

BICESTER TOWN COUNCIL



PLANNING COMMITTEE MEETING

Ref: PL07/1819

MONDAY 19th NOVEMBER 2018

at

7.00 pm

THE GARTH, LAUNTON ROAD, BICESTER

Circulation

Town Mayor: Councillor Sean Gaul

Committee Member	Non-Committee Member(s)
Cllr Rose Stratford – Chairman	Cllr Dan Sames
Cllr Nick Mawer – Vice Chairman	Cllr David Magee
Cllr David Anderson	Cllr Melanie Magee
Cllr Nick Cotter	
Cllr Sean Gaul	
Cllr Richard Mould	
Cllr Debbie Pickford	Cllr Tom Wallis – CDC
Cllr Lynn Pratt	Cllr John Broad – CDC
Cllr Przemek Rybka	Cllr Lucinda Wing - CDC
Cllr Les Sibley	Bicester Review
Cllr Jason Slaymaker	Oxford Mail
Cllr Lawrie Stratford	Bicester Library
	BTC Copy



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

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Monday 12th November 2018

Sir/Madam

To all Members of the Planning Committee

You are hereby summoned to attend a meeting of the Planning Committee on **Monday 19th November 2018 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: PL06/1819 - Monday 22nd October 2018

Copy Attached	Agenda item No	AGENDA
	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 Committee is asked to withdrawal of objection, ref OBJ\219, in the light of the correspondence received from Network Rail
✓	7	PLANNING APPLICATIONS FROM CHERWELL DISTRICT COUNCIL Committee is asked to consider and comment on the attached list of applications. <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>
	8	AMENDED PLANS Committee is asked to note the following amended planning applications: • 18/01579/F Mr & Mrs Edward Southam, 12 St Hughs Close, Bicester OX26 4UT, Single storey side extension. Received 23 October 2018
	9	WITHDRAWN PLANS Committee is asked to note the following withdrawn planning applications: • 18/01765/F Bicester Nominees Ltd & Bicester II Nominees, OS Parcel 0084 Adjoining A41 South of Tesco, Oxford Road, Bicester. Received 9 November 2018
	10	APPEALS • None to note
✓	11	NOTIFICATIONS OF PLANNING DECISIONS FROM CHERWELL DISTRICT Committee is asked to note the following planning decisions from Cherwell District Council. PD07/1819

Copy Attached	Agenda item No	AGENDA
✓	12	FORWARD PLAN Committee is asked to review and comment on the forward plan.
	13	DATE OF NEXT MEETING Wednesday 19th December 2018 at 7.00pm

Minutes of the Bicester Town Council Planning Committee on **Monday 22nd October 2018** at
The Garth, Launton Road Bicester OX26 6PS.

Present:

Cllr Nick Mawer – Vice Chairman
 Cllr David Anderson
 Cllr Sean Gaul
 Cllr Richard Mould
 Cllr Lynn Pratt
 Cllr Les Sibley
 Cllr Jason Slaymaker

In Attendance:

Cllr John Broad - CDC
 Sam Shippen – Chief Officer
 Angie Suter - Administrator

Minute Number	Agenda item No	MINUTES
		<i>In the absence of the Chairman, the Vice Chairman took the chair.</i>
226/1819	1	APOLOGIES FOR ABSENCE RESOLVED that apologies were received from Cllr Nick Cotter, Cllr Debbie Pickford, Cllr Lawrie Stratford and Cllr Rose Stratford.
227/1819	2	DECLARATIONS OF INTEREST 2.1 No declarations of interest were declared. 2.2 Declarations of Interest for District & County Councillors RESOLVED that, Cllr David Anderson, Cllr Sean Gaul, Cllr Nick Mawer, Cllr Richard Mould, Cllr Lynn Pratt, Cllr Les Sibley, Cllr Jason Slaymaker as District Councillors and Cllr Les Sibley as 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 Councillors may come to different decisions in the light of more information being made available at District Planning Meetings.
228/1819	3	MINUTES RESOLVED that the Committee confirmed the minutes of the Planning Committee meeting: PL05/1819 – Monday 17th September 2018
229/1819	4	PUBLIC SESSION Members of the public commented on:

Minute Number	Agenda item No	MINUTES
230/1819	5	• Agenda item 7 – 17/01428/F Development of care home for older people with associated access, parking and landscaping. Expressing disappointment that the appeal was allowed. This development destroys half of a proposed district wildlife pond and contravenes the district plan with regard to the public land policy. Would urge councillors to put pressure on Cherwell District Council to get other areas selected by the Thames Valley Environmental Record Centre as having district value for wildlife, surveyed and protected as soon as possible to avoid further loss of important wildlife sanctuaries. UPDATES ON LARGE DEVELOPMENTS AND ASSOCIATED ISSUES 5.1 NORTH WEST BICESTER Nothing to report. 5.2 GRAVEN HILL Nothing to report. 5.3 GARDEN TOWN Nothing to report. 5.4 OTHER BICESTER STRATEGIC SITES The BSA land at Oxford Road has changed ownership and now belongs to Value Retail. There are no plans at present to develop the site, which will be leased back to BSA until the Chesterton sports facility is ready. Talks will then take place with all stakeholders including Bicester Town Council before any plans are submitted. It is hoped that it will be retained as a green linear space, this is an absolute priority to work closely with Value Retail in the coming weeks and years.
231/1819	6	PLANNING APPLICATIONS FROM CHERWELL DISTRICT COUNCIL Committee was asked to consider and comment on the list of applications. RESOLVED that the following comments be made: 18/00268/TCA – Leave to the arboriculturalist. 18/00389/DISC – Leave to CDC Officers. 18/00484/OUT – Object to the use of Charlotte Avenue for construction traffic. This is already a very busy road and this will exacerbate the issue and increase air pollution in an area close to the now open primary school. 18/00647/REM – No objection. 18/01279/F – No objection 18/01516/F – No objection. 18/01545/F – Concerns that this is an over development of the site. 18/01551/F – No objection. 18/01574/F – No objection. 18/01579/F – No objection. 18/01585/F – No objection. 18/01600/F – No objection but would like to see the best possible wheel washing facilities. Bicester Town Council will talk to enforcement officers if dirty roads become an issue.

Minute Number	Agenda item No	MINUTES
		18/01601/F - No objection but would like to see the best possible wheel washing facilities. Bicester Town Council will talk to enforcement officers if dirty roads become an issue. 18/01606/TPO – Leave to the arboriculturalist. 18/01608/F – No objection. 18/01616/F – Object to this application due to loss of parking exacerbating parking issues already prevalent along this road. 18/01617/F – No objection. 18/01618/ADV – No objection. 18/01624/F – No objection. 18/01628/F – No objection. 18/01632/F – No objection. 18/01633/F – No objection but would wish to see conditions left in place that prevent Bicester Village opening outlets that would compete with Bicester high street and cannot sell full price goods. 18/01634/F - No objection but would wish to see conditions left in place that prevent Bicester Village opening outlets that would compete with Bicester high street and cannot sell full price goods. 18/01636/F - No objection but would wish to see conditions left in place that prevent Bicester Village opening outlets that would compete with Bicester high street and cannot sell full price goods. 18/01637/F - No objection but would wish to see conditions left in place that prevent Bicester Village opening outlets that would compete with Bicester high street and cannot sell full price goods. 18/01638/OUT - No objection but would wish to see conditions left in place that prevent Bicester Village opening outlets that would compete with Bicester high street and cannot sell full price goods. 18/01643/F – No objection. 18/01660/F – Object strongly to changing amenity land to residential land and to receiving retrospective planning applications as the work has already taken place. 18/01671/F – No objection. 18/01672/F – Welcome this application. 18/01706/F – No objection. 18/01716/F – No objection. 18/01721/OUT – Object on the issues of the effect on the road network and the cumulative effect of development in the same area on traffic and travel, access to the site and placement of the bus stop. Regret that the health village was not achieved and would request that the marketing be properly assessed. 18/01727/F – Welcome this application. 18/01730/F – No objection but would hope that the extension will be in sympathy with the existing building. 18/01731/LB – No objection. 18/01749/F – No objection. 18/01754/ADV – No objection.
232/1819	7	APPEALS RESOLVED that Committee NOTE the following appeals: 17/01428/F – Development of care home for older people with associated access, parking and landscaping – Appeal dismissed.

Minute Number	Agenda item No	MINUTES
233/1819	8	NOTIFICATIONS OF PLANNING DECISIONS FROM CHERWELL DISTRICT RESOLVED that the Committee NOTE the planning decisions from Cherwell District Council. PD06/1819
234/1819	9	FORWARD PLAN RESOLVED to: • MOVE Graven Hill visit to May 2019; • MOVE Realignment of Howes Lane January 2019; • MOVE Oxford/Cambridge Arc Development to October 2019. • REMOVE Bicester Masterplan Consultation.
235/1819	10	DATE OF NEXT MEETING: Monday 19th November 2018 at 7.00 pm CLOSE OF MEETING – 20:50hrs

Samantha Shippen

From: Samantha Shippen
Sent: 07 September 2018 11:44
To: transportandworksact@dft.gov.uk
Subject: Proposed Network Rail (East West Rail Bicester to Bedford Improvements) Order

Dear sirs

I am requested to write to you on behalf of Bicester Town Council regarding a number of issues which concern the Council regarding this order.

1. Because of the geographical area covered by the Order, there is no provision in the order to deal with the resulting adverse effect immediately up the track to the west which will inevitably be suffered in the town from the significantly increased down time of the level crossing on London Road. This will leave the town of Bicester cut in two for almost half of each hour between 6am and 8pm. Whilst the Town Council accepts that there is no easy or cheap solution there should be a strategic effort in place to deal with the situation as soon as possible and we call upon the Department for Transport to examine the effects urgently.
2. We understand that electrification of the line was withdrawn from the project plan 18 months ago on the basis of cost. This is in direct opposition to the DeFRA Undertaking to ensure the removal of diesel trains by 2040. The Town Council seeks a commitment from the government that to meet the DeFRA Undertaking.
3. As a direct effect of the Order, there are footpath closures in the area of Field Farm, Launton, Bicester which will prevent walkers crossing the line in three separate places. The Town Council would like consideration to be given to at least one footbridge in this area between Bicester and Launton to allow local walkers to cross the railway line.
4. A number of trees were planted in the last year at Field farm which have subsequently died due to lack of care. The Town Council seeks replacement of the trees at the earliest opportunity.

Kind regards

Mrs Samantha Shippen FCIS, FSLCC, CMC
Chief Officer
Bicester Town Council
The Garth Launton Road Bicester Oxon OX26 6PS
Telephone: 01869 252915
Email: samantha.shippen@bicester.gov.uk



Mrs Shippen
Chief Officer
Bicester Town Council
The Garth
Launton Road
Bicester
OX26 6PS

Sophie Moeng
Consultation Manager
Network Rail
One Victoria Square
Birmingham
B1 1BD

26 September 2018

Ref: OBJ/219

Dear Mrs Shippen

I write in response to your objection (ref: OBJ/219) dated 7th September 2018 in connection with the Network Rail East West Rail Bicester to Bedford Improvements TWA Order.

London Road Level Crossing

Network Rail recognises that the successful introduction of the East West Rail Western section (EWR Phase 2) services will result in the increased barrier down time at London Road Level Crossing. The extended crossing closure times are comparable to other busy level crossings around the UK which are considered to operate safely. Nevertheless, Network Rail has a duty to minimise the risk to as low as is reasonably practicable.

Whilst London Road Level Crossing is not within the East West Rail Bicester to Bedford Improvements TWA Order, Network Rail has identified a signalling alteration which will reduce the time between the start of each crossing operation and first train arriving at the crossing. These changes will slightly reduce the time for trains to arrive at the crossing for all approaches reducing the closure time by around 10 seconds for each operation. In addition to this, additional signals will be provided which will reduce the time taken for Oxford-bound trains to arrive at the crossing once the barriers have closed by between 15 and 25 seconds depending on type of train and approach route. Depending on train type and timetable the cumulative barrier down time will reduce between 25 – 40 minutes per 24 hour period.

These works would be implemented as part of the EWR Phase 2 project, which is scheduled for delivery by 2023 should the Order be granted. However, work is ongoing to accelerate the specific signalling intervention affecting Bicester London Road Level Crossing within the overall project schedule, with a view to altering the signalling in 2021/2022.

In addition, Network Rail is committed to continue working with Oxfordshire County Council (as the Highways Authority) to secure a permanent road solution (overbridge or underpass) for London Road Level Crossing.

Electrification

The EWR Phase 2 project to which the Order relates was originally planned to be electrified as part of the Government's "Electric Spine" programme, which was intended to create a new electric rail corridor between Southampton and Sheffield, via East West Rail. When the Electric Spine programme was deferred in autumn 2015, the electrification of the EWR Phase 2 project section was reduced to cover the route between Oxford and the West Coast Mainline at Bletchley only.

Subsequently, in October 2016, the Department for Transport announced that plans to electrify the route between Oxford and West Coast Mainline were also to be removed from the scope of the Order. The Department for Transport made the decision to defer the electrification of EWR indefinitely to allow project resources to be focused on opening the EWR Phase 2 section of the railway at the earliest opportunity. Following this decision, development of proposals to electrify the line ceased and it is now proposed EWR2 will be a wholly non-electrified line of route. However, any proposed new structures being built as part of the EWR Phase 2 project (such as road and foot bridges) will allow sufficient clearance to accommodate electrification, should it be pursued in the future.

Network Rail is not in a position to offer comment on commitments given by DEFRA in respect of diesel trains.

Bicester/ Launton Foot Crossing Closures

Network Rail has an obligation to minimise the safety risk at level crossings to as low as is reasonably practicable alongside ensuring the operational efficiency of the rail network. To achieve this, Network Rail is proposing to close three foot crossings between Bicester and Launton. These are: Launton No.1, Launton No.2 and Grange Farm. To facilitate these closures a new footbridge will be provided at Grange Farm and footpaths will be diverted to enable access over the railway. Network Rail believes the new footbridge will provide sufficient opportunity for pedestrians to cross the railway.

For reference, below is a summary of the level crossing closures and new footbridges proposed for the Bicester/ Launton area as part of the Network Rail East West Rail Bicester to Bedford Improvements TWA Order.

Crossing Name	Crossing Type	Proposal
Station Road Launton	Highway	Level Crossing to be closed and replaced with a new Overbridge.
Launton No.2	Footpath	Crossing closed and diverted via a new Grange Farm Footbridge
Launton No.1	Footpath	Crossing closed and diverted via a new Grange Farm Footbridge
Grange Farm	Footpath	Crossing closed and replaced by new Grange Farm Footbridge

Crossing Name	Crossing Type	Proposal
Manor Farm (Launton)	Field Access	Closed and diverted via a new overbridge with new entrance to the land from the north
Charbridge Lane	Highway	Level Crossing to be closed and replaced with a new Overbridge.
Jarvis Lane	Footpath	Crossing closed and replaced by new stepped Footbridge with cycle channel

Tree planting in the Field Farm area

The trees in the Field Farm area were planted as part of advance environmental mitigation for EWR2. Landscape managers will be undertaking inspections this autumn to assess the condition of the trees and remediation measures will be put in place.

I hope this clarifies your concerns and comments. If you are satisfied your concerns have been addressed, you can withdraw your objection ref OBJ/219 by notifying the TWA Unit.

Yours sincerely,



Sophie Moeng

For and on behalf of Network Rail

New Applications Received Between 22/10/2018 and 09/11/2018

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

18/01208/F

01/11/2018	James Kirkham	Premier Inn Hotels Ltd	Kelso Road Bicester OX26 1AN
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Proposal : Ward: South West
Proposal: Two and three storey 56 bedroom hotel extension and alterations to the car park layout.

Observations :

18/01680/F

01/11/2018	Sarah Greenall	Mr Kenny Naidu-Johnson	40 Shearwater Drive Bicester OX26 6YS
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Proposal : Ward: South
Proposal: Single storey extension to form front porch

Observations :

18/01760/F

01/11/2018	Lewis Knox	Cordwallis (Oxford) Ltd	ABAC UK Ltd Granville Way Bicester OX26 4JT
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Proposal : Ward: East
Proposal: Re-cladding of front and sides of building with associated alterations to roller shutter goods doors arrangements and corporate branding; general layout arrangement of forecourt with associated free standing canopy structures.

Observations :

18/01773/F

26/10/2018	John Gale	Mr Morgan	27 Shaw Close Bicester OX26 2FN
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Proposal : Ward: West
Proposal: Variation of condition 2 of 17/00544/F - finished development included a permitted single storey extension.

Observations :

18/01777/REM

09/11/2018	Linda Griffiths	Bellway Homes (South	Phase2 SW Bicester Parcel 7849 North of Whitelands Farm Adjoining Middleton Stoney Roa
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Proposal : Ward: West
Proposal:
Reserved Matters to application 13/00847/OUT - Erection of 176 dwellings, access, parking, amenity space, landscaping and associated works

Observations :

18/01794/F

02/11/2018	George Smith	Mr Adrian White	32 Orchard Way Bicester OX26 3EJ
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Proposal : Ward: West
Proposal: Convert 1 No five bedroom semi-detached dwelling into 2 No dwellings - 1 three bedroom and 1 two bedroom

Observations :

New Applications Received Between 22/10/2018 and 09/11/2018

Item No : 7

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
bedroom and 1 two bedroom				
Observations :				
18/01800/F	29/10/2018	Sarah Greenall	Mr & Mrs Florin Gogu	19 Manston Close Bicester OX26 4FA
Proposal : Ward: East				
Two storey rear extension				
Observations :				
18/01808/F	29/10/2018	Gemma Magnuson	Mr M Ponting	Canine Cuts 49 Market Square Bicester OX26 6AJ
Proposal : Ward: Town				
Change of Use to ground floor retail until from Sui Generis to A1/A5 Use Class				
Observations :				
18/01822/F	02/11/2018	James Kirkham	Euro Garages - Mr Tom	Bicester Service Station Oxford Road Bicester OX26 1BT
Proposal : Ward: South West				
Proposal: 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 associated engineering and landscape works - re-submission of 17/01967/F				
Observations :				
18/01837/F	02/11/2018	Sarah Greenall	Mr & Mrs A & L Workman	63 Lucerne Avenue Bicester OX26 3EG
Proposal : Ward: North				
Proposal: Single storey rear extension				
Observations :				
18/01841/F	09/11/2018	John Gale	Mr A Ng	22 Campbell Close Bicester OX26 6RY
Proposal : Ward: Town				
Proposal: Demotion of part of existing house and garage and erection of new two bedroom dwelling (re-submission of 18/00402/F)				
Observations :				
18/101895/REM	09/11/2018	Linda Griffiths	Linden Home Thames Valley	KMF South West Bicester Development Site Pioneer Way
Proposal : Ward: South West				

New Applications Received Between 22/10/2018 and 09/11/2018

Item No : 7

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
18/101895/REM	09/11/2018	Linda Griffiths	Linden Home Thames Valley	KMF South West Bicester Development Site Pioneer Way
Proposal : Ward: South West Proposal: Reserved matters to application 13/00433/OUT - Erection of 4 dwellings, landscaping, private drive and driveway and associated infrastructure on parcel KMF				

Observations :**Applications Received :- 13****Amended Plans**

18/01579/F	23/10/2018	Sarah Greenall	Mr & Mrs Edward Southam	12 St Hughs Close Bicester OX26 4UT
Proposal : Ward: East Proposal: Two storey side extension				

AMENDMENT:

Single storey side extension

Observations : RESOLVED that Bicester Town Council has no objection to this application.**Applications Received :- 13**

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref 11

Mon 19 November 2018

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

18/00268/TCA	Approved (No Conditions)	12 North Street
18/01122/ADV	Approved (With conditions)	Saint Plan Oxford County Cars
18/01440/F	Approved (With conditions)	33 Mullein Road
18/01496/F	Approved (With conditions)	Unit 4 Westbury Court
18/01515/F	Approved (With conditions)	5 Campbell Close
18/01535/F	Approved (With conditions)	148 Ravencroft
18/01561/F	Approved (With conditions)	Wishes
18/01573/F	Approved (With conditions)	18 Lincoln Close
18/01600/F	Approved (With conditions)	Phase 2 SW Bicester Parcel
18/01601/F	Approved (With conditions)	Phase 2 SW Bicester Parcel
18/01606/TPO	Approved (With conditions)	7 Bryony Road
18/01624/F	Approved (With conditions)	12 Field Street
18/01628/F	Approved (With conditions)	Management Suite 2 above
18/01672/F	Approved (With conditions)	Unit 3 Westbury Court

OTHER PLANNING DETAILS

18/01765/F	Withdrawn	OS Parcel 0084
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FORWARD PLAN: 2018 / 2019

AGENDA ITEM 12.

POLICY COMMITTEE		
MEETING DATE	ITEM	COMMENT
July	Closure policy for cemetery London road Level Crossing	Pending Watching brief
	Retention of Assets Policy	Pending
	NW Bicester Future management of open space play areas on Kiingsmere Phase 1 Burial Ground	
9 July 2018	Grant Aid Policy	Review
FINANCE COMMITTEE		
MEETING DATE	ITEM	COMMENT
Sept 2018	Med-Long Term Strategy	Via Business Plan to Policy Committee
	Budget Setting Dates	
TRAFFIC ADVISORY GROUP		
MEETING DATE	ITEM	COMMENT
	Park Run – Parking Issues	
	Mallards Way Traffic	

ENVIRONMENT COMMITTEE		
MEETING DATE	ITEM	COMMENT
Dec 2018	Transfer of Land – 22 Market Close	
2018	Wheelchair Swing	
2018	Location of donated benches	
2019	Memorial Policy	
PLANNING COMMITTEE		
MEETING DATE	ITEM	COMMENT
2018	East West Rail	Invite East West Rail to Planning Meeting when the consultation process starts
May 2019	Graven Hill	Schedule site visit.
	London Road Level Crossing	Ongoing – Live issue
2018	A2 Dominion	Invite A2 dominion to discuss the next phase once the application has been submitted.
Jan 2019	Realignment of Howes Lane	Invite A2 Dominion, CDC & Network Rail to discuss.
2018	Oxfordshire Spatial Plan Consultation	
Oct 2019	Oxford/Cambridge Arc Development	