

BICESTER TOWN COUNCIL



PLANNING COMMITTEE MEETING

Ref: PL05/1920

MONDAY 16TH SEPTEMBER 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,
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Thursday 5th September 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 **16th September 2019** 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: PL4/1920 - 12th August 2019

	<p>4</p>	<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>
	<p>5</p>	<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>
	<p>6</p>	<p>CONSULTATIONS</p> <p>No consultations to note.</p>
<p>✓</p>	<p>7</p>	<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>
	<p>8</p>	<p>AMENDED PLANS</p> <p>19/01294/F - Proposed change of Use of First and Second floor accommodation from Residential to A1/A2 Use (as existing Ground Floor Accommodation - 49 Market Square received 12th August.</p>
	<p>9</p>	<p>WITHDRAWN PLANS</p> <p>No Withdrawn plans to note.</p>
	<p>10</p>	<p>APPEALS</p> <p>No Appeals to note.</p>
<p>✓</p>	<p>11</p>	<p>NOTIFICATIONS OF PLANNING DECISIONS FROM CHERWELL DISTRICT</p> <p>Committee is asked to note the following planning decisions from Cherwell District Council. PD5/1920</p>
<p>✓</p>	<p>12</p>	<p>FORWARD PLAN</p> <p>Committee is asked to review and comment on the forward plan.</p>
	<p>13</p>	<p>DATE OF NEXT MEETING – 14th October 2019 – 7pm</p>

Minutes of the Bicester Town Council Planning Committee on **Monday 12th August 2019** at **The Garth, Launton Road Bicester OX26 6PS.**

Present

- Cllr Nick Mawer – Chairman
- Cllr Zoe McLernon
- Cllr Richard Mould
- Cllr Robert Nixon
- Cllr Lynn Pratt
- Cllr Les Sibley
- Cllr Jason Slaymaker

In Attendance:

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

Minute Number	Agenda item No	
158/1920	1	<p>APOLOGIES FOR ABSENCE</p> <p>RESOLVED that apologies were received from Cllr Nick Cotter, Cllr Sean Gaul, Cllr Dan Hallett and Cllr Harry Knight.</p>
159/1920	2	<p>DECLARATIONS OF INTEREST</p> <p>2.1 RESOLVED that Cllr Jason Slaymaker and Cllr Les Sibley declared an interest in 19/01191/OUT. Cllr Jason Slaymaker has nominated the Alexandra House of Joy as one of his charities during his mayoral year 2019/2020. Cllr Les Sibley also raised funds for this charity during his mayoral year of 2018/2019. Cllr Nick Mawer declared an interest to 19/01268/F due to the applicant being known to him. Cllr McLernon, Cllr Nick Mawer, Cllr Jason Slaymaker, Cllr Richard Mould, Cllr Lynn Pratt and Cllr Les Sibley declared an interest in 19/01289/F due to knowing the applicant.</p> <p>RESOLVED that declared an interest in 19/01289/F due to knowing the applicant.</p> <p>2.2 Declarations of Interest for District & County Councillors</p> <p>RESOLVED that Cllr Nick Mawer, Cllr Jason Slaymaker, 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>

Minute Number	Agenda item No	
160/1920	3	<p>MINUTES</p> <p>RESOLVED that the Committee confirmed the following minutes of the Planning Committee meeting:</p> <p>PL3/1920 - Monday 15th July 2019.</p>
161/1920	4	<p>PUBLIC SESSION</p> <p>No members of the public were present.</p>
162/1920	5	<p>UPDATES ON LARGE DEVELOPMENTS AND ASSOCIATED ISSUES</p> <p>5.1 NORTH WEST BICESTER</p> <p>A Business Centre Manager has now been appointed.</p> <p>5.2 GRAVEN HILL</p> <p>Nothing to report.</p> <p>5.3 GARDEN TOWN</p> <p>£750k funding has been given and allocated to projects across the town.</p> <p>5.4 OTHER BICESTER STATEGIC SITES</p> <ul style="list-style-type: none"> • Works on the school at Kingsmere is now under construction. • Road Works underway for retail park. Bicester Village very annoyed as no consultation had been brought to their attention. • Conclusion of decision of footpath number 7 south of the new land on Kingsmere has been given. This will be forwarded by the Chief Officer.
163/1920	6	<p>CONSULTATION</p> <p>6.1 NORTH WEST BICESTER EMPLOYMENT SITE STREET NAMES</p> <p>RESOLVED that COMMITTEE agreed to point out to officers that the theme of fruit and vegetables continue to be followed and requested that 'Avenue' be part of the name.</p> <p>6.2 PROPOSED UPGRADE TO EXISTING TELECOMMUNICATIONS INSTALLATION</p> <p>RESOLVED that COMMITTEE are in support of the application and are happy with replacement of existing hub but disappointed it doesn't include 5G.</p>
164/1920	7	<p>PLANNING APPLICATIONS FROM CHERWELL DISTRICT COUNCIL</p> <p>RESOLVED that the following comments be made:</p>

Minute Number	Agenda item No	
		<p>19/01175/F - No objection. 19/01178/F - Bicester Town Council support this application and welcomes a new community build. 19/01186/F - No objection. 19/01191/OUT - Bicester Town Council strongly support this application and welcoming a facility like this in Bicester. Cllr Slaymaker and Cllr Sibley did not vote on this application due to their declared interest. 19/01193/F - Support this application. 19/01229/F - No objection. 19/01247/F - Query as to whether a pitch roof rear extension could be replaced instead of a flat roof rear extension. 19/01261/F - No objection. 19/01269/F - No objection. 19/01289/F - Concern regarding traffic movements of caravans and trailers in and out of site. 19/01291/F - No objection.</p>
165/1920	8	<p>AMENDED PLANS</p> <p>No Amended plans to note.</p>
166/1920	9	<p>WITHDRAWN PLANS</p> <p>RESOLVED that the following application was noted:</p> <p>19/00348/REM</p>
167/1920	10	<p>APPEALS</p> <p>RESOLVED that the following applications were noted:</p> <p>18/01841/F 18/02046/F 19/00885/F</p>
168/1920	11	<p>NOTIFICATION OF PLANNING DECISIONS FROM CHERWELL DISTRICT COUNCIL</p> <p>RESOLVED that Committee is asked to NOTE the planning decisions from Cherwell District Council. PD4/1920.</p>
169/1920	12	<p>FORWARD PLAN</p> <p>RESOLVED that the Committee noted the Forward Plan.</p>
170/1920	13	<p>DATE OF NEXT MEETING: Monday 16th September 2019 – 7pm</p> <p>CLOSE OF MEETING: 7.30pm</p>

New Applications Received Between 13/08/2019 and 05/09/2019

Item No : 7

Ref No : PL5/1920

<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**19/00937/OUT**

15/08/2019	Emily Shaw	Graven Hill Development Co	Sites B C D and E MOD Bicester Murcott Road
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Proposal : Ward: South

Proposal: Variation of condition 2 (plans) and 28 (Phasing) of 18/00325/OUT - to amend the site wide phasing plan and to include proposed phasing for the employment land. (Original outline reference 11/01494/OUT, followed by 15/02159/OUT, 16/01802/OUT. Outline - Redevelopment of former MOD sites including demolition of existing buildings, development of 1900 homes; local centre to include a 2 form entry primary school (class D1), a community hall of 660sqm, five local shops or facilities to include A1, A2, A3, A5 and D1 uses totalling up to 1358sqm, up to 1000sqm gross A1 uses, a pub/restaurant/hotel (class A4/A3/C1) up to 1000sqm and parking areas; employment floor space comprising up to B1(a) 2160sqm, B1(b) 2400sqm, B1(c) and B2 20520sqm and B8 uses up to 66960sqm; creation of public open space and associated highway improvement works, sustainable urban drainage systems, biodiversity improvements, public transport improvements and services infrastructure. Erection of a 70400sqm fulfilment centre on 'C' site and associated on site access improvement works, hardstanding, parking and circulation areas).

Observations :**19/00949/REM**

22/08/2019	Emily Shaw	Sites B C D and E	MOD Bicester Murcott Road Upper Amcott
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Proposal : Ward: South/Ambrosden

Proposal: Reserved matters to 18/00325/OUT (access, appearance, scale, layout and landscaping) - Erection of a two storey office building and warehouse (RUBB building), external changes to the appearance of buildings D1 and D4 and Discharge of condition 34 (building performance), condition 48 (scheme of archaeological investigation), 50 (species surveys), 51 (habitat creation), 52 (ground investigation), 54 (Construction Environmental Management Plan), 55 (Construction Management Travel Plan), and 56 (Arboricultural Method Statement) for Phase 1 Employment of 18/00325/OUT).

Observations :**19/01252/F**

14/08/2019	Sarah Greenall	Mr Xinjian He	70 Ashby Road Bicester OX26 2LB
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Proposal : Ward: West

Proposal: Front porch (restrospective)

Observations :**19/01325/F**

22/08/2019	Sarah Greenall	Mr Peter Rhone	2 Kipling Close Bicester OX26 2YW
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Proposal : Ward: West

Proposal: Proposed conservatory of new extension to front.

Observations :**19/01356/F**

14/08/2019	Sarah Greenall	Mrs Vicky Capel	22 Redwing Close Bicester OX26 6SR
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Proposal : Ward: South

Proposal: Single storey side extension and garage conversion to living accommodation.

Observations :

New Applications Received Between 13/08/2019 and 05/09/2019

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Ref No : PL5/1920

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
19/01382/TCA	30/08/2019	Iain Osenton	NHS Property Services	Land at Coker Close
Proposal : Ward: East Proposal: T1 Lime, Cut back from adjacent structure to create 1.5m sideways clearance and 2m Vertical clearance from the roof. T2, Lime, Crown raise to 5m for highways clearance, T3, Lime, Crown raise to 5m for highways clearance and prune back to clear the street lamp by 1m.				
Observations :				
19/01392/REM	15/08/2019	Sarah Greenall	Mr & Mrs Coetzee	7 Elliott Crescent Graven Hill Ambrosden OX25 5DE
Proposal : Ward: South Proposal: Reserved matters to 18/00325/OUT - Access - Proposed widened vehicular access (Plot 281).				
Observations :				
19/01394/F	22/08/2019	Sarah Willson	London and Cambridge Props	Thomas Cook 30 Crown Walk Bicester OX26 6HY
Proposal : Ward: East Proposal: Change of Use from Retail (Use Class A1) to Recruitment Agency (Use Class A2).				
Observations :				
19/01395/F	22/08/2019	Sarah Greenall	Mrs Oxlade	10 Hunt Close Bicester OX26 6HX
Proposal : Ward: East Proposal: New single storey rear extension, first floor extension over existing garage and front porch - re-submission of 18/01962/F.				
Observations :				
19/01401/ADV	14/08/2019	Sarah Greenhall	Jonsigns Ltd	21 Market Square Bicester OX36 6AD
Proposal : Ward: East Proposal: 1 No internally illuminated fascia sign and 1 No internally illuminated projecting sign.				
Observations :				
19/01417/F	22/08/2019	Sarah Greenall	Mr Christopher Austin	22 Somerville Drive Bicester OX26 4TU
Proposal : Ward: East Proposal: Build a wooden carport in the front garden.				
Observations :				
19/01421/OUT	19/08/2019	James Kirkham	Mr Dean Jones	Cambridge House 34 Kings End Bicester OX26 2AD
Proposal : Ward: West Proposal: Conversion of HMO into 6 bedroom guesthouse (without managment				

New Applications Received Between 13/08/2019 and 05/09/2019

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<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
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accommodation on site) and associated parking works (all matters reserved except for access).

Observations :**19/01438/F**

22/08/2019	Sarah Greenall	Mrs Helen Curry	50 Buckingham Road Bicester OX26 6EF
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Proposal : Ward: East
Proposal: Removal of existing ground floor conservatory. New single storey rear extension and loft conversion.

Observations :**19/01464/F**

30/08/2019	Sarah Willson	Mr & Mrs Gemma Tunnicliffe	21 Redwing Close Bicester OX26 6SR
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Proposal : Ward: South
Proposal: Two storey side and single storey rear extension.

Observations :**19/01469/F**

02/09/2019	Michael Sackey	Mr Andy Horwood	Tesco Bicester Cr Lakeview Drive Bicester OX26 1DE
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Proposal : Ward: South
Proposal: Proposed timber face.

Observations :**19/01485/F**

30/08/2019	Sarah Greenall	Mr & Mrs Gray	Toorak Banbury Road Bicester OX26 3NL
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Proposal : Ward: West
Proposal: 2 storey and single storey rear extension.

Observations :**19/01517/F**

02/09/2019	George Smith	Stonegate Pub Company	The Saxon 59-61 Sheep Street Bicester OX26 6JW
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Proposal : Ward: East
Proposal: Set back and remodelling of ground floor frontage and creation of enlarged outside seating area.

Observations :**19/01520/F**

02/09/2019	Sarah Greenall	Mr Jon Young	The Manse 34 Banbury Road Bicester OX26 2HJ
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Proposal : Ward: West
Proposal: Two storey side extension.

Observations :

New Applications Received Between 13/08/2019 and 05/09/2019

Item No : 7

Ref No : PL5/1920

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
19/01530/ADV	02/09/2019	Sarah Greenall	Mr M Ridgway	Land for Development South of Bicester Services Oxford Road, Bicester

Proposal : Ward: South
Proposal: Various illuminated and non illuminated signage.

Observations :

19/01549/F	05/09/2019	Sarah Greenall	Mr & Mrs Simon Wallis	6 Lime Crescent Bicester OX26 3XJ
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Proposal : Ward: North
Proposal: Proposed two storey rear extension.

Observations :

19/01569/F	03/09/2019	Sarah Greenall	Mr Keith Earl	13 Yew Close Bicester OX26 3YA
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Proposal : Ward: North
Proposal: Front single storey extension.

Observations :

19/01691/TCA	30/08/2019	Iain Osenton	Ms Little	13 Cemetery Road Bicester OX26 6BB
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Proposal : Ward: South
Proposal: T1 x Sycamore - Fell to near ground level.

Observations :

Applications Received :- 22

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref PL05/1920

Thu 5 September 2019

District Ref 11

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

19/00967/F	Approved (With conditions)	3 Welland Croft
19/01023/F	Approved (With conditions)	Enterprise Rent A Car
19/01071/TPO	Approved (With conditions)	Beech Tree House
19/01146/REM	Approved (With conditions)	8 Wood Crescent
19/01165/ADV	Approved (With conditions)	Land Adj

POLICY COMMITTEE			ENVIRONMENT COMMITTEE		
MEETING DATE	ITEM	COMMENT	MEETING DATE	ITEM	COMMENT
	Closure policy for cemetery	Pending	2019	Wheelchair Swing	
November	London road Level Crossing	Watching brief	Dec 2019	Garth park Improvement Programme	
	Retention of Assets Policy	Pending	Sept 2019	Play Area Improvement Programme	
	NW Bicester		Sept 2019	Tree Policy	
	Future management of open space play areas				
	New burial ground and memorial policy				
	Working of Town Centre Group	On-going			
FINANCE COMMITTEE			PLANNING COMMITTEE		
MEETING DATE	ITEM	COMMENT	MEETING DATE	ITEM	COMMENT
	Business continuity plan		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