

BICESTER TOWN COUNCIL



PLANNING COMMITTEE MEETING

Ref: PL09/1819

MONDAY 14th JANUARY 2019

at

7.00 pm

THE GARTH, LAUNTON ROAD, BICESTER

Circulation

Town Mayor: Councillor Sean Gaul

Committee Member

**Cllr Rose Stratford – Chairman
Cllr Nick Mawer – Vice Chairman
Cllr David Anderson
Cllr Nick Cotter
Cllr Sean Gaul
Cllr Richard Mould
Cllr Debbie Pickford
Cllr Lynn Pratt
Cllr Przemek Rybka
Cllr Les Sibley
Cllr Jason Slaymaker
Cllr Lawrie Stratford**

Substitute Committee Member(s)

**Cllr Dan Sames
Cllr David Magee
Cllr Melanie Magee

Cllr Tom Wallis – CDC
Cllr John Broad – CDC
Cllr Lucinda Wing - CDC
Bicester Review
Oxford Mail
Bicester Library
BTC Copy**



Council Offices,
The Garth,
Launton Road,
Bicester
Oxon, OX26 6PS

Telephone: 01869 252915
Fax: 01869 324554
Email: enquiries@bicester.gov.uk

Monday 7th January 2019

Sir/Madam

To all Members of the Planning Committee

You are hereby summoned to attend a meeting of the Planning Committee on **Monday 14th January at The Garth, Launton Road Bicester OX26 6PS** to commence at **7.00pm** for the transaction of the following business.

**Samantha Shippen
Chief Officer**

Members of the public and press are welcome to attend in accordance with the Public Bodies (Admission to Meetings) Act 1960

| Copy Attached | Agenda item No | AGENDA |
|---------------|----------------|--|
| | 1 | APOLOGIES FOR ABSENCE |
| | 2 | DECLARATIONS OF INTEREST |
| | 2.1 | Councillors are reminded to declare any interests on any item on this agenda in accordance with Bicester Town Council's Code of Conduct. |
| | 2.2 | Declarations of Interest for District & County Councillors District Councillors and County Councillors 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. |
| ✓ | 3 | MINUTES To confirm the Minutes of the meeting held on: PL08/1819 - Monday 19th December 2018 |
| | 4 | PUBLIC SESSION |

| Copy Attached | Agenda item No | AGENDA |
|---------------|----------------|---|
| | | <p>In accordance with Standing Orders 1 d-f, members of the public may make representations, ask questions and give evidence in respect of any item of business included in the agenda.</p> <p>Time allocated shall not exceed 10 minutes. No member shall speak for more than 2 minutes.</p> |
| | 5 | <p>UPDATES ON LARGE DEVELOPMENTS AND ASSOCIATED ISSUES</p> <p>5.1 NORTH WEST BICESTER</p> <p>5.2 GRAVEN HILL</p> <p>5.3 GARDEN TOWN</p> <p>5.4 OTHER BICESTER STRATEGIC SITES</p> |
| ✓ | 6 | <p>CONSULTATIONS</p> <p>6.1 Kingsmere Street Names and Numbering</p> |
| ✓ | 7 | <p>PLANNING APPLICATIONS FROM CHERWELL DISTRICT COUNCIL</p> <p>Committee is asked to consider and comment on the attached list of applications.</p> <p><i>Members are advised that the full planning applications are available for inspection in the Council Offices or on the Cherwell District Council website.</i></p> |
| | 8 | <p>AMENDED PLANS</p> <ul style="list-style-type: none"> • 17/02225/F – Land adj to 3 Hampden Close • 18/01800/F – 19 Manston Close • 18/02075/ADV – Unit 2 Whitelands Shopping Centre |
| | 9 | <p>WITHDRAWN PLANS</p> <p>Committee is asked to note the following withdrawn planning applications:</p> <ul style="list-style-type: none"> • 18/01545/F – The New Coach House, Queens Avenue |
| | 10 | <p>APPEALS</p> <ul style="list-style-type: none"> • None to note |
| ✓ | 11 | <p>NOTIFICATIONS OF PLANNING DECISIONS FROM CHERWELL DISTRICT</p> <p>Committee is asked to note the following planning decisions from Cherwell District Council. PD09/1819</p> |
| ✓ | 12 | <p>FORWARD PLAN</p> <p>Committee is asked to review and comment on the forward plan.</p> |

| Copy Attached | Agenda item No | AGENDA |
|---------------|----------------|---|
| | 13 | <p>DATE OF NEXT MEETING</p> <p>Monday 11th February 2019 at 7.00pm</p> |

Minutes of the Bicester Town Council Planning Committee on **Wednesday 19th December 2018** at **The Garth, Launton Road Bicester OX26 6PS.**

Present

- Cllr Nick Mawer – Vice Chairman
- Cllr Richard Mould
- Cllr Debbie Pickford
- Cllr Lynn Pratt
- Cllr Przemek Rybka
- Cllr Les Sibley
- Cllr Jason Slaymaker
- Cllr Lawrie Stratford

In Attendance:

- Sam Shippen – Chief Officer
- Julie Trinder – Administrator

| Minute Number | Agenda item No | |
|---------------|----------------|---|
| 306/1819 | 1 | <p>APOLOGIES FOR ABSENCE</p> <p>RESOLVED that apologies were received from Cllr Rose Stratford, Cllr David Anderson and Cllr Sean Gaul</p> |
| 307/1819 | 2 | <p>DECLARATIONS OF INTEREST</p> <p>2.1 RESOLVED that Cllr Nick Mawer declared a discloseable pecuniary interest in planning application no 18/02013/F as the property owner</p> <p>Cllr Lawrie Stratford declared a personal interest in 18/0213/F as he knows the applicant.</p> <p>Cllrs Debbie Pickford and Richard Mould declared an interest in 18/01962/F as Cllr Pickford is a close friend and Cllr Mould is a neighbour.</p> <p>2.2 Declarations of Interest for District & County Councillors</p> <p>RESOLVED that, Cllr Nick Mawer, Cllr Debbie Pickford, Cllr Lynn Pratt, Cllr Richard Mould, Cllr Jason Slaymaker and Cllr Les Sibley as District Councillors and Cllr Les Sibley and Cllr Lawrie Stratford as County Councillors on this Planning Committee will make their comments and decision based upon information available at the time of the Meeting. It is accepted that District Councillors may come to different decision in the light of more information being made available at District Planning Meetings.</p> |
| 308/1819 | 3 | <p>MINUTES</p> <p>RESOLVED that the Committee confirmed the minutes of the Planning Committee meeting:</p> <p>PL07/1819 - Monday 19th November 2018</p> |

| Minute Number | Agenda item No | |
|---------------|----------------|---|
| 309/1819 | 4 | <p>PUBLIC SESSION</p> <p>There were no members of the public in attendance.</p> |
| 310/1819 | 5 | <p>UPDATES ON LARGE DEVELOPMENTS AND ASSOCIATED ISSUES</p> <p>5.1 NORTH WEST BICESTER Nothing to report.</p> <p>5.2 GRAVEN HILL Nothing to report.</p> <p>5.3 GARDEN TOWN Nothing to report.</p> <p>5.4 OTHER BICESTER STRATEGIC SITES Nothing to report.</p> |
| 311/1819 | 6 | <p>CONSULTATIONS</p> <p>6.1 Weston-on-the-Green Neighbourhood Plan 2018-2031</p> <p>It was NOTED that the Weston-on-the-Green Neighbourhood Plan 2018-2031 had been received.</p> <p>6.2 Various Roads (Cherwell & West) Proposed Disabled Persons Parking Places</p> <p>The Committee had no comments to make.</p> |
| 312/1819 | 7 | <p>PLANNING APPLICATIONS FROM CHERWELL DISTRICT COUNCIL</p> <p>Committee was asked to consider and comment on the attached list of applications.</p> <p>RESOLVED that the following comments be made:</p> <p>18/01595/F – No comment. 18/01944/F – No comment. 18/01960/F – No comment. <i>Cllr D Pickford left the room during the consideration of the following application:</i> 18/01962/F – No comment. 18/01963/F – No comment. 18/01992/F – Welcome the new business. <i>Cllr N Mawer and Cllr L Stratford left the room during the consideration of the following application:</i> 18/02013/F – No comment. 18/02020/F – No comment. 18/02021/F – No objection. 18/02041/F – No comment.</p> |

| Minute Number | Agenda item No | |
|---------------|----------------|--|
| 313/1819 | 8 | <p>18/02042/ADV – No objection. 18/02067/F – No objection. 18/01808/F – No objection.</p> <p>AMENDED PLANS</p> <p>None to note.</p> |
| 314/1819 | 9 | <p>WITHDRAWN PLANS</p> <p>RESOLVED that the Committee NOTED the following withdrawn planning application:</p> <p>18/01618/F Hugo Boss, 109-110 Pingle Drive, Bicester OX26 6EU. Received 20th November 2018</p> |
| 315/1819 | 10 | <p>APPEALS</p> <p>None to note.</p> |
| 316/1819 | 11 | <p>NOTIFICATIONS OF PLANNING DECISIONS FROM CHERWELL DISTRICT</p> <p>RESOLVED that the Committee NOTE the planning decisions from Cherwell District Council. PD08/1819</p> |
| 317/1819 | 12 | <p>FORWARD PLAN</p> <p>RESOLVED that Committee NOTE the forward plan.</p> |
| | 13 | <p>DATE OF NEXT MEETING</p> <p>Monday 14th January 2018 at 7.00pm</p> <p>CLOSE OF MEETING: 7.25pm</p> |



**South
Northamptonshire
Council**

AGENDA ITEM 6

Cherwell

DISTRICT COUNCIL
NORTH OXFORDSHIRE

Ms Samantha Shippen
The Garth
Launton Road
Bicester
OX26 6PS

**Cherwell and South
Northamptonshire Councils**

Building Control Service

PO Box 27, Banbury, Oxfordshire, OX15 4BH

Tel: 0300 003 0200 Fax: 0300 003 0201

Email: building.control@cherwellandsouthnorthants.gov.uk

Please ask for **Julie Shea**

Our ref **Phase 2 Kingsmere**

Direct Dial **01295 221876**

Email **Julie.she@cherwellandsouthnorhants.gov.uk**

14th December 2018

Dear Bicester Town Ward Members & South & Ambrosden Ward.

Reference: Phase 2 Kingsmere Middleton Stoney Road.

13/00847/OUT -OUTLINE - Residential development within use Class C3, Extra care facility, primary school, retail, formal and informal public open space, play facilities, sports pitches, allotments and associated infrastructure including landscaping, highways, footpaths/cycle ways, drainage utilities and parking works. (Several other planning applications for attached site plan).

I refer to the new development currently under construction in respect of the above planning application at the location quoted.

In order that the postal address for the above development can be issued it is necessary to name the access roads. I'd be grateful if the Parish Council and Ward Members could suggest suitable roads name with local connection or a theme. As usual it should neither be likely to be confused with any existing name or refer to any person still living.

Please could I have your response within 21 days of this letter by email.

The final decision on the name will be made by Cherwell District Council.

It is essential to maintain a comprehensive and high standard for naming streets and numbering or naming properties as it allows:

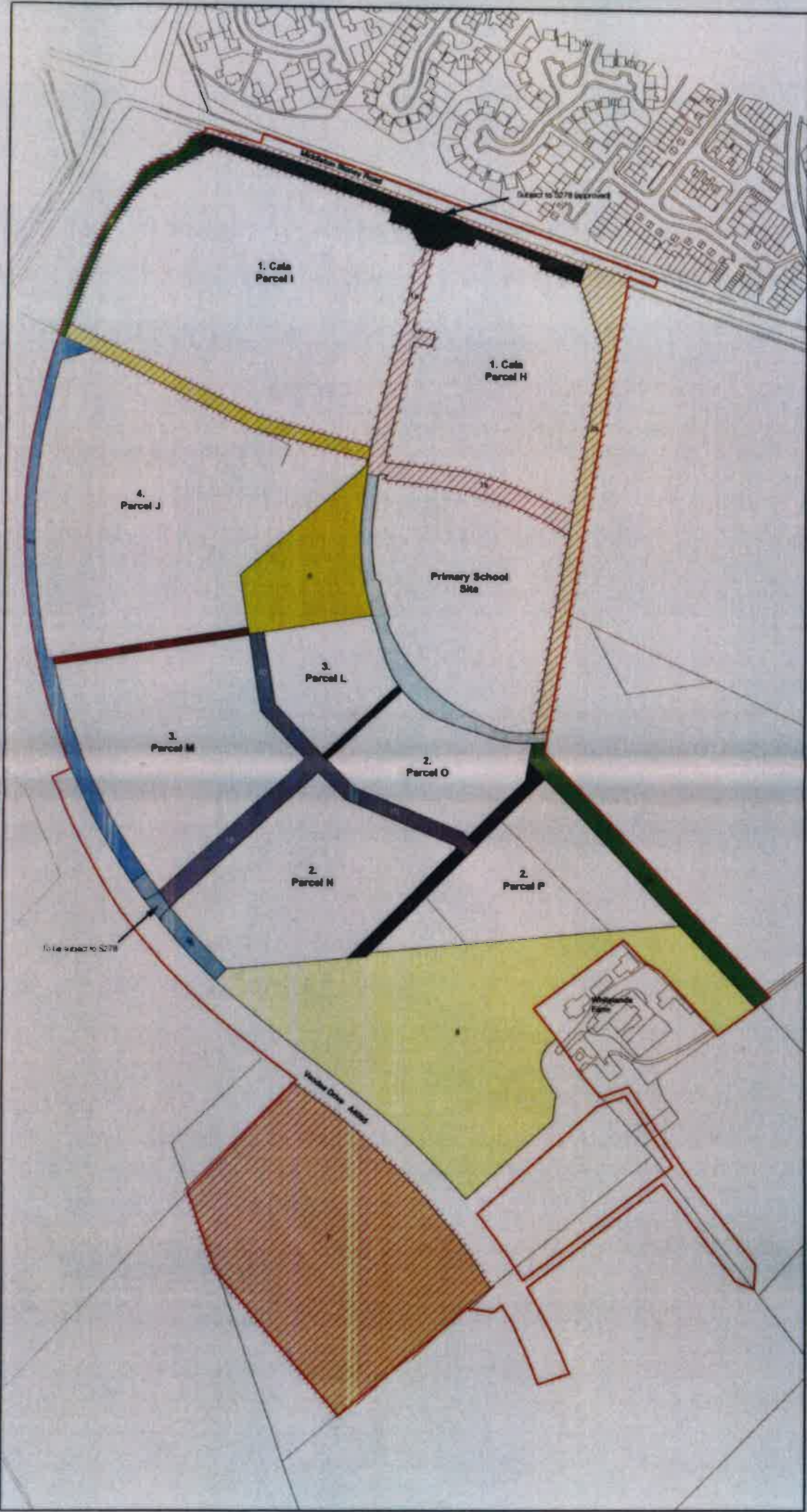
- Emergency services to find a property quickly (delays can cost lives and money).
- Mail to be delivered efficiently.
- Visitors to find where they want to go.
- Reliable delivery of services and products.
- Records of service providers to be kept in an effective manner.
- Utilities to be installed.



If you wish to discuss any aspects of this request, please contact Miss Julie Shea. Contact details can be found at the top of this letter.

Yours sincerely
Julie Shea
Senior Technical Support Officer





- Outline application boundary**
- Reserved Matters Application**
- 1a Northern section of Primary street (apine road) and secondary street north of primary school
 - Southern section of primary street (apine road)
 - 2a Northern section of habitat link (eastern gateway)
 - Southern section of habitat link (eastern gateway)
 - Landscape scheme for MESR northern gateway
 - Landscape scheme for Vendee Drive (adjacent CALA parcels H and I)
 - Landscape scheme for southern edge of Parcel J
 - Central square green and adjacent highways and parking
 - Informal open space/ balancing pond south of Vendee Drive
 - 5 Southern Park (informal open space) look about area
 - Central section of Vendee Drive edge landscaping/ south of gateway
 - Southern section of Vendee Drive edge landscaping/ (south of gateway)
 - Vendee Drive link road
 - Green corridor between parcel N and parcel P
 - Green corridor between parcel O and parcel P
 - Green corridor between parcel I and parcel O
 - Green corridor between parcel J and parcel M
- Submitted Reserved Matters Applications**
- Submitted 07/12/2017 (1a, 2a, 3, 5 and 7)
 - Submitted 18/01/2018 (4)
- Revised plans to be submitted**
- 1a, 3 and 5
- Next reserved matters applications**
- 1b, 2b, 11, 10, 9, 8 and Vendee Drive S278

Notes/Revised:

| | | | |
|---|---------|--|----|
| A | 29/1/18 | Submitted dates added | HD |
| B | 31/1/18 | Parcel names added, RMA's 9 and 11 split up, Other graphic changes | HD |
| C | 1/2/18 | Phases 3 and 4 switched | HD |
| D | 27/2/18 | Phase 8 extended into part of 9b | SI |

Kingsmere Phase 2
 Countryside Properties (Borestal) Ltd

0 100m

Strategic Infrastructure

Intended Reserved Matters Application Boundaries

| | |
|-------------------|-------------------------------|
| 1808010 / 6 FMA | Revision: D |
| | Date issued: NOV 2017 |
| Scale 1:3000 @ A3 | Issued by: SI, Checked by: NS |

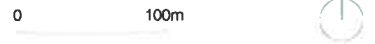
© Kingsmere Phase 2 2018. Scale for planning purposes only.

TERENCE & ROURKE

18/01/18/PRAMP

Key

Application boundary



Kingsmere Phase 2
 Countryside Properties (Bicester) Ltd



Existing Site Plan

| | | |
|---------------|-------------|-------|
| 180601U-1-ESP | Revision | |
| FOR PLANNING | Date issued | 05/13 |
| 1:5000@A4 | Drawn by | GP |
| | Checked by | RB |

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Terence O'Rourke
 Planning | Design | Environment

3 Whitcomb Street London WC2H 7HA

Everdene House Deansleigh Road Bournemouth BH7 7DU
 020 3664 6755 enquiries@torltd.co.uk www.torltd.co.uk

New Applications Received Between 19/12/2018 and 07/01/2019

Item No : 7

Ref No :

| <u>Application No</u> | <u>Date Recd</u> | <u>Case Officer</u> | <u>Applicant Name</u> | <u>Location</u> |
|--|------------------|---------------------|-----------------------------|--|
| Observations : | | | | |
| 18/02122/F | 19/12/2018 | Linda Griffiths | Network Rail Infrastructure | OS Parcel 7621 At Grange Farm SW of Station Cottage Road Launton |
| Proposal : Proposal: Temporary use of land as a construction compound incorporating storage area, site offices and car parking and associated highway works | | | | |
| Observations : | | | | |
| 18/02134/F | 19/12/2018 | Sarah Greenall | Mr R E Dehavillande | 13 Priory Road Bicester OX26 6BL |
| Proposal : Ward: Town Proposal: Single storey extension to side elevation and conversion of existing roof space incorporating new dormer roof to rear | | | | |
| Observations : | | | | |
| 18/02135/F | 02/01/2019 | Michael Sackey | Bicester Nominees Ltd | Land South of Tesco and North Side of Part of A41 Through Bicester |
| Proposal : Ward: Town Proposal: Provision of hard surfaced link footpath from A41 to Bicester Village outlet centre and provision of cycle store. | | | | |
| Observations : | | | | |
| 18/02139/F | 02/01/2019 | Sarah Greenall | Mr Clews | 50 Mulberry Drive Bicester OX26 3FY |
| Proposal : Ward: North Proposal: Erection of lean to conservatory to rear | | | | |
| Observations : | | | | |
| 18/02140/F | 02/01/2019 | Sarah Greenall | Mr David Fitchie | 19 Wensum Crescent Bicester OX26 2GL |
| Proposal : Ward: West Proposal: Removal of existing conservatory and single storey projection, and the erection of a single storey flat roof rear extension with glazed lantern. | | | | |
| Observations : | | | | |
| 18/02145/F | 02/01/2019 | Sarah Greenall | Mr Paul Brock | 19 Forsythia Close Bicester OX26 3GA |
| Proposal : Ward: North Proposal: Extension to existing detached double garage. | | | | |
| Observations : | | | | |

New Applications Received Between 19/12/2018 and 07/01/2019

Item No : 7

Ref No :

| <u>Application No</u> | <u>Date Recd</u> | <u>Case Officer</u> | <u>Applicant Name</u> | <u>Location</u> |
|------------------------|------------------|---------------------|-----------------------|--|
| New Application | | | | |
| 18/00381/TCA | 20/12/2018 | Iain Osenton | Mr George Moore | Bicester Heritage Buckingham Road Bicester |

Proposal : Proposal: T1 & T2 x Unspecified dead trees - fell**Observations :**

| | | | | |
|------------|------------|----------------|--------------|---|
| 18/01510/F | 02/01/2019 | Michael Sackey | Mr Adam Rees | 26 Blythe Place Bicester OX26 2GH |
|------------|------------|----------------|--------------|---|

Proposal : Ward: West
Proposal: Extend single entrance dropped kerbs approx 4m wide increased to double entrance with 8m dropped kerb.**Observations :**

| | | | | |
|-------------|------------|----------------|---------------------|--|
| 18/01989/LB | 19/12/2018 | Sarah Greenall | Mr Michael Lisseter | Lisseters of Bicester 3 Kings End Bicester OX26 6DR |
|-------------|------------|----------------|---------------------|--|

Proposal : Ward: Town
Proposal: Change outer window of snug back to original external door.**Observations :**

| | | | | |
|------------|------------|--------------|-----------|---|
| 18/02046/F | 19/12/2018 | George Smith | J&R Homes | 2 Hudson Street Bicester OX26 2EP |
|------------|------------|--------------|-----------|---|

Proposal : Ward: Central
Proposal: 2 No one bed bungalows**Observations :**

| | | | | |
|------------|------------|----------------|--------------------|--|
| 18/02093/F | 19/12/2018 | Sarah Greenall | Mr Artur Manellari | 36 Campion Place Bicester OX26 3EH |
|------------|------------|----------------|--------------------|--|

Proposal : Ward: North
Proposal: First floor front extension over porch**Observations :**

| | | | | |
|------------|------------|----------------|---------|--|
| 18/02105/F | 19/12/2018 | Sarah Greenall | Mr Liew | 57 Victoria Road Bicester OX26 6PH |
|------------|------------|----------------|---------|--|

Proposal : Ward: Town
Proposal: Single storey rear extension**Observations :**

| | | | | |
|------------|------------|----------------|-------------|--|
| 18/02113/F | 19/12/2018 | Sarah Greenall | Mr M Turner | 13 Graham Road Bicester OX26 2DX |
|------------|------------|----------------|-------------|--|

Proposal : Ward: Central
Proposal: Single storey extension

New Applications Received Between 19/12/2018 and 07/01/2019

Item No : 7

Ref No :

| <u>Application No</u> | <u>Date Recd</u> | <u>Case Officer</u> | <u>Applicant Name</u> | <u>Location</u> |
|-----------------------|------------------|---------------------|-----------------------|-----------------|
|-----------------------|------------------|---------------------|-----------------------|-----------------|

Amended Plans**17/02225/F**

| | | | |
|------------|--------------|-----------------------------|---|
| 04/01/2019 | George Smith | Mr & Mrs Ann & Brian Cheyne | Land adj to 3 Hampden Close Bicester |
|------------|--------------|-----------------------------|---|

Proposal : Ward: East
Proposal: Erection of one 3 bedroom house.

Amendment: Amended red line area and amendments to the overall appearance of the dwelling.

Observations : RESOLVED that Bicester Town Council objects to this application as an overdevelopment of the site and on the impact on parking in the area.

18/01800/F

| | | | |
|------------|----------------|----------------------|--|
| 20/12/2018 | Sarah Greenall | Mr & Mrs Florin Gogu | 19 Manston Close Bicester OX26 4FA |
|------------|----------------|----------------------|--|

Proposal : Ward: East

Two storey rear extension

AMENDMENT: Two storey rear and side extension

Observations : RESOLVED that Bicester Town Council supports the application

18/02075/ADV

| | | | |
|------------|----------------|---------------------------|--|
| 19/12/2018 | Sarah Greenall | Mid Counties Co-operative | Unit 2 Whitelands Shopping Centre Whitelands Way OX26 1EG |
|------------|----------------|---------------------------|--|

Proposal : Ward: West

Proposal: 2 No internally illuminated fascia signs and 1 No internally illuminated projecting sign

Amendment: Address changed to Unit 1

Observations :

Applications Received :- 16

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref 11

Mon 14 January 2019

District Ref

'C' Contrary to District 'CD' Contrary Delegated

'D' Delegated

'E' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

| | | |
|-----------------------|---------------------------------------|-------------------------------|
| 18/01208/F | Approved (With conditions) | Kelso Road |
| 18/01633/F | Approved (With conditions) | Bicester Village |
| 18/01636/F | Approved (With conditions) | Bicester Village |
| 18/01637/F | Approved (With conditions) | Land East of Bicester Village |
| 18/01638/OUT | Approved (With conditions) | Bicester Village |
| 18/01680/F | Approved (With conditions) | 40 Shearwater Drive |
| 18/01706/F | Approved (With conditions) | 9 George Street |
| 18/01749/F | Approved (With conditions) | 14 Falcon Mead |
| 18/01752/F | Approved (With conditions) | 33 Goldcrest Way |
| 18/01753/F | Approved (With conditions) | 32 Orchard Way |
| 18/01808/F | Approved (With conditions) | Canine Gully |
| 18/01837/F | Approved (With conditions) | 63 Lucerne Avenue |
| 18/01883/F | Approved (With conditions) | 33 Ray Road |
| 18/01896/F | Approved (With conditions) | 24 Goodwood close |

REFUSED PLANNING PERMISSIONS

| | | |
|------------|---------|--------------------|
| 18/01841/F | Refused | 22 Campbell Close |
| 18/01911/F | Refused | 43 Turnberry Close |

OTHER PLANNING DETAILS

| | | |
|------------|-----------|---------------------|
| 18/01545/F | Withdrawn | The New Coach House |
|------------|-----------|---------------------|