

BICESTER TOWN COUNCIL



PLANNING COMMITTEE MEETING

Ref: PL03/1920

MONDAY 15th July 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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Tuesday 9th July 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** on **Monday 15th July** 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: PL2/1920 - Tuesday 18th June 2019

4 PUBLIC SESSION

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.

Time allocated shall not exceed 10 minutes. No member shall speak for more than 2 minutes.

5 UPDATES ON LARGE DEVELOPMENTS AND ASSOCIATED ISSUES**5.1 NORTH WEST BICESTER****5.2 GRAVEN HILL****5.3 GARDEN TOWN****5.4 OTHER BICESTER STRATEGIC SITES****6 CONSULTATIONS**

No consultations to note.

✓

7 PLANNING APPLICATIONS FROM CHERWELL DISTRICT COUNCIL

Committee is asked to consider and comment on the attached list of applications.

Members are advised that the full planning applications are available for inspection in the Council Offices or on the Cherwell District Council website.

8 AMENDED PLANS

No Amended plans to note.

9 WITHDRAWN PLANS

Committee is asked to note the following withdrawn planning applications:

- **19/00545/F** – 2 No. Industrial Buildings with a metal frame structure and metal/timber cladding wall panel construction systems, divided into 8 No. Class B General units of varying sizes with associated car parking and landscaping – Received 26th June 2019.

10 APPEALS

Committee is asked to note the following appeals.

- **18/01727/F** – Externally re-clad and re-image an existing office and the attached industrial brick factory, storage and distribution unit. This includes splitting the existing industrial unit into 5 separate areas with additional DDA access and Accessible WC provision to all areas – Received 5th July 2019
- **18/01822/F** - Re-development of the existing service station including the retention of the existing petrol filling station (PFS) and kiosk; demolition of existing restaurant building and construction of a drive-thru coffee-

		shop; construction of a restaurant building on land currently used for HGV parking; associated parking provision; retention of existing vehicular access from Oxford Road and reconfiguration of internal access routes to serve the development; creation of separate pedestrian/cycle access; all associated engineering and landscape works - re-submission of 17/01967/F – Received 28 th June 2019.
✓	11	NOTIFICATIONS OF PLANNING DECISIONS FROM CHERWELL DISTRICT Committee is asked to note the following planning decisions from Cherwell District Council. PD3/1920
✓	12	FORWARD PLAN Committee is asked to review and comment on the forward plan.
	13	DATE OF NEXT MEETING – 12th August 2019 – 7pm

Minutes of the Bicester Town Council Planning Committee on **Tuesday 18th June 2019** at **The Garth, Launton Road Bicester OX26 6PS.**

Present

- Cllr Nick Mawer – Chairman
- Cllr Harry Knight
- Cllr James Metcalf
- Cllr Richard Mould
- Cllr Robert Nixon
- Cllr Lynn Pratt
- Cllr Les Sibley
- Cllr Alex Thrupp

In Attendance:

- Sam Shippen – Chief Officer
- Julie Trinder – Administration Officer

Minute Number	Agenda item No	
079/1920	1	<p>APOLOGIES FOR ABSENCE</p> <p>RESOLVED that apologies were received from Cllr Nick Cotter, Cllr Sean Gaul, Cllr Dan Hallett, Cllr Zoe McLernon and Cllr Jason Slaymaker.</p> <p>Cllr Alex Thrupp substituted for Cllr Zoe McLernon.</p>
080/1920	2	<p>DECLARATIONS OF INTEREST</p> <p>2.1 RESOLVED that declarations of interest were received.</p> <p>2.2 Declarations of Interest for District & County Councillors</p> <p>RESOLVED that, 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>
081/1920	3	<p>MINUTES</p> <p>RESOLVED that the Committee confirmed the following minutes of the Planning Committee meeting:</p> <p>PL1/1920 - Wednesday 15th May 2019.</p>
082/1920	4	<p>PUBLIC SESSION</p> <p>Seven residents of Hertford Close aired concerns with application 19/00722/F regarding noise both from the activity and users when leaving</p>

Minute Number	Agenda item No	
83/1920	5	<p>the premises particularly in evenings and weekends, traffic disruption, pollution from the premises and additional vehicles using the site potential parking problems, adverse effect on Healthy Bicester policies, lack of public transport.</p> <p>UPDATES ON LARGE DEVELOPMENTS AND ASSOCIATED ISSUES</p> <p>5.1 NORTH WEST BICESTER</p> <p>Jenny Barker, Cherwell District Council, Bicester Delivery Team Manager and Jacqui Cox, Infrastructure Locality Lead Cherwell & West, Oxfordshire County Council gave an update on North West Bicester which outlined the process of the masterplan, a Supplementary Planning Document, through the 2014 planning application to present.</p> <p>Details of the proposed road realignment and bridge were presented. Funding from the Oxfordshire Growth Deal is expected to enable delivery on a timetable for Spring 2021.</p> <p>5.2 GRAVEN HILL</p> <p>Due to the success of Grand Designs, more interest has been made to Graven Hill.</p> <p>5.3 GARDEN TOWN</p> <p>Additional funding of over £700k has been achieved which amongst other things will help with the reorganisation of Market Square.</p> <p>5.4 OTHER BICESTER STRATEGIC SITES</p> <p>Expected for Great Wolf Resorts, Bicester Motion and BSA. These will be added to Forward Plan.</p>
84/1920	6	<p>CONSULTATION</p> <p>6.1. Oxfordshire County Council Traffic Sensitive Streets</p> <p>RESOLVED that the Committee NOTED the consultation.</p> <p>BTC do not always get notified of all closures, it should be highlighted that our events are taken into consideration during road works and diversions. Members were asked to submit comments to the Chief Officer and Cllr Nick Mawer by Thursday 20th June for submission by the deadline of 21st June.</p>
85/1920	7	<p>PLANNING APPLICATIONS FROM CHERWELL DISTRICT COUNCIL</p> <p>RESOLVED that the following comments be made:</p> <p>18/00868/F – Support to encourage varied use of town centre. 19/00149/TCA – Left for the Tree Officer. 19/00156/TCA – Left for the Tree Officer.</p>

Minute Number	Agenda item No	
		<p>19/00607/F – Welcomed. 19/00608/ADV – Welcome the additional facility. 19/00722/F – Object to this application due to noise due to operational and late-night use and pollution from the activity of cars using site operating hours, if CDC is minded to approve, BTC would seek a reduction in operating hours especially in the late evening and traffic concerns, significantly un-neighbourly, would not wish to see premises licensed for alcohol. BTC would welcome an application of this type but not on this site. 19/00747/F – No objection. 19/00765/F – No objection, comment on loss of parking space. 19/00789/F – Support. 19/00795/F – No objection. 19/00813/F – No objection. 19/00820/F – Strongly object to this application, concerns for safety. BTC wishes to see the retention of use of Pioneer Way for access as per the planning consent for the development. 19/00824/F – Support. 19/00836/F – Support this application but have concerns with movement on streets when community events take place in respect of logistics and safety of pedestrians. 19/00838/F – No objection. 19/00849/F – Support. 19/00864/F – Support. 19/00870/F – No objection. 19/00885/F – No objection but have concerns with parking and manoeuvring to indicated spaces on plan especially as there are existing parking issues in the area of the proposal.</p>
86/1920	8	<p>AMENDED PLANS</p> <p>RESOLVED that the following applications were noted:</p> <p>14/01968/F 18/01279/F 19/00498/F</p>
87/1920	9	<p>WITHDRAWN PLANS</p> <p>RESOLVED that the following applications were noted:</p> <p>19/00475/F</p>
88/1920	10	<p>APPEALS</p> <p>RESOLVED that the following applications were noted:</p> <p>18/01193/OUT 18/02046/F</p>
89/1920	11	<p>NOTIFICATION OF PLANNING DECISIONS FROM CHERWELL DISTRICT COUNCIL</p>

Minute Number	Agenda item No	
90/1920	12	<p>RESOLVED that Committee is asked to NOTE the planning decisions from Cherwell District Council. PD1/1920.</p> <p>FORWARD PLAN</p> <p>RESOLVED that the Committee made the following amendments to the forward plan:</p> <ul style="list-style-type: none"> • Add Bicester Motion, BSA, Wolf Resorts, Chesterton – Bicester Town Council to be included on distribution list.
91/1920	13	<p>DATE OF NEXT MEETING: Monday 15th July 2019 – 7pm</p> <p>CLOSE OF MEETING: 8.53pm</p>

New Applications Received Between 17/06/2019 and 09/07/2019

Item No : 7

Ref No : PD03/1920

<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

19/00175/TCA

25/06/2019	Iain Osenton	Mrs Catherine Chettle	Beech Tree House 5 Tinkers Lane Bicester OX26 6ES
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Proposal : Ward: South
Proposal: T2 x Cherry - Fell to ground level as partially suppressed by two adjacent trees; Cherry and Sycamore and to reduce competition between the tree allowing more light into the conservatory.

Observations :

19/00229/DISC

27/06/2019	John Gale	Robert Pearce	Choiceplan Bucks Ltd 30 Market Square Bicester OX26 6AG
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Proposal : Ward: East
Proposal: Discharge of condition 3 (window details) of 17/10960/LB

Observations :

19/00626/F

21/06/2019	James Kirkham	We Are Tas Ltd	Frequently Asked Questions 38 Market Square Bicester OX26 6AL
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Proposal : Ward: East
Proposal: Construction of a pergola structure and acoustic partition at the rear of the garden.

Observations :

19/00826/F

01/07/2019	Michael Sackey	Mr and Mrs Tony Neal	49 Bernwood Road Bicester OX26 6RU
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Proposal : Ward: East
Proposal: Erection of two storey dwelling to the side and single storey rear extension.

Observations :

19/00948/PIP

20/06/2019	James Kirkham	M and D Richardson	Land at the Old Bus Depot London Road Bicester
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Proposal : Ward: South
Proposal: Residential development (apartments) following demolition of existing building (8 or 9 dwellings).

Observations :

19/00967/F

25/06/2019	Sarah Greenall	Mr Maruf Miah	3 Welland Croft Bicester Oxon OX26 2GD
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Proposal : Ward: West
Proposal: Change of Use of amenity land to domestic garden, extension of garden brick wall/domestic garden.

Observations :

New Applications Received Between 17/06/2019 and 09/07/2019

Item No : 7

Ref No : PD03/1920

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
19/00986/F	09/07/2019	Sarah Greenall	Nationwide Building Society	33 Market Square Bicester OX26 6AG
Proposal : Ward: South Proposal: 1 No non-illuminated fascia panel. 1 No externally illuminated fascia logo and lettering; 1 No externally illuminated projecting sign; 1 No internally illuminated ATM surround.				
Observations :				
19/01014/F	17/06/2019	Rebekah Morgan	Bicester Heritage	Retrotech Building 89 Bicester Heritage Buckingham Road OX26 8AL
Proposal : Ward: East Proposal: Change of Use of Building 89 from Sui Generis MOD use of offices (B1).				
Observations :				
19/01023/F	26/06/2019	Matthew Chadwick	International Applications Ltd	Enterprise Rent A Car Churchill Road Bicester OX26 4PZ
Proposal : East: Erection of an Xpress Centres Unit within existing car parking.				
Observations :				
19/01036/F	19/06/2019	Caroline Ford	Barton Willmore LLP	Bicester Eco Town Exemplar Site Phase 2 Charlotte Avenue
Proposal : Ward: East Proposal: Development of new Local Centre comprising Retail, Commercial and Community floorspace (flexible Use Class A1/A2/A3/B1/D1), and 38 residential units (use class C3) with associated access, servicing, landscaping and parking.				
Observations :				
19/01054/F	01/07/2019	George Smith	Bicester Learning Academy	Cooper School Churchill Road Bicester OX26 4RS
Proposal : Ward: East Proposal: Cladding Replacement				
Observations :				
19/01071/TPO	09/07/2019	Iain Osenton	Mrs Catherine Chettle	Beech Tree House 5 Tinkers Lane Bicester OX26 6ES
Proposal : Ward: South Proposal: T2 Beech TPO Tree. A mature specimen located to the front of the property, previous crown raising has resulted in co-dominant low laterals having produced vigorous upright growth from the tips crating a misshapen crown at greater risk of failure during high winds. The crown has also encroached on surrounding buildings. To reshape undertake a 2m reduction of elongated co-dominant laterals, removing up to 3m from the co-dominant tips to reduce vigour. TPO 5.98.				

New Applications Received Between 17/06/2019 and 09/07/2019

Item No : 7

Ref No : PD03/1920

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
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Observations :**19/01088/F**

01/07/2019	Rebekah Morgan	CPG Development Projects Ltd	Land South Of and Adjoining Bicester Services Oxford Road
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Proposal : Ward: South

Proposal: Variation of conditions 4, 14, 30 and 33 of 18/00488/OUT - to substitute the approved plans in respect of alterations to the car park layout, including a new service and vehicular access to Block B and minor alterations to the external appearance of Block B; to correct approved drawing number; to allow Class A1 or A3 use from Unit D and to revise Transport Note TN02 to allow an extended period of car park dwell time.

Observations :**19/01134/F**

09/07/2019	Matthew Chadwick	Lisa Webster Sue Haggett	96 Sheep Street Bicester OX26 6LP
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Proposal : Ward: South

Proposal: Demolition of existing rear extension; new rear extension to provide self-contained retail unit on ground floor and two bedroom residential unit above.

Observations :**19/01136/CLUE**

01/07/2019	Michael Sackey	The Renewable Design	Linden Lodge Linden Road Bicester OX26 6GE
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Proposal : Ward: East

Proposal: Certificate of Lawfulness of Existing Development for a ground source heat pump system to provide heating and hot water to the Churchill Retirement development - Linden Lodge in Bicester.

Observations :**19/01146/REM**

08/07/2019	George Smith	Mr David Spafford	8 Wood Crescent Graven Hill Ambrosden OX25 2BD
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Proposal : South: Reserved Matters to 18/00325/OUT - Detailed plot design (scale, appearance, layout, access and landscaping) for Plot No 121 (Rural Lane).

Observations :**19/01165/ADV**

08/07/2019	Sarah Greenall	CPG Development Projects Ltd	Land Adj South of Unit C Kelso Road OX26 1ES
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Proposal : South: Single freestanding totem sign.

Observations :**Applications Received :- 17**

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref 11

Tue 9 July 2019

District Ref PL03/1920

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

18/01060/REM	Approved (With conditions)	Building E1
18/01279/F	Approved (With conditions)	28 Campion Place
[REDACTED]	[REDACTED]	[REDACTED]
19/00149/TCA	Approved (With conditions)	22 Priory Road
19/00156/TCA	Approved (With conditions)	Home Farm
19/00539/F	Approved (With conditions)	Littlebury Hotel
19/00657/F	Approved (With conditions)	11 Lambourne Crescent
19/00664/F	Approved (With conditions)	Chiltern Invadex
19/00666/F	Approved (With conditions)	13 Maple Road
19/00678/F	Approved (With conditions)	22 Goldcrest Way
19/00680/F	Approved (With conditions)	23 Isis Avenue
19/00681/F	Approved (With conditions)	1 Lambourne Crescent
19/00684/F	Approved (With conditions)	5 Tamar Crescent
19/00690/F	Approved (With conditions)	25 Martin Close
19/00693/F	Approved (With conditions)	The Hunnypot
19/00698/F	Approved (With conditions)	13 Maud Close
19/00731/F	Approved (With conditions)	21 Market Square
19/00744/F	Approved (With conditions)	9 Tubb Close
19/00747/F	Approved (With conditions)	78 Buckingham Road
19/00765/F	Approved (With conditions)	3 The Cuttings
19/00795/F	Approved (With conditions)	96 Buckingham Road
19/00836/F	Approved (With conditions)	30 Sheep Street

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref 11

Tue 9 July 2019

District Ref PL03/1920

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 2

GRANTED PLANNING PERMISSIONS

19/00838/F Approved (With conditions) 46 Catterick Road

19/00849/F Approved (With conditions) 7 Bath Terrace

OTHER PLANNING DETAILS

19/00545/F Withdrawn Land Adj to Unit E25

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
	London Road Level Crossing	Ongoing – Live issue
2019	Oxfordshire Spatial Plan Consultation	
Oct 2019	Oxford/Cambridge Arc Development	
	Bicester Motion	
	BSA	
	Wolf Resorts, Chesterton	BTC to be included on distribution list