b>APOLOGIES FOR ABSENCE</b></p> <p><b>RESOLVED</b> that apologies were received from Cllr Sean Gaul, Cllr Jolanta Lis and Cllr Jason Slaymaker.</p>
090/1718	2	<p><b>DECLARATIONS OF INTEREST</b></p> <p><b>2.1 RESOLVED</b> that no declarations of interest were received.</p> <p><b>2.2 Declarations of Interest for District &amp; County Councillors</b></p> <p><b>RESOLVED</b> that Cllr Nick Mawer, Cllr Richard Mould, Cllr Debbie Pickford, Cllr Lynn Pratt and Cllr Les Sibley as District Councillors and Cllr Les Sibley and Cllr Lawrie Stratford 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>
091/1718	3	<p><b>MINUTES</b></p> <p><b>RESOLVED</b> that the Committee confirmed the minutes of the Planning Committee meeting:</p> <p><b>PL01/1718 – Monday 22<sup>nd</sup> May 2017</b></p>
092/1718	4	<p><b>PUBLIC SESSION</b></p> <p>There were no questions from the public.</p>
093/1718	5	<p><b>UPDATES ON LARGE DEVELOPMENTS AND ASSOCIATED ISSUES</b></p>



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		<p><b>5.1 NORTH WEST BICESTER</b> The Albion Land application for part of the land including housing has been deferred to be considered with the other application for warehousing so that the two can be taken together.</p> <p><b>5.2 GRAVEN HILL</b> Karen Curtin, the Managing Director designate for Graven Hill attended the meeting and gave an update as follows:</p> <ul style="list-style-type: none"> <li>• The first parcel of land was finally transferred to Cherwell District Council in June 2016 and will accommodate on 1,900 homes including 30% affordable house, affordable rented, shared ownership and including extra care housing.</li> <li>• This is a 10-year project with 9 phases.</li> <li>• The next tranche will be mostly commercial space of approx. 1 million ft<sup>2</sup>.</li> <li>• 20% of this commercial space will house E.P. Barrus who will be the anchor tenant and will refurbish to original storehouses on the site.</li> <li>• Phase 1 will also have a local centre of shops, facilities, amenity space and a school which is due to open in 2020.</li> <li>• All 10 of the pioneer developers are now on site and their journey is being followed by Grand Designs which will air once the final house is finished in April/May 2018.</li> <li>• There are a variety of product types to suit all budgets and lifestyles.</li> <li>• Plot – Plot with footings and ancillaries in place. Available in 2 – 6 bedroom sizes (Sold 56 in various sizes).</li> <li>• Shell – Plot with foundations, ancillaries and super structure in place but nothing done internally. These will be available from September 2018.</li> <li>• Tailored Turnkey – in blocks of 2 – 6. Externally they all look the same but can be customised inside as much as is desired. However, the earlier you purchase it the more customisation can be done.</li> <li>• Pocket and Coach House – 1 – 2 bedroom properties. Start at £199,000 and offer the opportunity of flexible living or workspace on the ground floor, with garage and a rear garden. These have been very popular and therefore we are looking at the Masterplan to if see if any units can be converted to this style.</li> <li>• There is unfortunately currently no 'help to buy' with self or custom build and therefore talks are taking place with the Government to find out why not. However, the amount of deposit required is less as you only require a deposit for the land and foundation.</li> <li>• There will be improvement works to the Rodney House roundabout but this will be widely advertised prior to the work commencing.</li> <li>• Approximately 12 show homes are being built and should be available to view in October/November this year.</li> <li>• The Plot Shop opened in May with an office in the new Cherwell District Council building under the Library.</li> </ul> <p><b>5.3 GARDEN TOWN</b> Nothing to report.</p> <p><b>5.4 OTHER BICESTER STRATEGIC SITES</b> The Gavray Drive planning application has been refused permission as there was no Master Plan to show how the wild zone would be managed.</p>

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094/1718	6	<p><b>CONSULTATIONS</b></p> <p><b>RESOLVED</b> that the following comments be mad on consultations:</p> <ul style="list-style-type: none"> <li>• <b>Land to rear of Tangmere Close and Scampton Close</b></li> </ul> <p>The Committee suggested 'Vulcan' but also delegated authority to the Chief Officer to research other suitable RAF themed names to tie in with the Launton Meadows area.</p> <ul style="list-style-type: none"> <li>• <b>Zone 1 and 2 Symmetry Park.</b></li> </ul> <p>The Committee suggested a theme of battles or hills.</p>
095/1718	7	<p><b>PLANNING APPLICATIONS FROM CHERWELL DISTRICT COUNCIL</b></p> <p>Committee was asked to consider and comment on the list of applications.</p> <p><b>RESOLVED</b> that the following comments be made:</p> <p>17/00145/F – No objection.  17/00187/TCA – No comment – BTC application.  17/00190/TCA – Leave to the Arboriculturalist.  17/00209/F – No objection.  17/00216/DISC – No objection.  17/00805/F – Objection regarding the position of the fence in relation to the footpath and its possible effect on pedestrians.  17/00810/F – No objection.  17/00817/LB – No objection.  17/00884/F – No objection.  17/00915/F – Object an overdevelopment of the site.  17/00927/F – Already approved by CDC.  17/00939/F - Already approved by CDC.  17/00952/F – No objection.  17/00953/F – Objection regarding the selling of full price goods as this was not part of the original intention for Bicester Village.  17/00954/F - Objection regarding the selling of full price goods as this was not part of the original intention for Bicester Village.  17/00955/F - Objection regarding the selling of full price goods as this was not part of the original intention for Bicester Village.  17/00956/F - Objection regarding the selling of full price goods as this was not part of the original intention for Bicester Village.  17/00957/F - Objection regarding the selling of full price goods as this was not part of the original intention for Bicester Village.  17/00958/F - Objection regarding the selling of full price goods as this was not part of the original intention for Bicester Village.  17/00976/ADV – No objection.  17/00979/F – No objection.  17/00981/F – No Objection.  17/00998/F – Objection as an over development of the site.  17/01021/F – No objection.  17/01022F – Concerns that the air conditioning units will create noise for the neighbouring properties.</p>



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		<p>17/01039/ADV – No objection.  17/01042/F – No objection.  17/01049/F – No objection.  17/01061/REM – No objection.  17/01077/ADV – No objection.  17/01081/F – No objection.  17/01085/F – No objection.  17/01090/OUT – Strongly object to the temporary use of Howes Lane as an access when there is no clear indication of how long this will be used before or indeed if Howes Lane is realigned. This will clearly have an impact on new and existing residents who back on to Howes Lane in terms of noise, vibration and pollution from heavy vehicles. Access should only be from the Middleton Stoney Road. Committee wishes use to be predominantly B1 with limited B2/B8 as per agreed Local Plan Policy.  17/01123/LB – No objection.  17/01174/ADV – No objection.  17/01176/F – No objection.  17/01187/ADV – No objection.  17/01200/F – No objection.  17/01253/REM – No objection.  17/01337/REM – No objection.  <b>AMENDED PLANS</b>  17/00585/F – Object to this application as an overdevelopment of the site, the potential issues that may arise with parking and its effect on the street scene.  17/00715/F – Object as an over development of the site and the potential to exacerbate the parking issues that already exist in Withington Road.</p>
096/1718	8	<p><b>WITHDRAWN PLANS</b></p> <p><b>RESOLVED</b> that Committee <b>NOTE</b> the following withdrawn planning applications:</p> <ul style="list-style-type: none"> <li>• 16/00476/DISC – Tesco Pingle Drive Bicester – Discharge of Condition 20 (Flood risk assessment; Addendum) of 15/00082/F.</li> <li>• 17/00748/F – Land adj to Thistle Boon 70 Chapel Street – Erection of new two-bedroom, two-storey dwelling.</li> <li>• 17/00996/F – 27 Wensum Crescent – Removal of garage, erection of front porch and two storey side extension.</li> </ul>
097/1718	9	<p><b>DEFINITIVE MAP &amp; STATEMENT OF PUBLIC RIGHTS OF WAY (DM&amp;S)</b></p> <p><b>RESOLVED</b> that Committee <b>NOTE</b> the Annual 'Legal Event' Modification order (LEO) for 2016.</p>
098/1718	10	<p><b>LAND BETWEEN GREENWOOD DRIVE, AVON CRESCENT &amp; BLYTHE PLACE</b></p> <p><b>RESOLVED</b> that Committee <b>NOTE</b> the Notice of End of Moratorium for an Asset of Community value (ACV).</p>

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099/1718	11	<p><b>APPEALS</b></p> <p><b>RESOLVED</b> that Committee <b>NOTE</b> the following appeal:</p> <ul style="list-style-type: none"> <li>• 14 Redwing Close – Raise the existing roof to create second floor extension. – Appeal dismissed.</li> </ul>
100/1718	12	<p><b>ITEMS FOR INFORMATION</b></p> <p><b>RESOLVED</b> that Committee <b>NOTE</b> the following Oxfordshire County Council planning approvals:</p> <ul style="list-style-type: none"> <li>• <b>OCC Ref: R3. 0029/17 – New Build Primary School on Bicester Eco Town.</b></li> </ul> <p>Non-material amendment for variations to approved building details, fencing and landscaping of planning permission ref no. R3.0139/14. The application is to apply for planning permission for a FE Primary School with a phased construction to allow a 1FE school with 2FE core facilities to be constructed during the first phase and to allow for future expansion to a 2FE school as phase 2; to be constructed as and when demand requires at Bicester Eco Town, Land at North West Bicester, Banbury Road, Bicester.</p> <ul style="list-style-type: none"> <li>• <b>OCC Ref: R3.0139/14 – Gagle Brook Primary School</b> Pursuant to Condition 17 (Waste &amp; Recycling Strategy).</li> <li>• <b>OCC Ref: R3.0139/4 – Gagle Brook Primary School</b> Pursuant to Condition 19 (Sustainable Water Management).</li> </ul>
101/1718	13	<p><b>NOTIFICATIONS OF PLANNING DECISIONS FROM CHERWELL DISTRICT</b></p> <p><b>RESOLVED</b> that the Committee <b>NOTE</b> the planning decisions from Cherwell District Council. <b>PD02/1718</b></p>
102/1718	14	<p><b>FORWARD PLAN</b></p> <p><b>RESOLVED</b> that the Committee <b>NOTE</b> the forward plan.</p>
103/1718	15	<p><b>DATE OF NEXT MEETING: Monday 24<sup>th</sup> July 2017 at 7.00 pm</b></p> <p><b>CLOSE OF MEETING – 20:20 hrs.</b></p>