

BICESTER TOWN COUNCIL



PLANNING COMMITTEE MEETING

Ref: PL02/1920

TUESDAY 18th June 2019

at

7.00pm

**THE GARTH
LAUNTON ROAD
BICESTER
OX26 6PS**

Circulation:

Town Mayor: Councillor Jason Slaymaker

Members

**Cllr Nick Mawer – Chairman
Cllr Lynn Pratt – Vice Chairman
Cllr Nick Cotter
Cllr Sean Gaul
Cllr Dan Hallett
Cllr Harry Knight
Cllr Zoe McLernon
Cllr James Metcalf
Cllr Richard Mould
Cllr Robert Nixon
Cllr Les Sibley
Cllr Jason Slaymaker**

Substitute Members

**Cllr Dan Sames
Cllr Alex Thrupp
Cllr Fraser Webster**

Other Circulation

**Cllr Lawrie Stratford – OCC
Cllr Michael Waine – OCC
Cllr Tom Wallis – CDC
Cllr Lucinda Wing – CDC**



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

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Wednesday 12th June 2019

Sir/Madam

To all Members of the Planning Committee

You are hereby summoned to attend a meeting of the Planning Committee on 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: PL1/1920 - Wednesday 15th May 2019

	4	<p>PUBLIC SESSION</p> <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><i>Jenny Barker, Cherwell District Council, Bicester Delivery Team Manager, will attend to give update on North West Bicester.</i></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> <ul style="list-style-type: none"> • OXFORDSHIRE COUNTY COUNCIL TRAFFIC SENSITIVE STREETS CONSULTATION
✓	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> <p>Committee is asked to note the following amending planning applications.</p> <ul style="list-style-type: none"> • 14/01968/F – A2 Dominion South Ltd – Twenty Ha of Land proposal of new Highway Aligned with Howes Lane, Bicester – Construction of new road from Middleton Stoney Road roundabout to join Lords Lane, east of Purslane Drive, to include the construction of a new crossing under the existing railway line north of the existing Avonbury Business park, a bus only link east of the railway line, a new road around Hawkwell Farm to join Bucknell Road, retention of part of Old Howes Lane and Lord's Lane to provide access to and from existing residential areas and Bucknell Road to the south and associated infrastructure – Received 6th June. • 18/01279/F – Mr Edmond Manerelli – 28 Champion Place, Bicester – First floor extension, 2 storey side extension and single storey rear extension – Received 7th June. • 19/00498/F – Mr Mark Leighton – 131 Kempton Close, Bicester – Development description has been updated to resolve the error changing the original description of a car park to the correct description of a car port to the existing garage – Received 14th May.

	9	<p>WITHDRAWN PLANS</p> <p>Committee is asked to note the following withdrawn planning applications:</p> <ul style="list-style-type: none"> • 19/00475/F – London and Cambridge Properties Limited, Unit EY1 Pioneer Square, Bure Place, Bicester - External alterations in relation to an application for a Certificate of Lawful Development for the change of use of the first floor from retail to 2 flats – Received 14th May.
	10	<p>APPEALS</p> <p>Committee is asked to note the following appeals:</p> <ul style="list-style-type: none"> • 18/01193/OUT – Highlands, 48 ~Bucknell Road, Bicester – Development proposed is the demolition of an existing bungalow and proposed development of 4 no apartments with external works and parking. • 18/02046/F – J & R Homes, 2 Hudson Street, Bicester – 2 No one bed bungalows.
✓	11	<p>NOTIFICATIONS OF PLANNING DECISIONS FROM CHERWELL DISTRICT</p> <p>Committee is asked to note the following planning decisions from Cherwell District Council. PD2/1920</p>
✓	12	<p>FORWARD PLAN</p> <p>Committee is asked to review and comment on the forward plan.</p>
	13	<p>DATE OF NEXT MEETING – Monday 15th July 2019 – 7pm</p>

Minutes of the Bicester Town Council Planning Committee on **Wednesday 15th May 2019** at
The Garth, Launton Road Bicester OX26 6PS.

Present

Cllr Nick Mawer – Chairman
 Cllr Sean Gaul
 Cllr Dan Hallett
 Cllr Harry Knight
 Cllr Zoe McLernon
 Cllr Richard Mould
 Cllr Robert Nixon
 Cllr Lynn Pratt
 Cllr Les Sibley

In Attendance:

Sam Shippen – Chief Officer
 Julie Trinder – Administration Officer

Minute Number	Agenda item No	
18/1920	1	<p>APOLOGIES FOR ABSENCE</p> <p>RESOLVED that apologies were received from Cllr James Metcalf and Cllr Jason Slaymaker.</p>
19/1920	2	<p>DECLARATIONS OF INTEREST</p> <p>2.1 RESOLVED that declarations of interest be received from Cllr Les Sibley in applications 19/00684/F as the applicant is known to him and 19/00695/F as applicant is a family member.</p> <p>2.2 Declarations of Interest for District & County Councillors</p> <p>RESOLVED that, Cllr Sean Gaul, Cllr Nick Mawer, Cllr Richard Mould, Cllr Lynn Pratt and Cllr Les Sibley as District Councillors and Cllr Les Sibley as County Councillor 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>
20/1920	3	<p>MINUTES</p> <p>RESOLVED that the Committee confirmed the following minutes of the Planning Committee meeting:</p> <p>PL12/1920 - Monday 15th April 2019.</p>
21/1920	4	<p>PUBLIC SESSION</p> <p>No public were present.</p>

Minute Number	Agenda item No	
22/1920	5	<p>UPDATES ON LARGE DEVELOPMENTS AND ASSOCIATED ISSUES</p> <p>5.1 NORTH WEST BICESTER Construction of buildings going up quickly. A2 Dominion no longer developing central section. An application has been received for footbridge under the railway line. Jenny Barker to attend next Planning meeting to update the committee.</p> <p>5.2 GRAVEN HILL Last television programme of the series has been shown.</p> <p>Community facilities – Karen Curtin to speak with Chief Officer regarding Phase 1 agreements that have already been made.</p> <p>5.3 GARDEN TOWN No update.</p> <p>5.4 OTHER BICESTER STRATEGIC SITES</p> <p>5.4.1. BICESTER GATEWAY/KINGSMERE RETAIL Works going a head with a planned opening in October 2019.</p> <p>5.4.2. HOLIDAY INN/HILTON Foundations have been started with a planned opening in October 2019.</p> <p>5.4.3. A41 No further applications have been received.</p> <p>5.4.4. SKIMMINGDISH LANE Revised planning application has been received for Albion Land. Changed from 150 residential units and to gain entrance from Middleton Stoney Road.</p>
23/1920	6	<p>CONSULTATIONS</p> <p>None to note.</p>
24/1920	7	<p>PLANNING APPLICATIONS FROM CHERWELL DISTRICT COUNCIL</p> <p>RESOLVED that the following comments be made:</p> <p>19/00566/F – Support 19/00625/F – No objection 19/00641/F – Support 19/00655/F – Concerns raised regarding on street parking 19/00657/F – Support 19/00664/F – Welcome 19/00666/F – Support 19/00678/F – Support 19/00680/F – Support 19/00681/F – Support</p> <p><i>Cllr Les Sibley left the room during the consideration of this application</i></p>

Minute Number	Agenda item No	
25/1920	8	19/00684/F – Support 19/00693/F – Support <i>Cllr Les Sibley left the room during the consideration of this application</i> 19/00695/F – Concerns raised regarding potential overlooking of existing properties on Barry Avenue. AMENDED PLANS RESOLVED that the following comments be made: 18/02177/F – Meeting for residents has been arranged 19/00320/LB – No objection
26/1920	9	WITHDRAWN PLANS None to note.
27/1920	10	APPEALS None to note.
28/1920	11	NOTIFICATION OF PLANNING DECISIONS FROM CHERWELL DISTRICT COUNCIL Committee is asked to note the following planning decisions from Cherwell District Council. PD1/1920.
29/1920	12	FORWARD PLAN RESOLVED that the Committee made the following amendments to the forward plan: <ul style="list-style-type: none"> • East West Rail – October 2019 • A2 Dominion withdrawal – Jenny Barker, CDC, to attend next planning meeting • Realignment of Howes Lane be removed from forward plan
30/1920	13	DATE OF NEXT MEETING: Monday 18th June 2019 – 7.00pm. CLOSE OF MEETING: 8pm.

Julie Trinder

Subject: FW: Oxfordshire CC Traffic sensitive streets consultation

From: OALC <info@oalc.org.uk>

Sent: 05 June 2019 15:53

To: OALC <info@oalc.org.uk>

Subject: Fwd: Oxfordshire CC Traffic sensitive streets consultation

Dear Clerks,

I assume that your council has received information about this consultation directly from the County Council but as the deadline for responses is Friday 14th June I thought I would bring it to your attention again:

Traffic sensitive streets consultation

Oxfordshire County Council has a legal duty to coordinate road works across the county, including those undertaken by utility companies. As part of this duty we can designate certain streets as 'traffic-sensitive', which means on these roads we can better regulate the flow of traffic by managing when works happen. For example, no road works in the centre of Henley-on-Thames during the Regatta.

Our last full review of the county's traffic-sensitive streets was undertaken over 10- years ago and this now needs to be updated to ensure that the designations we have set are fit for purpose and effective.

Have your say

At this half way point in the consultation I am writing to encourage further views to be submitted on the proposals. To have your say, please visit our consultation portal, read the documents supplied and complete the online form. The deadline for your response is Friday 14th June 2019.

If you have already responded, thank you. Please have your say, even if it is a "no comment", as views from all stakeholders are greatly appreciated.

I have also attached the link to the consultation below.

<https://consultations.oxfordshire.gov.uk/consult.ti/trafficsensitivestreets/consultationHome>

The documents uploaded to the portal provide:

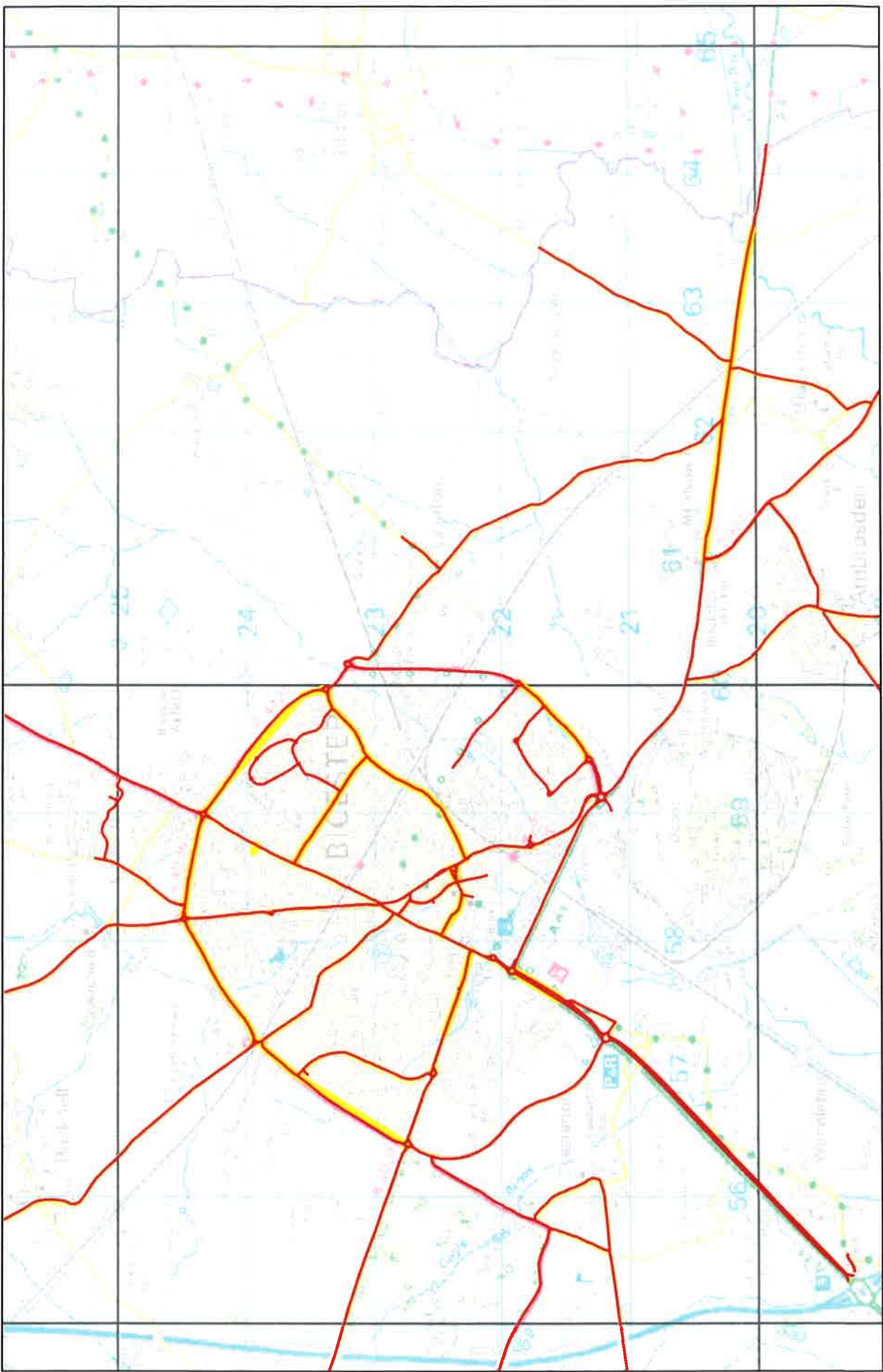
- the criteria a street needs to meet for it to be designated as traffic-sensitive
- a list of the streets that we propose should be designated as traffic-sensitive – highlighting any changes in status for specific streets
- maps showing the location of the proposed traffic sensitive streets

If you have any problems accessing these documents, please do get in touch and we will send them to you directly.

Keith Stennin

Group Manager - Traffic Control

Traffic Sensitive Streets SP 52 SE & SP 62 SW



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Legend

- Proposed
- Existing

Plot Date: 16/04/2019

1:40,000

New Applications Received Between 15/05/2019 and 07/06/2019

Item No : 7

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
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New Application**18/00868/F**

05/06/2019	Michael Sackey	London & Cambridge Properties	Unit EY1 Pioneer Square Bure Place Bicester OX26 6FA
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Proposal : Ward: East
 Proposal: Change of Use of the first floor vacant retail space (Use Class A1) to residential (Use class C3) to provide 2 No tow bedroom flats and associated external alterations.

Observations :**19/00149/TCA**

07/06/2019	Iain Osenton	Mr Jason Benfield	22 Priory Road Bicester OX26 6BH
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Proposal : Ward: South
 Proposal: Cuprocyparis leylandii (T1) - fell due to shallow rooting and proximity to wall.

Observations :**19/00156/TCA**

31/05/2019	Iain Osenton	Mr Marsh	Home Farm 9 Kings End Bicester OX26 6DR
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Proposal : Ward: West
 Proposal: Bay, several stems, previously reduced, in close proximity to the wall having caused structural damage. Remove those stems which are in closest proximity to the wall to permit repointing and repair.

Observations :**19/00607/F**

30/05/2019	Linda Griffiths	Network Rail Infrastructure	Land at Skimmingdish Lane and land and Roundabout at Bicester Road, Launton
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Proposal : Ward: East
 Proposal: Use of land as a construction compound incorporating storage area, site offices and car parking.

Observations :**19/00608/ADV**

05/06/2019	Sarah Willson	Busy Bees	Kingsmere Community Centre Whitelands Way Bicester OX26 1EG
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Proposal : Ward: South
 Proposal: New signs for newly constructed building.

Observations :**19/00722/F**

30/05/2019	Sarah Greenall	Go Karting For Fun Limited	(Trading as TeamSport) 29 Murdock Road Bicester OX26 4PP
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Proposal : Ward: East
 Proposal: Change of Use to provide for an indoor go-karting faacility (sui generis use), minor external alternations and installation of TeamSport signage.

Observations :

New Applications Received Between 15/05/2019 and 07/06/2019

Item No : 7

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
19/00747/F	30/05/2019	Sarah Greenhall	Mr M George	78 Buckingham Road Bicester OX26 4EQ
Proposal : Ward: East Proposal: Detached games room (retrospective)				
Observations :				
19/00765/F	30/05/2019	Sarah Greenall	Mr Peter Sturgeon	3 The Cuttings Banbury Road Bicester OX26 3NJ
Proposal : Ward: North Proposal: Refurbishment and conversion of integral garage to a bedroom, demolition of existing conservatory and replacement with a single storey mono-pitched roof to an existing residential property.				
Observations :				
19/00789/F	05/06/2019	Sarah Willson	Mrs McMinn	41 Germander Way Bicester OX26 3WB
Proposal : Ward: North Proposal: Single storey front and rear extensions.				
Observations :				
19/00795/F	30/05/2019	Sarah Greenall	Mr S Carter	96 Buckingham Road Bicester OX26 4EQ
Proposal : Ward: East Proposal: Demolition of existing out house and erection of new single storey extension to rear.				
Observations :				
19/00813/F	31/05/2019		Mr & Mrs Chris & Naomi Tolson	25 Jay Close Bicester OX26 6XN
Proposal : Ward: South Proposal: Single storey rear extension and conversion of garage to habitable accommodation.				
Observations :				
19/00820/F	05/06/2019	Rebekah Morgan	CPG Development Projects Ltd	Mr M Ridgway Land Adj to Brewers Fayre Car Park OX26
Proposal : Ward: South Proposal: Proposed new site access from Oxford Road to serve Kingsmere Retail park.				
Observations :				
19/00824/F	31/05/2019	Sarah Greenall	Ms Amanda Brooks	47 Bucknell Road Bicester OX26 2DE
Proposal : Ward: West Proposal: Single storey rear extension				

New Applications Received Between 15/05/2019 and 07/06/2019

Item No : 7

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
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Observations :**19/00836/F**

05/06/2019	Sarah Greenall	Loungers Ltd	30 Sheep Street Bicester OX26 6LG
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Proposal : Ward: East
Proposal: Change of existing pavement to allow external seating.

Observations :**19/00838/F**

05/06/2019	Sarah Greenall	Mrs Lai	46 Catterick Road Bicester OX26 1AW
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Proposal : Ward: South
Proposal: Erection of extension to the rear.

Observations :**19/00849/F**

05/06/2019	Sarah Greenall	Mr Fraser Milne	7 Bath Terrace Victoria Road Bicester OX26 6PR
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Proposal : Ward: East
Proposal: Demolition of existing conservatory extension and erection of new single storey extension to side/rear.

Observations :**19/00864/F**

05/06/2019	Sarah Willson	Mr Stephen Welbourne	104 Barry Avenue Bicester OX26 2DL
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Proposal : Ward: West
Proposal: Replacement porch.

Observations :**19/00870/F**

05/06/2019	John Gale	Mr & Mrs Chahal	23 Grebe Road Bicester OX26 6WG
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Proposal : Ward: South
Proposal: Extension of existing garage to create games/shower room - re-submission of 18/10608/F.

Observations :**19/00885/F**

05/06/2019	Sarah Willson	Mrs Nicola Prior	97 Isis Avenue Bicester OX26 2GR
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Proposal : Ward: West
Proposal: Demolition of existing conservatory, erection of single storey front and rear extensions and conversion of garage to habitable accommodation.

Observations :

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref 11

Fri 7 June 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

19/00246/F	Approved (With conditions)	Unit 3
19/00369/F	Approved (With conditions)	150 Barry Avenue
19/00452/F	Approved (With conditions)	4 Maple Road
19/00488/LB	Approved (With conditions)	Lisseters of Bicester
19/00498/F	Approved (With conditions)	131 Kempton Close
19/00510/F	Approved (With conditions)	22 Lerwick Croft
19/00525/F	Approved (With conditions)	6 Ruskin Walk
19/00552/F	Approved (With conditions)	15-16 Crown Walk
19/00602/F	Approved (With conditions)	16A Maple Road
19/00604/F	Approved (With conditions)	6 Lodge Close
19/00625/F	Approved (With conditions)	18 Newton Close

OTHER PLANNING DETAILS

19/00475/F	Withdrawn	Unit EY1 Pioneer Square
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FORWARD PLAN: 2019/2020

AGENDA ITEM 12

POLICY COMMITTEE		
MEETING DATE	ITEM	COMMENT
	Closure policy for cemetery	Pending
July	London road Level Crossing	Watching brief
	Retention of Assets Policy	Pending
	NW Bicester	
	Future management of open space play areas on SW Bicester Phase 1 & Flanders Way	
	New burial ground and memorial policy	
FINANCE COMMITTEE		
MEETING DATE	ITEM	COMMENT
	Business continuity plan	

ENVIRONMENT COMMITTEE		
MEETING DATE	ITEM	COMMENT
2019	Wheelchair Swing	
PLANNING COMMITTEE		
MEETING DATE	ITEM	COMMENT
Oct 2019	East West Rail	Invite East West Rail to Planning Meeting when the consultation process starts
June 2019	Implications of A2 Dominion withdrawal	CDC/Jenny Barker to attend
	London Road Level Crossing	Ongoing – Live issue
2019	Oxfordshire Spatial Plan Consultation	
Oct 2019	Oxford/Cambridge Arc Development	