

# **BICESTER TOWN COUNCIL**



## **PLANNING COMMITTEE MEETING**

**Ref: PL05/1819**

**MONDAY 17<sup>TH</sup> SEPTEMBER 2018**

**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**

### **Non-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](mailto:enquiries@bicester.gov.uk)

Monday 10<sup>th</sup> September 2018

Sir/Madam

**To all Members of the Planning Committee**

You are hereby summoned to attend a meeting of the Planning Committee on **Monday 17<sup>th</sup> September 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 | <b>AGENDA</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               | <b>1</b>       | <b>APOLOGIES FOR ABSENCE</b>                                                                                                                                                                                                                                                                                                                                                                                                           |
|               | <b>2</b>       | <b>DECLARATIONS OF INTEREST</b>                                                                                                                                                                                                                                                                                                                                                                                                        |
|               | <b>2.1</b>     | Councillors are reminded to declare any interests on any item on this agenda in accordance with Bicester Town Council's Code of Conduct.                                                                                                                                                                                                                                                                                               |
|               | <b>2.2</b>     | <b>Declarations of Interest for District &amp; County Councillors</b><br>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. |
| ✓             | <b>3</b>       | <b>MINUTES</b><br><br>To confirm the Minutes of the meeting held on:<br><br><b>PL04/1819 - Monday 20<sup>th</sup> August 2018</b>                                                                                                                                                                                                                                                                                                      |

| Copy Attached | Agenda item No | <b>AGENDA</b>                                                                                                                                                                                                                                                                                                                             |
|---------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               | <b>4</b>       | <p><b>PUBLIC SESSION</b></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>                |
|               | <b>5</b>       | <p><b>UPDATES ON LARGE DEVELOPMENTS AND ASSOCIATED ISSUES</b></p> <p><b>5.1 NORTH WEST BICESTER</b></p> <p><b>5.2 GRAVEN HILL</b></p> <p><b>5.3 GARDEN TOWN</b></p> <p><b>5.4 OTHER BICESTER STRATEGIC SITES</b></p>                                                                                                                      |
| ✓             | <b>6</b>       | <p><b>PLANNING APPLICATIONS FROM CHERWELL DISTRICT COUNCIL</b></p> <p>Committee are asked to consider and comment on the attached list of applications.</p> <p><i><b>Members are advised that the full planning applications are available for inspection in the Council Offices or on the Cherwell District Council website.</b></i></p> |
| ✓             | <b>7</b>       | <p><b>APPEALS</b></p> <p>Committee is asked to note the following appeals:</p> <ul style="list-style-type: none"> <li>• 17/0248/F – 2 Hudson Street – 2 no. one bed flats. <b>Appeal dismissed.</b></li> <li>• 17/02416/F – 7 St Peters Crescent – Side extension to create new dwelling. <b>Appeal dismissed.</b></li> </ul>             |
| ✓             | <b>8</b>       | <p><b>NOTIFICATIONS OF PLANNING DECISIONS FROM CHERWELL DISTRICT</b></p> <p>Committee is asked to note the following planning decisions from Cherwell District Council. <b>PD05/1819</b></p>                                                                                                                                              |
| ✓             | <b>9</b>       | <p><b>CONSULTATIONS</b></p> <p>Committee is asked to consider the attached consultations:</p> <ul style="list-style-type: none"> <li>• Queens Avenue/Kings End – Proposed Pedestrian and Cycle Link.</li> <li>• Vendee Drive – Proposed Toucan Crossing.</li> </ul>                                                                       |
| ✓             | <b>10</b>      | <p><b>FORWARD PLAN</b></p> <p>Committee is asked to review and comment on the forward plan.</p>                                                                                                                                                                                                                                           |

| Copy Attached | Agenda item No | <b>AGENDA</b>                                                                       |
|---------------|----------------|-------------------------------------------------------------------------------------|
|               | <b>11</b>      | <b>DATE OF NEXT MEETING</b><br><b>Monday 22<sup>nd</sup> October 2018 at 7.00pm</b> |

Minutes of the Bicester Town Council Planning Committee on **Monday 20<sup>th</sup> August 2018** at  
**The Garth, Launton Road Bicester OX26 6PS.**

**Present:**

Cllr Nick Mawer – Vice Chairman  
 Cllr Sean Gaul  
 Cllr Richard Mould  
 Cllr Lynn Pratt  
 Cllr Przemek Rybka  
 Cllr Les Sibley

**In Attendance:**

Samantha Shippen - Chief Officer  
 Angie Suter - Administrator  
 Cllr John Broad - CDC

| Minute Number | Agenda item No | MINUTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 144/1819      | 1              | <b>APOLOGIES FOR ABSENCE</b><br><br><b>RESOLVED</b> that apologies were received from Cllr Debbie Pickford, Cllr Jason Slaymaker, Cllr Lawrie Stratford and Cllr Rose Stratford.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 145/1819      | 2              | <b>DECLARATIONS OF INTEREST</b><br><br><b>2.1</b> <b>RESOLVED</b> that Cllr Sibley declared a non-pecuniary interest in planning application no 18/01361/F as his daughter works for a dental practice.<br><br><b>2.2</b> <b>Declarations of Interest for District &amp; County Councillors</b><br><br><b>RESOLVED</b> 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 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. |
| 146/1819      | 3              | <b>MINUTES</b><br><br><b>RESOLVED</b> that the Committee confirmed the minutes of the Planning Committee meeting subject to changes to those present and absent being altered:<br><br><b>PL03/1819 – Tuesday 24<sup>th</sup> July 2018</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 147/1819      | 4              | <b>PUBLIC SESSION</b><br><br>A member of the public commented on: <ul style="list-style-type: none"> <li>Agenda item 9 – Proposed Network Rail Order, requesting that Bicester Town Council highlight the issue of the non-electrification of the proposed East West Rail Bicester to Bedford improvement</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| Minute Number | Agenda item No | MINUTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 148/1819      | 5              | <p>given that all diesel trains are to be removed by 2040 in the DEFRA undertaking.</p> <ul style="list-style-type: none"> <li>Agenda item 11 – Temporary closure of London Road. The temporary closure of the Launton Road has seen a marked and much welcomed reduction of HGV's along the London Road. Could Bicester Town Council contact Oxfordshire County Council Highways and request that the London Road have a 7.5ton weight limit.</li> </ul> <p><b>UPDATES ON LARGE DEVELOPMENTS AND ASSOCIATED ISSUES</b></p> <p><b>5.1 NORTH WEST BICESTER</b><br/>The 3<sup>rd</sup> and 4<sup>th</sup> phase of exemplar are underway. Phase 2 is sold out or close to. The Eco Business Centre is progressing and due for handover at the end of August 2018 and tenders have gone out for an operator.</p> <p><b>5.2 GRAVEN HILL</b><br/>Nothing to report.</p> <p><b>5.3 GARDEN TOWN</b><br/>A Travel Officer has been appointed for Bicester Delivery Team to look at air quality and some money has been given by the Space Agency resulting in the ability to monitor air quality using satellites throughout the town from mid-September to the first week in October and public consultation session are expected to take place in the Library, Leisure Centre and possible other locations.</p> <p><b>5.4 OTHER BICESTER STRATEGIC SITES</b><br/>Nothing to report.</p> |
| 149/1819      | 6              | <p><b>PLANNING APPLICATIONS FROM CHERWELL DISTRICT COUNCIL</b><br/>Committee was asked to consider and comment on the list of applications.</p> <p><b>RESOLVED</b> that the following comments be made:</p> <p><b>18/01079/F</b> – Objection unless CDC Officers can be sure that this will not exacerbate the existing parking issues.<br/> <b>18/01233/F</b> – No objection and welcome the provision of an additional parking space.<br/> <b>18/01245/F</b> – No objection.<br/> <b>18/01269/REM</b> – No objection.<br/> <b>18/01270/REM</b> – No objection.<br/> <b>18/01278/F</b> – No objection.<br/> <b>18/01307/F</b> – No objection.<br/> <b>18/01361/F</b> – No objection<br/> <b>18/01369/F</b> – No objection.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 150/1819      | 7              | <p><b>APPEALS</b></p> <p>None to note.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 151/1819      | 8              | <p><b>NOTIFICATIONS OF PLANNING DECISIONS FROM CHERWELL DISTRICT</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| Minute Number | Agenda item No | MINUTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 152/1819      | 9              | <p><b>RESOLVED</b> that the Committee <b>NOTE</b> the planning decisions from Cherwell District Council. <b>PD04/1819</b></p> <p><b>PROPOSED NETWORK RAIL (EAST WEST RAIL BICESTER TO BEDOFRD IMPROVEMENTS) ORDER</b></p> <p><b>RESOLVED</b> that the Committee <b>CONSIDERED</b> the attached proposal and:</p> <ul style="list-style-type: none"> <li>• <b>OBJECT</b> to the complete closure of the footpath between Field Farm and Launton.</li> <li>• Would ask for the provision of at least one footbridge between Bicester and Launton.</li> <li>• Disappointed that the electrification of the line is now not going ahead and would query how this line will meet the 2040 deadline for the withdrawal of diesel trains.</li> <li>• Would draw attention to the fact that all the trees planted by East West Rail in the existing nature walks have died, this is very disappointing.</li> </ul> |
| 153/1819      | 10             | <p><b>ADOPTION OF THE CHERWELL RESIDENTIAL DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT</b></p> <p><b>RESOLVED</b> that Committee <b>NOTED</b> the adoption of the above document.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 154/1819      | 10             | <p><b>FORWARD PLAN</b></p> <p><b>RESOLVED</b> that the Bicester Masterplan Consultation be moved to 2019 and Realignment of Howes Lane be scheduled for the September 2018 Committee.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 155/1819      | 11             | <p><b>DATE OF NEXT MEETING: Monday 17<sup>th</sup> September 2018 at 7.00 pm</b></p> <p><b>CLOSE OF MEETING – 19:45hrs</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

## New Applications Received Between 20/08/2018 and 10/09/2018

Item No : 6

Ref No :

| Application No | Date Recd | Case Officer | Applicant Name | Location |
|----------------|-----------|--------------|----------------|----------|
|----------------|-----------|--------------|----------------|----------|

## New Application

18/00230/TCA

03/09/2018 Iain Osenton

Mr Georger Moore

Bicester Heritage  
Buckingham Road  
Bicester**Proposal :** Ward: LauntonProposal: T1 - Blue - 1013 - to fell as it is dead and may cause damage to listed buildings.  
T2 - Red - 1119 - to fell as it is dead and may cause damage to listed buildings.**Observations :**

18/00247/TCA

07/09/2018 Ellen Boardman

Mr Iain Osenton

Bicester Bowls Club  
The Garth  
Launton Road**Proposal :** Ward: Town

Proposal: G1 - Leylandii hedge (approx 10 stems) - Remove to recent structural failures.

NOTE: This is a BTC property and therefore no comment should be made by the Committee.

**Observations :**

18/01060/REM

03/09/2018 Emily Shaw

Graven Hill Dev Co

Building E1  
Graven Hill Circular Road  
Ambrosden**Proposal :** Ward: Ambrosden

Proposal: Reserved matters to 18/00325/OUT - scale, appearance, layout and landscaping of Block E, Graven Hill (Phase 1) - 104 apartments and 800 sqm commercial floor space (Block E1 - Community Street, Block E2 - Feature Plots, Block E3 - Village Centre and Block E4 - Rural lane).

**Observations :**

18/01290/LB

03/09/2018 John Gale

Mr Stuart Anderson

Northampton House  
18 Church Street  
Bicester  
OX26 6AY**Proposal :** Ward: Town

Proposal: Retrospective and proposed internal and external repairs and alterations.

**Observations :**

18/01385/ADV

22/08/2018 Sarah Greenall

Bicester Nominees Ltd

Polo Raph Lauren  
143 Pingle Drive  
Bicester  
OX26 6EU**Proposal :** Ward: Town

Proposal: 2 No non-illuminated logo panels signs to match existing.

**Observations :**

18/01390/F

23/08/2018 Gemma Magnuson

Mrs Janet Jackson

Parkside  
8 Hunt Close  
Bicester  
OX26 6HX**Proposal :** Ward: Town

Proposal: Variation of Condition 2 (plans) of 15/01397/F - Proposal has been reduced in floor area and simplified.

## New Applications Received Between 20/08/2018 and 10/09/2018

Item No : 6

Ref No :

| <u>Application No</u>                                                                                                                                                                                                                             | <u>Date Recd</u> | <u>Case Officer</u> | <u>Applicant Name</u>      | <u>Location</u>                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------|----------------------------|------------------------------------------------------------------------------|
| <b>Observations :</b>                                                                                                                                                                                                                             |                  |                     |                            |                                                                              |
| <b>18/01403/F</b>                                                                                                                                                                                                                                 | 28/08/2018       | Sarah Greenall      | Mrs Natalie Carter         | 8 Tamar Crescent<br>Bicester<br>OX26 2HZ                                     |
| <b>Proposal :</b> Ward: West<br>Proposal: Single storey extension, porch extension and reducing opening to form window only on front elevation.                                                                                                   |                  |                     |                            |                                                                              |
| <b>Observations :</b>                                                                                                                                                                                                                             |                  |                     |                            |                                                                              |
| <b>18/01431/F</b>                                                                                                                                                                                                                                 | 28/08/2018       | Bernadette Owens    | Mr Andrew Anderson-Gear    | 5 Windmill Avenue<br>Bicester<br>OX26 3DX                                    |
| <b>Proposal :</b> Ward: North<br>Proposal: Removal of existing conservatory and construction of nex extension in its place - single storey, together with new single storey extension to form enlarged kitchen, utility room, cloakroom and porch |                  |                     |                            |                                                                              |
| <b>Observations :</b>                                                                                                                                                                                                                             |                  |                     |                            |                                                                              |
| <b>18/01437/F</b>                                                                                                                                                                                                                                 | 28/08/2018       | Bernadette Owens    | Mr Vippal Savani           | 18 Kempton Close<br>Bicester<br>OX26 1AE                                     |
| <b>Proposal :</b> Ward: South West<br>Proposal: Erection of a single-storey conservatory at the rear of the property                                                                                                                              |                  |                     |                            |                                                                              |
| <b>Observations :</b>                                                                                                                                                                                                                             |                  |                     |                            |                                                                              |
| <b>18/01480/ADV</b>                                                                                                                                                                                                                               | 03/09/2018       | Linda Griffiths     | Countryside Properties Ltd | Phase 2 SW Bicester<br>Parcel 7849 North of<br>Whitelands Farm adj Middleton |
| <b>Proposal :</b> Ward: South West<br>Proposal: 20 No. non-illuminated signs (4 clusters each comprising 1 x totem sign, 2 x rigid drop banner signs, 2 flag with flagpole and rotating arms)                                                     |                  |                     |                            |                                                                              |
| <b>Observations :</b>                                                                                                                                                                                                                             |                  |                     |                            |                                                                              |
| <b>18/01496/F</b>                                                                                                                                                                                                                                 | 07/09/2018       | Lewis Knox          | Damira                     | Unit 4 Westbury Court<br>Wesley lane<br>Bicester<br>OX26 6JU                 |
| <b>Proposal :</b> Ward: Town<br>Proposal: Change of use of Unit 4 from Class A1/A3 to Calss D1 (Dental Surgery)                                                                                                                                   |                  |                     |                            |                                                                              |
| <b>Observations :</b>                                                                                                                                                                                                                             |                  |                     |                            |                                                                              |
| <b>Applications Received :- 12</b>                                                                                                                                                                                                                |                  |                     |                            |                                                                              |
| <b>Amended Plans</b>                                                                                                                                                                                                                              |                  |                     |                            |                                                                              |
| <b>18/01150/LB</b>                                                                                                                                                                                                                                | 20/08/2018       | Michael Sackey      | The White Hart             | 4 Sheep Street<br>Bicester<br>OX26 6TB                                       |
| <b>Proposal :</b> Ward: Town<br>Proposal: Rear extension of the customer toilet facilities with the addition of an accessible toilet; Alteration to the rear entrance & covered area and replacement of the existing rear outside                 |                  |                     |                            |                                                                              |

**New Applications Received Between 20/08/2018 and 10/09/2018**

Item No : 6

Ref No :

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

smoking shelter. General internal alterations and refurbishment to the existing bar and public areas.

**Observations :** RESOLVED that Bicester Town Council has no objection to this application.

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**Applications Received :- 12**



## Appeal Decision

Site visit made on 16 July 2018

**by Tim Wood BA(Hons) BTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 29 August 2018

**Appeal Ref: APP/C3105/W/18/3197245**

**2 Hudson Street, Bicester OX26 2EP**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by J&R Homes Ltd against the decision of Cherwell District Council.
- The application Ref 17/02428/F, dated 4 December 2017, was refused by notice dated 6 February 2018.
- The development proposed is 2 one bedroom flats.

### Decision

1. The appeal is dismissed.

### Preliminary Matter

2. The Government published the revised National Planning Policy Framework on 24 July 2018. The Council and the appellant have been given the opportunity to provide any new comments in relation to this and I confirm that I have taken them into account in determining this appeal.

### Main Issue

3. The main issue in this appeal is the effects of the proposal on the character and appearance of the area.

### Reasons

4. The proposal relates to land currently occupied by one of a pair of semi-detached houses, and its garden and ancillary structures. The property sits at the corner of West Street and Hudson Street and its rear garden abuts the boundary with Hudson Street. The area comprises numerous pairs of similarly designed semi-detached houses, although there are other building forms present, including the small enclave of bungalows and garages immediately adjacent to the appeal site.
5. The proposal would involve the demolition of a garage and conservatory and the construction of a 2 storey building which would accommodate 1 flat on each floor. Two parking spaces would be provided.
6. The proposed building would be sited 2m from the edge of the pavement of Hudson Street. This would be in contrast with a distance of about 6m being provided for many of the other 2 storey buildings. The appellant states that this would follow the building line established by the adjacent garages. I consider that this would appear very close to the front boundary of the site and

would be in considerable contrast with the other 2 storey buildings. The adjacent garages are of a completely different character and of much less height and so their effect on the street-scene is limited. Whilst I appreciate that a proposal may not have to slavishly follow an existed pattern, in this case, I consider that the proposal would appear over-dominant and cramped within its site as a result of the lack of space at the frontage. The appellant considers that the removal of the existing boundary fence and the provision of frontage planting would benefit the spaciousness of the area. I consider that any such benefits would be far outweighed by the negative aspects of the proposal.

7. The Council also refer to the size of the rear amenity space having a negative impact on the area. Although this may not be immediately visible from the frontage, there would be a number of residential properties to its rear where the cramped nature of the proposal would be perceived. To this extent, I agree that the limited size of the amenity space would have a further negative and harmful effect on the character of the area.
8. The proposal does not seek to follow the design of the existing 2 storey buildings with respect to the roof design, proportions and some details of fenestration. With regard to the specific point about the small and obscure glazed rear windows, I appreciate fully why they have been designed in this way, but I agree with the Council that they result in a stark and harsh rear elevation, which would be viewed from other residential properties. In relation to the other design issues, I consider that the lack of space around the building, its forward siting and thus prominence, means that the lack of harmony with the surroundings is further heightened.

### **Conclusions**

9. I conclude that the proposal would have an unacceptably negative effect on the character and appearance of the area. Its siting, the lack of space around it and certain aspects of its design means that it would fail to harmonise with its surroundings. It would appear dominant and out of place within this setting. As a result, the proposal is contrary to Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved Policies C28 and C30 of the Cherwell Local Plan 1996 and there are no matters sufficient to outweigh this conflict. Therefore, the appeal is dismissed.

*S T Wood*

INSPECTOR

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## Appeal Decision

Site visit made on 16 July 2018

**by Tim Wood BA(Hons) BTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

**Decision date: 29 August 2018**

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**Appeal Ref: APP/C3105/W/18/3200755**

**7 St Peters Crescent, Bicester OX26 4XA**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr S Roe against the decision of Cherwell District Council.
  - The application Ref 17/02416/F, dated 29 November 2017, was refused by notice dated 29 January 2018.
  - The development proposed is a side extension to create a new dwelling.
- 

### Decision

1. The appeal is dismissed.

### Preliminary Matters

2. The Government published the revised National Planning Policy Framework on 24 July 2018. The Council and the appellant have been given the opportunity to provide any new comments in relation to this and I have taken these into account in determining this appeal.
3. The appellant has submitted a revised drawing which amends the internal layout of the existing dwelling with the appeal documents. This would remove the dividing wall between the kitchen and dining room. He has asked that I consider this as part of the appeal. In my view this is a minor matter and no-one would be prejudiced if I were to consider it within the scope of this appeal. Therefore, I shall have regard to drawing 103A in the determination of this appeal.

### Main Issues

4. The main issues in this appeal are; the effects of the proposal on existing residents and; the effects of the proposal on the character and appearance of the area.

### Reasons

#### *Effects on existing residents*

5. The proposal relates to this detached 2 storey house, which has an attached double garage to one side. The garage would be replaced by a 2 storey element which would form the new dwelling. The front and rear gardens would be divided accordingly.

6. The proposed new section of the building would be deeper than the existing house, by 4.5m at ground floor and just over 2.1m at first floor. The existing house has bedroom windows at first floor in the rear elevation and the kitchen and dining room windows at ground floor. Alterations to the existing house would provide a glazed kitchen door in the rear elevation, along with a window; as set out above, the kitchen and dining room would be knocked-through to form one large room at the rear.
7. The proposed new dwelling would be sited on the boundary between the 2 intended dwellings and extending beyond the rear of the retained existing house. The Council's guidance contained in '*Home Extensions and Alterations, Design Guide*' seeks to limit the effects of development on neighbouring residents and, amongst other things, employs a 45 degree guideline, wherein a 45 degree line is taken from the centre of neighbouring windows and states that extensions should not normally intrude within it. The proposal fails this guidance in relation to the nearest bedroom and the kitchen. Having examined this on site, I consider that the outlook from these rooms would be unacceptably affected by the proposal due to its proximity and depth. In addition, I consider that it would appear dominating when seen from the property at No 7 due to its size and siting. In relation to the revised drawing, referred to above, I find that this would make little difference to the perception of the proposal when seen by a resident within the kitchen at No 7. Therefore, the proposal is contrary to Policies C28 and C30 of the Cherwell Local Plan 1996 (LP 1996) and Policy ESD15 of the Cherwell Local Plan (2011-2031 Part 1) (LP 2011-2031).

### **Character of the area**

8. The character of St Peters Crescent is of detached 2 storey houses set on relatively wide plots, although of different designs. The frontages generally contain areas of landscaping and parking; in a few instances hard-surfacing has been provided for the whole frontage area, although it is notable in my view that many properties retain a significant proportion of landscaping.
9. The width of the proposed new dwelling would be about the same as the existing 2 storey element of No 7, and the same as the existing garage. It would be set back marginally from the existing front elevation and would be marginally lower than the existing ridge, although the roof design would add considerable bulk to the building. Notwithstanding this, I consider that the physical form of the proposed extension, when seen from the front, would mean that it would not disrupt the general pattern of dwellings in St Peters Crescent and would not appear out of place in relation to the original dwelling.
10. With regard to the frontage treatment, I consider that those houses where the frontages have landscaping add positively to the character of the area. The individual plots are wide and many accommodate parking for 2 cars and still retain a sizeable area of landscaping. Those houses where the entire frontages are hard-surfaced detract from the quality of the area, in my view. I appreciate the point made by the appellant that hard-surfacing may be undertaken without the need to apply for planning permission and so this could be done at the appeal site, regardless of the appeal. However, what is before me is a proposal that, as a whole, requires planning permission and the provision of hard-surfacing on the entire frontage is as a direct result of the need to provide parking for the scheme. There is no indication that this is

required otherwise. In my view this would be a negative aspect of the proposal which is contrary to Policies C28 and C30 of the LP 1996 and Policy ESD15 of the LP 2011-2031.

11. In relation to other matters, I agree with the appellant that there is very little else that would betray the fact that the plot was sub-divided, when seen from the front. Accordingly I find none of these other factors to be unacceptable but this does not outweigh the harm arising from the proposed works of hard-surfacing.

### **Conclusions**

12. For the reasons set out above, I conclude that the proposal would have a harmful effect on neighbours and on the street-scene, contrary to the Council's relevant policies. I judge that there are no matters which outweigh this harm. Therefore, the appeal is dismissed.

*S T Wood*

INSPECTOR

**NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council**

**Minute Ref 8**

**Mon 10 September 2018**

**District Ref PD05/1818**

Page No : 1

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

**GRANTED PLANNING PERMISSIONS**

|              |                            |                               |
|--------------|----------------------------|-------------------------------|
| 18/00995/F   | Approved (With conditions) | Shopmobility                  |
| 18/01042/F   | Approved (With conditions) | 68 Wear Road                  |
| 18/01066/F   | Approved (With conditions) | 234 Buckingham Road           |
| 18/01075/F   | Approved (With conditions) | 26 Fair Close                 |
| 18/01087/F   | Approved (With conditions) | J and K Tackle                |
| 18/01093/F   | Approved (With conditions) | Flat at 13 North Street       |
| 18/01120/F   | Approved (With conditions) | 52 Beckdale Close             |
| 18/01124/F   | Approved (With conditions) | Saint Plan Oxford County Cars |
| 18/01132/F   | Approved (With conditions) | 102 Lyneham Road              |
| 18/01192/F   | Approved (With conditions) | 45 Fair Close                 |
| 18/01198/F   | Approved (With conditions) | 30 Blythe Place               |
| 18/01245/F   | Approved (No Conditions)   | 7 Launton Road                |
| 18/01269/REM | Approved (With conditions) | Parcel J                      |
| 18/01270/REM | Approved (With conditions) | Parcel N Sub Station          |

**REFUSED PLANNING PERMISSIONS**

|              |         |           |
|--------------|---------|-----------|
| 18/01193/OUT | Refused | Highlands |
|--------------|---------|-----------|

**OTHER PLANNING DETAILS**

|            |           |                             |
|------------|-----------|-----------------------------|
| 18/00510/F | Withdrawn | Phase 4 at Bicester Village |
|------------|-----------|-----------------------------|

## Angie Suter

---

**From:** \*BTC Enquiries\*  
**Sent:** 20 August 2018 14:50  
**To:** Angie Suter; Samantha Shippen  
**Subject:** FW: CONSULTATION – Queens Avenue/Kings End (Bicester) - Proposed Pedestrian & Cycle Link  
**Attachments:** Construction Queens Avenue-Footway Consultation (1).pdf; Construction Queens Avenue-Footway Consultation (2).pdf; Queens Ave pedestrian and cycle link - June 18.pdf  
**Importance:** High

Julie Trinder  
**Bicester Town Council**  
**The Garth Launton Road Bicester Oxon OX26 6PS**  
**Telephone 01869 252915 | [julie.trinder@bicester.gov.uk](mailto:julie.trinder@bicester.gov.uk)**

**From:** Mauz, Christian - E&E <Christian.Mauz@Oxfordshire.gov.uk>  
**Sent:** 20 August 2018 14:25  
**Subject:** CONSULTATION – Queens Avenue/Kings End (Bicester) - Proposed Pedestrian & Cycle Link  
**Importance:** High

**RE: CONSULTATION – Queens Avenue/Kings End (Bicester) - Proposed Pedestrian & Cycle Link**

We are writing to seek your views on the proposals to improve pedestrian and cycle connectivity along a key section of the central corridor through Bicester by a) changing the status of some existing footways to shared footway/cycleways along the western side of Kings End and Queens Avenue; and, b) widening the shared footway/cycleway on the western side of Queens Avenue in two sections to a width of 3m.

The focus of this consultation relates to the conversion of the status of two sections of footway to **shared footway/cycleways**. These two areas are shown in the drawings provided:

1. the western side of Kings End from the junction with Kings Avenue up to the pelican crossing just south of the junction with Kingsclere Road; and
2. the western side of Queens Avenue from the zebra crossing just north of the junction with St John's Street to the junction with Bucknell Road.

The sections of proposed **widening** are (as shown in the 'June 18' plan):

1. from the pelican crossing just south of Kingsclere Road up to the access to The Bicester School and leisure centre (section A, shown in blue); and
2. from the zebra crossing near to the police station up to Bucknell Road (section B, shown in green).

The section in between these two stretches is already considered to be of sufficient width and therefore widening is not necessary. Due to the constraints of mature trees and the bus stop, a short section outside of the Magistrates Court will be widened as much as possible, but will be less than 3m in width. These stretches are not proposed to be widened as they already conform to the recommended width for a shared footway/cycleway as per the Oxfordshire Cycling Design Standards (2017) and the Oxfordshire Walking Design Standards (2017). The transitions between the footway/cycleway and the carriageway are also illustrated in the attached drawings. The final design of the scheme will be subject to an internal safety check.

The scheme is funded through held developer contributions in the vicinity of the site and will provide an improved off-carriageway facility for users of all ages, particularly enhancing the provision for walking and

cycling to The Bicester School, the leisure centre, and St Mary's Primary School. Providing this connection will contribute to the central corridor pedestrian/cycle improvements identified in the Bicester Area Strategy within *Connecting Oxfordshire: Local Transport Plan 2015 – 2031*. This is considered an interim scheme, OCC intends to undertake a more holistic review of the whole central corridor as part of ongoing work on the transport strategy within the town.

Please could you ensure that any objections or other representations on the proposal should be submitted by **Friday 07<sup>th</sup> September 2018**.

2151

Kind Regards,

*christian*

Christian Mauz

Technical Officer (Traffic & Road Safety)

Area Operations Hub

Communities | Oxfordshire County Council | County Hall | New Road | Oxford | OX1 1ND

Mobile: 07392 318873

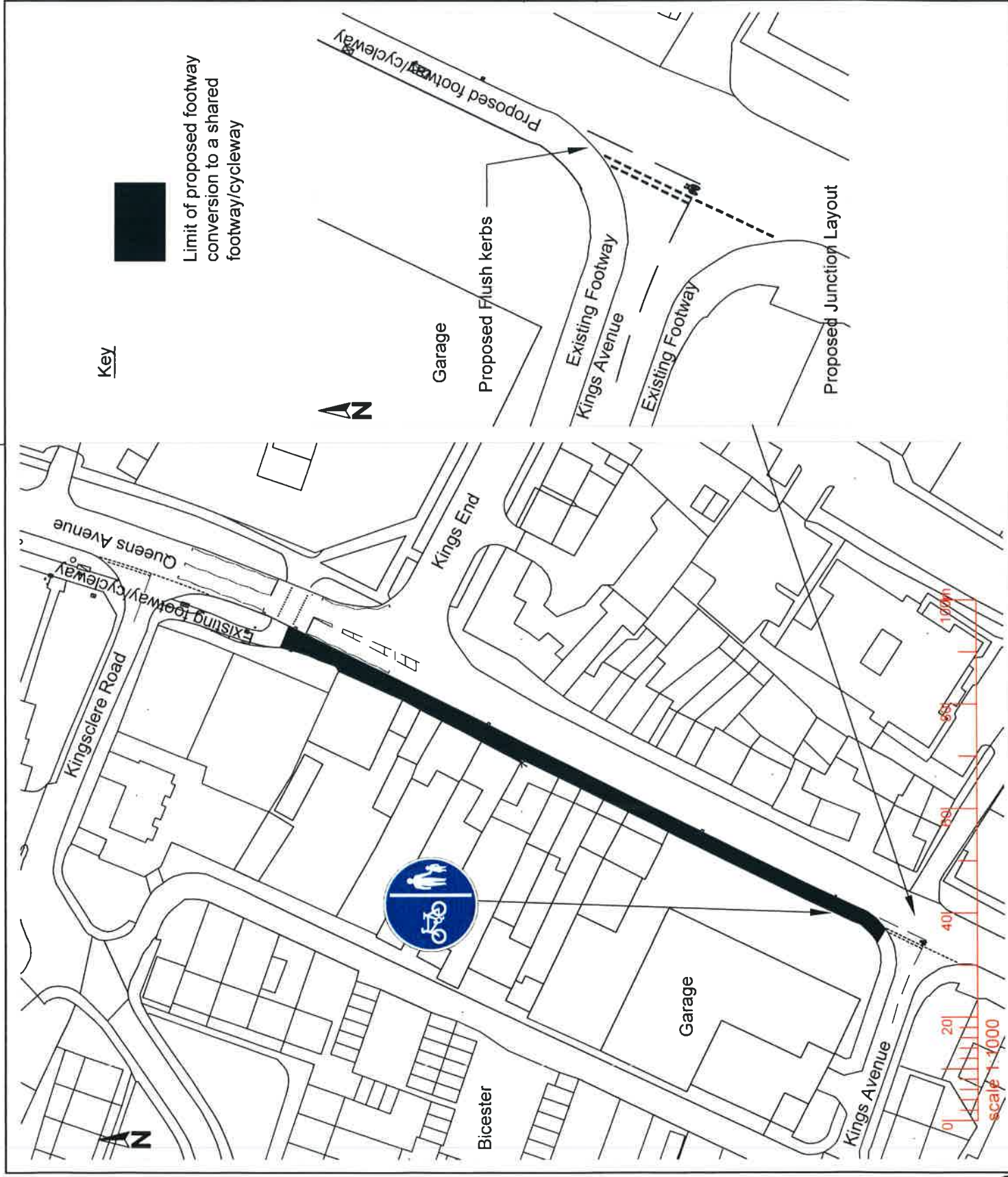
To report a problem: **Web:** <https://fixmystreet.oxfordshire.gov.uk>

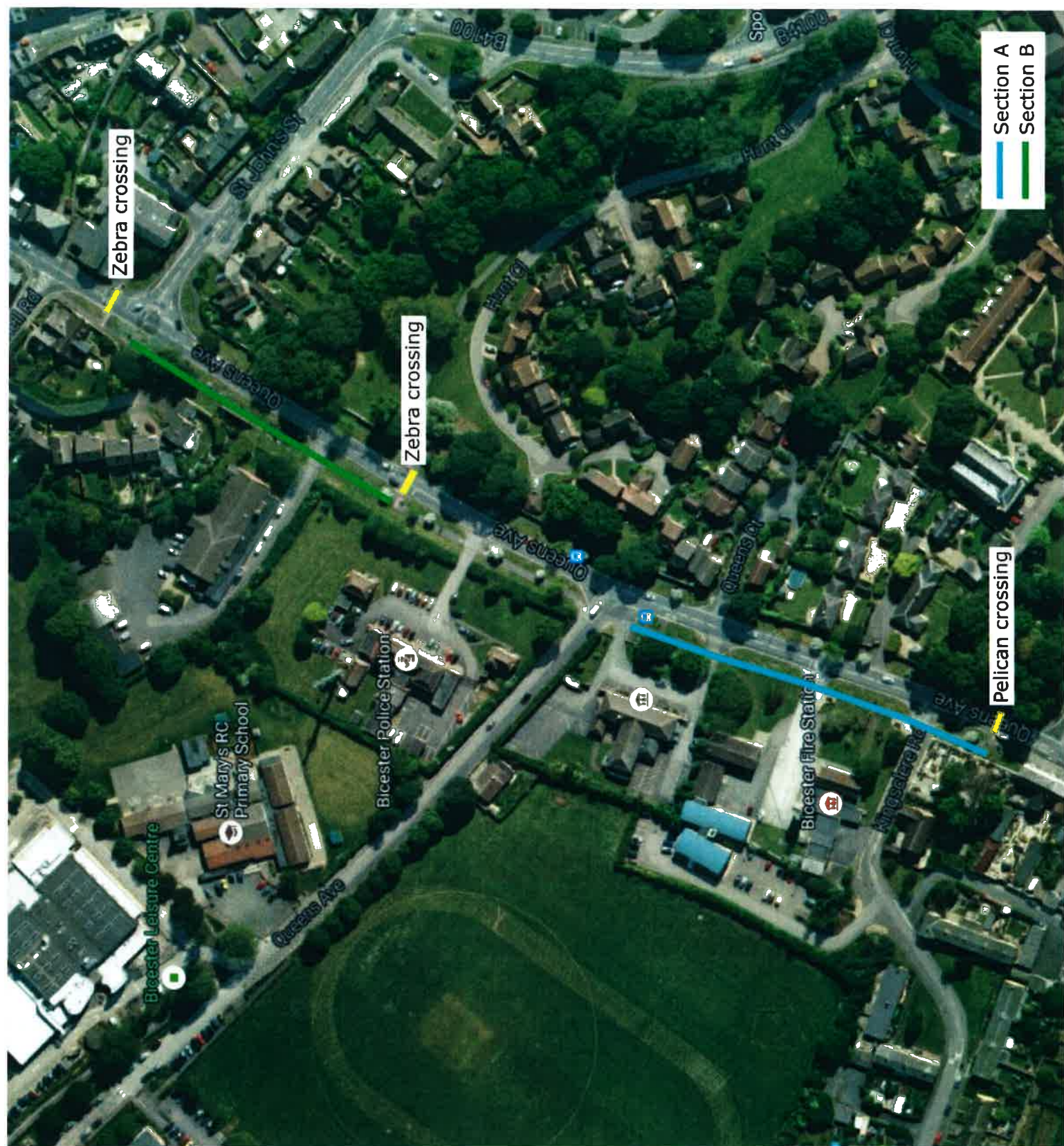
For general Highway enquiries: **Tel:** 0345 310 1111

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Zebra crossing

Zebra crossing

Section A  
Section B

Pelican crossing

Bicester Leisure Centre

St Mary's RC  
Primary School

Bicester Police Station

Bicester Fire Station

Queens Ave

B4100

B4100

Queens Ave

Queens St

Kingsale Rd

Henley Rd

Henley Rd

## Angie Suter

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**From:** \*BTC Enquiries\*  
**Sent:** 23 August 2018 09:18  
**To:** Angie Suter  
**Subject:** FW: CONSULTATION - Vendee Drive (Bicester) Proposed Toucan Crossing  
**Attachments:** PUBLIC NOTICE.pdf; Consultation Plan Vendee Drive Toucan Crossing.pdf  
**Importance:** High

FYI

**Jane Beedell**

### Events & Marketing

Bicester Town Council

The Garth, Launton Road, Bicester OX26 6PS

Telephone: 01869 252915

Email: jane.beedell@bicester.gov.uk

**From:** Clark, Jane - E&E <Jane.Clark@Oxfordshire.gov.uk>  
**Sent:** 23 August 2018 09:17  
**Subject:** CONSULTATION - Vendee Drive (Bicester) Proposed Toucan Crossing  
**Importance:** High

**RE: CONSULTATION** – Vendee Drive (Bicester) Proposed Toucan Crossing

We are writing to seek your views on the proposal to install a Toucan Crossing on Vendee Drive, Bicester. The proposals are being put forward in response to the new development in the vicinity of Vendee Drive. In light of this, please find the following consultation documents attached:

- Public Notice,
- Consultation Plan,

The Public Notice has been advertised in the Bicester Advertiser today; Thursday 23 August 2018, and details are also available to view on the Councils consultation pages at the address below:

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

As stated on the notice, any objections or other representations on the proposal should be submitted by **Friday 21 September 2018**.

Kind Regards

Jane

Jane Clark

Officer (Traffic & Road Safety)

Area Operations Hub

Communities|Oxfordshire County Council |County Hall|New Road|Oxford|OX1 1ND

Mobile: 07545 459107

To report a problem: **Web:** <https://fixmystreet.oxfordshire.gov.uk>

For general Highway enquiries: **Tel:** 0345 310 1111



## VENDEE DRIVE (BICESTER) PROPOSED TOUCAN CROSSINGS

NOTICE IS HEREBY GIVEN that under the Road Traffic Regulation Act 1984 Oxfordshire County Council proposes – as a result of the development of adjacent land to Vendee Drive - to install crossings centred on the following locations:

**Staggered Toucan Crossing** – a signalled crossing for use by pedestrians and pedal cyclists comprising of two crossings located at:

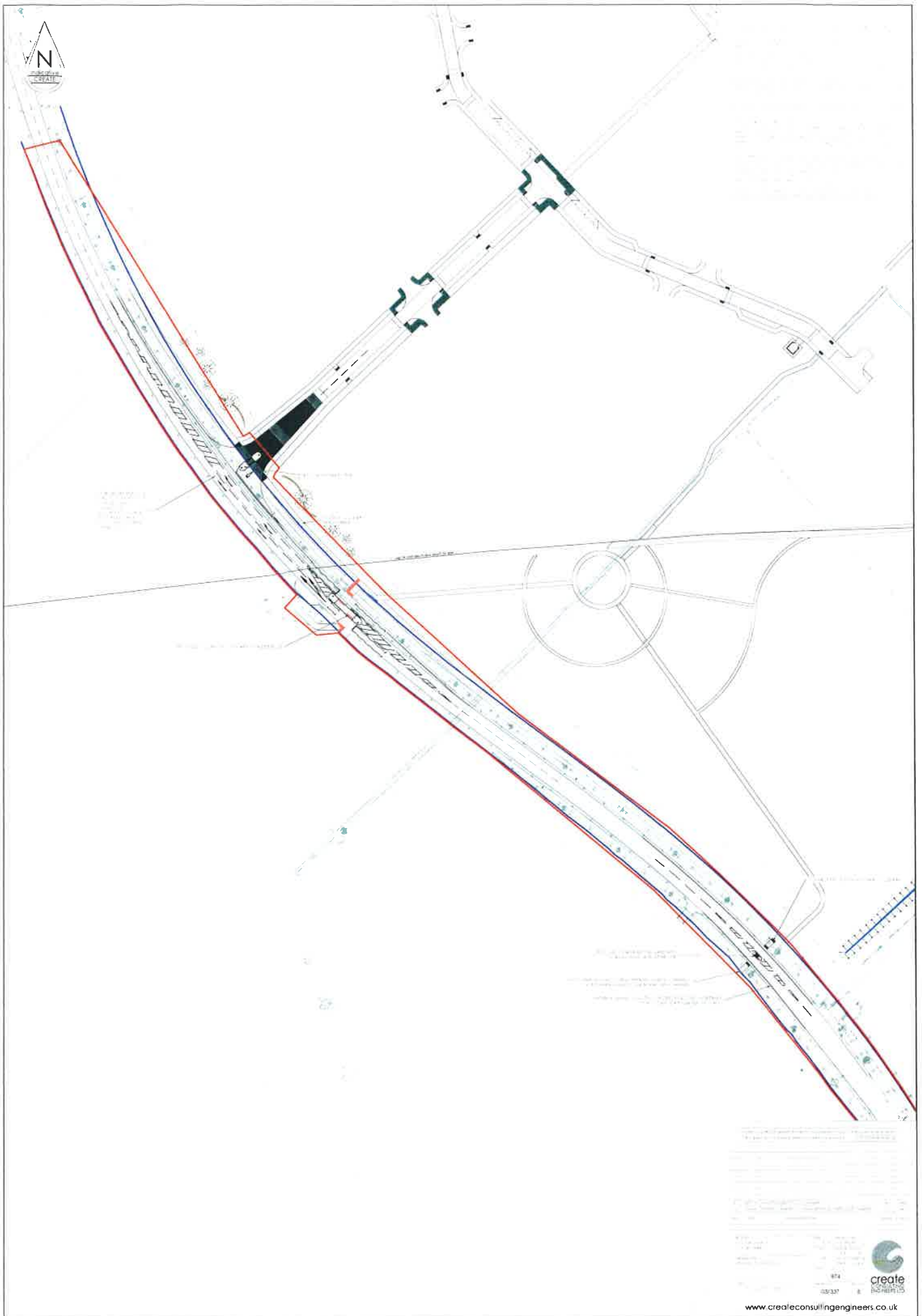
1. Vendee Drive – approx. 540\* metres south east of its junction with the A4095 Chesterton Road
2. Vendee Drive – approx. 60\* metres south east of a new junction with Vendee Drive to be created as part of this development.

\* All dimensions are approximate, taken from the centre of the junction to the centre of the feature.

Documents giving more detailed particulars of the scheme are available for public inspection online by visiting: <https://consultations.oxfordshire.gov.uk>, or in person at: County Hall, New Road, Oxford OX1 1ND from 8.30am to 4.30pm Monday to Friday; and at Bicester Library, Franklins House, Wesley Lane, Bicester OX26 6JU, from 9.30am to 7pm Monday, Wednesday & Thursday, 9.30am to 5pm Tuesday and from 9am to 4.30pm Saturday.

Objections to the proposals, specifying the grounds on which they are made and any other representations should be sent in writing to the address below (or via the web address above) no later than **21 September 2018**. The County Council will consider objections and representations received in response to this Notice. They may be disseminated widely for these purposes and made available to the public.

Traffic & Road Safety Team (ref: JaC.12.6.129) for Director for Infrastructure Delivery, Oxfordshire County Council, County Hall, New Road, Oxford, OX1 1ND.



|                      |     |
|----------------------|-----|
| PROJECT INFORMATION  |     |
| PROJECT NAME         | ... |
| PROJECT ADDRESS      | ... |
| PROJECT REFERENCE    | ... |
| CLIENT INFORMATION   |     |
| CLIENT NAME          | ... |
| CLIENT ADDRESS       | ... |
| CLIENT CONTACT       | ... |
| DESIGNER INFORMATION |     |
| DESIGNER NAME        | ... |
| DESIGNER ADDRESS     | ... |
| DESIGNER CONTACT     | ... |
| DATE                 |     |
| DATE                 | ... |

# FORWARD PLAN: 2018 / 2019

| 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<br>Future management of open space<br>play areas on Kingsmere Phase 1 |                                          |
|                   | Burial Ground                                                                     |                                          |
| 9 July 2018       | Grant Aid Policy                                                                  | Review                                   |
| FINANCE COMMITTEE |                                                                                   |                                          |
| MEETING DATE      | ITEM                                                                              | COMMENT                                  |
| Sept 2018         | Med-Long Term Strategy<br>Task & Finish Group                                     | Via Business Plan to Policy<br>Committee |
| Sept 2018         | Budget Setting Dates                                                              |                                          |
|                   |                                                                                   |                                          |
|                   |                                                                                   |                                          |
|                   |                                                                                   |                                          |
|                   |                                                                                   |                                          |
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|                   |                                                                                   |                                          |

| ENVIRONMENT COMMITTEE      |                                       |                                                                                       |
|----------------------------|---------------------------------------|---------------------------------------------------------------------------------------|
| MEETING DATE               | ITEM                                  | COMMENT                                                                               |
| 30 July 2018               | Cemetery Review                       | Visit Cemetery at 6pm on 30 <sup>th</sup> July 2018                                   |
| 2018                       | Kings Meadow Open Space & Play Area   |                                                                                       |
| 30 <sup>th</sup> July 2018 | Wheelchair Swing                      |                                                                                       |
| 30 <sup>th</sup> July 2018 | Location of donated benches           |                                                                                       |
|                            | Memorial Policy                       |                                                                                       |
|                            |                                       |                                                                                       |
| PLANNING COMMITTEE         |                                       |                                                                                       |
| MEETING DATE               | ITEM                                  | COMMENT                                                                               |
| 2018                       | East West Rail                        | Invite East West Rail to Planning Meeting when the consultation process starts        |
| Sept 2018                  | Graven Hill                           | Beginning September. 10-12 people max                                                 |
|                            | London Road Level Crossing            | Ongoing – Live issue                                                                  |
| 2018                       | A2 Dominion                           | Invite A2 dominion to discuss the next phase once the application has been submitted. |
| Aug 2018                   | Realignment of Howes Lane             | Invite A2 Dominion, CDC & Network Rail to discuss.                                    |
| 2018                       | Oxfordshire Spatial Plan Consultation |                                                                                       |
| Oct 2018                   | Oxford/Cambridge Arc Development      |                                                                                       |
| May 2018                   | Bicester Masterplan Consultation      | Awaiting documents from CDC                                                           |