

Minutes of the Bicester Town Council Planning Committee on **Monday 21st August 2017** at **The Garth, Launton Road Bicester OX26 6PS.**

Present:

- Cllr Nick Mawer – Chairman
- Cllr Sean Gaul
- Cllr Jolanta Lis
- Cllr Richard Mould
- Cllr Debbie Pickford
- Cllr Lynn Pratt
- Cllr Les Sibley
- Cllr Jason Slaymaker

In Attendance:

- Samantha Shippen – Chief Officer
- Angie Suter – Administrator

Minute Number	Agenda item No	MINUTES
157/1718	1	<p>APOLOGIES FOR ABSENCE</p> <p>RESOLVED that apologies were received from Cllr David Anderson, Cllr Lawrie Stratford and Cllr Rose Stratford.</p>
158/1718	2	<p>DECLARATIONS OF INTEREST</p> <p>2.1 RESOLVED that Cllr Richard Mould, Cllr Debbie Pickford and Cllr Lynn Pratt as CDC Executive Members, declared an interest in Planning Application No. 17/01487/ADV – Whitelands Farm Sports Ground.</p> <p>2.2 Declarations of Interest for District & County Councillors</p> <p>RESOLVED that Cllr Sean Gaul, Cllr Jolanta Lis, Cllr Nick Mawer, Cllr Richard Mould, Cllr Debbie Pickford, Cllr Lynn Pratt, Cllr Les Sibley and Cllr Jason Slaymaker 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>
159/1718	3	<p>MINUTES</p> <p>RESOLVED that the Committee confirmed the minutes of the Planning Committee meeting:</p> <p>PL03/1718 – Monday 24th July 2017</p>

B. Suter

Minute Number	Agenda item No	MINUTES
160/1718	4	<p>PUBLIC SESSION</p> <p>Members of the public commented on Planning Application Nos:</p> <p>17/01428/F - 64 Bed Care Home, North of Coopers Green, Buckingham Road – Unsuitable access, 25 parking spaces but can only find 20 on the plan. Area floods on a regular basis where will the flood water go. Concern with traffic congestion as Buckingham Road is already very busy. The site is a CDC wildlife site and quoted as having district value for wildlife.</p> <p>17/01578/OUT - 10 residential dwellings, St Edburgs School, Cemetery Road – Cemetery Road is only a single track and 20 additional cars a day will have a significant impact. Egress from Cemetery Road is on to a blind bend. Heavy traffic will have a destabilising effect on the properties many of which don't have foundations due to their age. St Edburgs playing field is designated leisure space and forms part of a much needed green lung in this area of town and acts as a buffer to Bicester Town conservation area.</p>
161/1718	5	<p>UPDATES ON LARGE DEVELOPMENTS AND ASSOCIATED ISSUES</p> <p>5.1 NORTH WEST BICESTER Plots are being marketed for Phase 2 Exemplar. Selling and reserving is going quite well. Building of the Eco Business Centre commenced today (21st August 2017).</p> <p>5.2 GRAVEN HILL On-going, plots are selling well.</p> <p>5.3 GARDEN TOWN On-going funding and investigations into an additional junction off of the M40.</p> <p>5.4 OTHER BICESTER STRATEGIC SITES Whitelands Sports Pavilion is near completion and will officially open on 30th September. The 3G pitch is complete, lined and ready for play but will not be available until the car park and building are ready, estimated to be 8th September</p>
162/1718	6	<p>CONSULTATIONS</p> <p>None to note.</p>
163/1718	7	<p>PLANNING APPLICATIONS FROM CHERWELL DISTRICT COUNCIL</p> <p>Committee was asked to consider and comment on the list of applications.</p> <p>RESOLVED that the following comments be made:</p> <p>17/01324/F – No objection.</p> <p>17/01428/F –Object to this application on the following grounds: Skimmingdish Lane is already a very busy ring-road. Traffic trying to access and egress the site will have considerable difficulty cutting across the traffic, more so should Skimmingdish Lane become a dual carriageway</p>

Minute Number	Agenda item No	MINUTES
		<p>as expected. The entrance is also very near the Buckingham Road roundabout and will cut across the cycleway and footpath increasing the risk of an accident.</p> <p>The application states there are 25 parking spaces however only 20 spaces can be identified on the plan and there will be 46 staff not to mention visitors, ambulances etc. This lack of sufficient parking is likely to cause parking issues in the nearby Coopers Green or Caversfield.</p> <p>This area of land is part of an area of natural/semi-natural space which has been selected by Thames Valley Environmental Record Centre as having district value for wildlife, as it is a priority habitat (unimproved lowland fen and marsh with a Thames Water attenuation pond). The Care Home proposal will negatively impact on the area's biodiversity as about half of the existing natural open space will be lost. The plans will narrow the wildlife corridor along Skimmingdish Lane which has already been severely compromised.</p> <p>This land is also subject to flooding and there is concern as to where water will be dispersed if the land is built on. It is also used by dog walkers and for leisure activities. Bicester Town Council would wish to see protection of this site by resolution of Cherwell District Council as an amenity site identified in the Bicester Masterplan.</p> <p>Whilst a Care Home is to be welcomed in the town, this is in the wrong place both for the above reasons and for residents of the Care Home. If they are able bodied, then they have no nearby facilities to enjoy and if they are dementia sufferers this is an extremely dangerous area for them to negotiate should the worst happen and they get out of the home without supervision. Bicester Town Council therefore recommends REFUSAL.</p> <p>17/01461/F – No objection but need to ensure that there is a large enough turning circle for refuse lorries/buses and that parking restrictions are in place.</p> <p>17/01469/F – Objection, overdevelopment of the site and loss of green space.</p> <p>17/01479/F - No objection.</p> <p>17/01487/ADV – No Comment.</p> <p>17/01509/F – No objection.</p> <p>17/01521/F – No objection.</p> <p>17/01522/F – No objection.</p> <p>17/01531/F – Objection, has concerns that this is not in keeping with the street scene.</p> <p>17/01534/F – No objection.</p> <p>17/01539/F – No objection.</p> <p>17/01578/OUT –Objects to this application on the following grounds: The 10 houses will cause severe traffic problems as the access road is Cemetery Lane which is a narrow single carriageway with a blind junction onto Kings End/Church Street. Construction traffic would have great difficulty gaining access to the site from Cemetery Lane due to the width restriction and there is no turning circle at the end. The construction traffic would also be hugely disturbing to the current residents of the Lane, many who have doors opening directly onto the road and live in houses so old</p>

Minute Number	Agenda item No	MINUTES
164/1718	8	<p>they do not have foundations meaning the vibration of heavy vehicles could have a very real detrimental impact upon their properties. The traffic survey based on a 'typical' primary school is misleading and does not take into account the peculiarities of this site as only staff cars ever accessed the School grounds with parents either walking or dropping off at the rear of the school grounds by the football club.</p> <p>The proposed development only shows 10 parking bays plus 5 visitor parking spaces, so inevitably, the residents with more than one vehicle would be forced in to parking on Kings End or Church Street or in the visitor bays adding to the already chronic parking situation in this area.</p> <p>The proposed houses would detract from the setting of Piggy Lane, which is an ancient way with stone walls and green verges. It is a public footpath and unsuitable to make into an access road for the proposed housing because it leads past the hospital and two medical centres with many cars manoeuvring in and out of parking spaces all day.</p> <p>The school playing field along with the BSA sports ground and Pingle field are all needed to provide a green lung to the Town Ward and to act as a buffer for the Bicester Town Conservation Area. The addition of 10 more houses would be unnecessary infilling of a sensitive area when Cherwell already has a 5-year housing land supply.</p> <p>The Planning Inspector for Cherwell's Local Plan 1 said the debate about the extension of Bicester's Town Centre Boundary should be discussed as part of Local Plan Part 2. "There should be no plans passed to develop either the old school or the sports field until this boundary is decided".</p> <p>This proposal goes against the Bicester Masterplan which stated that this area was looked at as a green linear park 'Village Green'.</p> <p>Bicester Town Council consider this to be a piecemeal development of the site in conflict with the Cherwell District Council Design brief for the site developed following the school closure.</p> <p>17/01594/F - Has concerns that this application will exacerbate the parking issues already existing in this area by taking the garage and side space. 17/01596/ADV – No objection. 17/01598/F - Has concerns that the application will cause parking issues that will have an adverse effect on the neighbours if it takes any parking from the property on to an already very busy road. 17/01623/F – Has concerns that this is an over development of the site. 17/01630/ADV – No objection. 17/01655/F – Has concerns with regard to loss of parking.</p> <p>WITHDRAWN PLANS</p> <p>None to note.</p>

R. S. [Signature]

Minute Number	Agenda item No	MINUTES
165/1718	9	<p>APPEALS</p> <p>RESOLVED that Committee NOTE the following appeal:</p> <p>16/02248/TPO – 18 Hunt Close, Bicester – To fell 2 No Maple trees – Subject to TPO 2/1980. Appeal dismissed.</p> <p>16/02465/F – The Star Inn, Bucknell Road, Bicester – creation of 2 No. bed flats in roof space and 2 No. 2 bed flats and 1 No. 1 bed flat at first floor level. Appeal dismissed.</p>
166/1718	10	<p>NOTIFICATIONS OF PLANNING DECISIONS FROM CHERWELL DISTRICT</p> <p>RESOLVED that the Committee NOTE the planning decisions from Cherwell District Council. PD04/1718.</p>
167/1718	11	<p>ITEMS FOR INFORMATION</p> <p>RESOLVED that Committee NOTE the following:</p> <p>Oxfordshire County Council – Street Lighting Improvement work in your area.</p> <p>LATE ITEM - Road Names for Lear Site – Cherwell District Council has requested road names for the new Lear housing site. Chief Officer will follow Council policy in offering names with a military connection.</p>
168/1718	12	<p>FORWARD PLAN</p> <p>RESOLVED that the Committee NOTE the forward plan.</p>
169/1718	13	<p>DATE OF NEXT MEETING: Monday 25th September 2017 at 7.00 pm</p> <p>CLOSE OF MEETING – 20:05 hrs.</p>