

BICESTER TOWN COUNCIL



PLANNING COMMITTEE MEETING

Ref: PL02/1819

MONDAY 25TH JUNE 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 Les Sibley
Cllr Jason Slaymaker
Cllr Lawrie Stratford**

Non-Committee Member(s)

**Cllr Dan Sames
Cllr David Magee
Cllr Melanie Magee**

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Monday 18th June 2018

Sir/Madam

To all Members of the Planning Committee

You are hereby summoned to attend a meeting of the Planning Committee on **Monday 25th June 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: PL01/1718 - Monday 29th May 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	REALIGNMENT OF HOWES LANE
		Representatives from A2 Dominion, Oxfordshire County Council and Cherwell District Council will be present to discuss the realignment of Howes Lane.
	6	UPDATES ON LARGE DEVELOPMENTS AND ASSOCIATED ISSUES
	6.1	NORTH WEST BICESTER
	6.2	GRAVEN HILL
	6.3	GARDEN TOWN
	6.4	OTHER BICESTER STRATEGIC SITES
	7	PLANNING APPLICATIONS FROM CHERWELL DISTRICT COUNCIL Committee are 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	APPEALS Committee is asked to note the following Appeal against Refusal: 15/00837/OUT – Part land on the North East side of Gavray Drive - OUTLINE – Residential development of up to 180 dwellings to include affordable housing, public open space, localised land remodelling, compensatory flood storage and structural planting.
	9	NOTIFICATIONS OF PLANNING DECISIONS FROM CHERWELL DISTRICT Committee is asked to note the following planning decisions from Cherwell District Council. PD02/1819
	10	FORWARD PLAN Committee is asked to review and comment on the forward plan.
	11	DATE OF NEXT MEETING Tuesday 24th July 2018 at 7.00pm

Minutes of the Bicester Town Council Planning Committee on **Tuesday 29th May 2018** at **The Garth, Launton Road Bicester OX26 6PS.**

Present:

Cllr Rose Stratford – Chairman
 Cllr David Anderson
 Cllr Sean Gaul
 Cllr Nick Mawer
 Cllr Richard Mould
 Cllr Lynn Pratt
 Cllr Lawrie Stratford

In Attendance:

Samantha Shippen - Chief Officer
 Julie Trinder - Administrator

Minute Number	Agenda item No	MINUTES
031/1819	1	APOLOGIES FOR ABSENCE RESOLVED that apologies were received from Cllr Les Sibley. Cllr Nick Mawer entered the meeting at 19.35hrs.
032/1819	2	DECLARATIONS OF INTEREST 2.1 Cllr L Stratford declared an interest in 18/00646/F as he knows the applicant. 2.2 Declarations of Interest for District & County Councillors RESOLVED that Cllr Sean Gaul, Cllr Richard Mould, Cllr Lynn Pratt, Cllr David Anderson, Cllr Nick Mawer as District Councillors and Cllr Lawrie Stratford 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.
033/1819	3	MINUTES RESOLVED that the Committee confirmed the minutes of the Planning Committee meeting: PL13/1718 – Monday 23rd April 2018
034/1819	4	PUBLIC SESSION There were no members of the public in attendance.
035/1819	5	UPDATES ON LARGE DEVELOPMENTS AND ASSOCIATED ISSUES

Minute Number	Agenda item No	MINUTES
036/1819	6	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 Nothing to report. CONSULTATIONS Graven Hill (Ambrosden) – Proposed 20mph Speed Limit & Parking Restrictions. The Committee had no comments on the consultation.
037/1819	7	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: 1800131/TCA – Leave to Tree Officer. 18/00155/F – No objection. 18/00325/OUT – No comment. 18/0046/REM – No comment. 18/0488/OUT – No objection. 18/00521/F – No objection. 18/00552/F – No objection. 18/00555/REM – No comment. 18/00560/REM – No comment. 18/00563/F – Concerns regarding the building line and the effect on the street scene. 18/00567/F – Concerns with noise, complaints have already been received. Need to ensure sufficient insulation is installed. 18/00570/F – No objection, but do have concerns with parking. 18/00571/F – No objection. 18/00584/REM – No objection. 18/00589/F – No objection. 18/00614/F – No objection. 18/00620/REM – No objection. 18/00621/REM – No objection. 18/00622/REM – No objection. 18/00623/REM – No objection. 18/00624/REM – No objection. 18/00625/ REM – No objection. 18/00626/ REM – No objection. 18/00627/REM – No objection. 18/00628/REM No objection. 18/00633/REM – No objection. 18/00646/F – No objection.

Minute Number	Agenda item No	MINUTES
		18/00647/REM – No objection. 18/00667/F – Objection, concerns with visibility and effect on street scene and taking amenity land. 18/00675/F – Objection, concerns with parking and loss of garage. 18/00681/ADV – No objection. 18/00690/LB – Objection, concerns with heavy traffic and air quality on Queens Avenue. Making it suitable for outdoor play. 18/00697/ADV – No objection. 18/00720/REM – No comments. 18/00727/CLUE – Concerns over noise. Under investigation with the Environmental Department at CDC. 18/00754/F – No objection, but do have concerns with parking. 18/00766/F – No objection, but do have concerns with parking. 18/00778/F – No objection. 18/00779/F – No objection. 18/00807/F – No objection. 18/00810/ADV – No objection. 18/00830/F – No objection, but check revised plan reduced enough to meet neighbour's objections.
038/1819	8	WITHDRAWN PLANS RESOLVED that Committee NOTE the following Withdrawn Plans: 18/00110/F – Land South of and Adjoining Bicester Services Oxford Road Bicester – Variation of condition 26 to allow for the subdivision of Unit 2. 18/00286/F – 25 Market Square – Change of use of ground floor premises from A1 Retail to A4 Wine Bar. 18/00402/F – 22 Campbell Close – Demolition of part of existing house and garage and erection of new three-bedroom dwelling.
039/1819	9	APPEALS RESOLVED that Committee NOTE the following Appeal: 17/02428/F – 2 Hudson Street – 2 no. one bed flats.
040/1819	10	REFUSALS RESOLVED that Committee NOTE the following Refusal: 17/02416/F – 7 St Peters Crescent – Side extension to create new dwelling.
041/1819	11	NOTIFICATIONS OF PLANNING DECISIONS FROM CHERWELL DISTRICT RESOLVED that the Committee NOTE the planning decisions from Cherwell District Council. PD01/1819
042/1819	12	FORWARD PLAN

Minute Number	Agenda item No	MINUTES
043/1819	13	RESOLVED that: A2 Dominion, Cherwell District Council and Network Rail be invited to attend June Planning Committee to discuss the next phase of the realignment of Howes Lane application. DATE OF NEXT MEETING: Monday 25th June 2018 at 7.00 pm CLOSE OF MEETING – 20:05hrs

New Applications Received Between 29/05/2018 and 18/06/2018

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

18/00588/F

12/06/2018 Caroline Ford

Mr Andrew North

Access for Phase 3 and 4
Exemplar Site Land North West
of Northside Lodge Bucknell Rd**Proposal :** Ward: North

Proposal: Temporary construction access and haul road.

Observations :

18/00689/F

30/05/2018 John Gale

Childbase Partnership Ltd

The Old Fox Inn
Kings End
Bicester
OX26 2AA**Proposal :** Ward: Town

Proposal: Change of use from Antiques Centre to children's day care nursery, demolition of timber curtilage outbuilding and conversion of remaining curtilage outbuildings and erection of single storey pre-school playroom block.

Observations :

18/00788/F

12/06/2018 Shona King

Bicester Nominees Ltd

Unit 1, 1A, 1B
Pingle Drive
Bicester
OX26 6WD**Proposal :** Ward: Town

Proposal: Continued use of the first floor at Unit 1A for Class B1 office purposes (management offices), together with the reconfiguration of the ground floor class A1 retail accommodation and changes to the external appearance of the shopfront elevations at Units 1 and 1B.

Observations :

18/00790/F

12/06/2018 Lewis Knox

Mr Robbie Durant

Foxcombe House
Banbury Road
Bicester
OX26 3NL**Proposal :** Ward: North

Proposal: Replacement of existing derelict garage block with a new garage.

Observations :

18/00822/F

12/06/2018 David Spring

Mr Steve Taylor

3 Bluebell Close
Bicester
OX26 3WJ**Proposal :** Ward: North

Proposal: Single storey rear extension and garage conversion.

Observations :

18/00823/ADV

12/06/2018 Lewis Knox

Bicester Nominees Ltd

Cafe Wolseley
26B - 26C Pingle Drive
Bicester
OX26 6WD**Proposal :** Ward: Town

Proposal: 3 No externally lit fascia signs; 1 No externally lit logo sign

Observations :

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18/00829/F	12/06/2018	David Spring	Mr & Mrs A Yau	11 Tubb Close Bicester OX26 2BN
Proposal : Ward: West Proposal: Single storey rear extension				
Observations :				
18/00835/LB	18/06/2018	Sarah Greenall	Nationwide Building Society	33 Market Square Bicester OX26 6AG
Proposal : Ward: Town Proposal: Strip roof tiles, battens and felt, renew felt and batten, clean existing tiles and re-fit. Remove render in full, breakout facility brickwork, rebuild and re render. Decorate all windows and masonry.				
Observations :				
18/00838/ADV	12/06/2018	David Spring	CPG Development Projects Ltd	Land adj to Brewers Fayre Car Park Kelso Road
Proposal : Ward: South West Proposal: 1 No externally illuminated freestanding totem sign to serve Bicester Gateway retail park.				
Observations :				
18/00854/F	12/06/2018	Sarah Greenall	Ms Louise Scott	23 Germander Way Bicester OX26 3WB
Proposal : Ward: North Proposal: Proposed garage conversion.				
Observations :				
18/00873/F	12/06/2018	Lewis Knxs	Mrs Annette Freeman	32 Osprey Close Bicester OX26 6YH
Proposal : Ward: South Proposal: Two storey rear extension forming annex.				
Observations :				
18/00880/F	12/06/2018	Sarah Greenall	Mr Sandhu	34 Martin Close Bicester OX26 6XA
Proposal : Ward: South Proposal: Conversion of garage into habitable space and front infill extension.				
Observations :				
18/00892/F	12/06/2018	Sarah Greenall	Mr James Killen	14 Hawksmead Bicester OX26 6ST
Proposal : Ward: South Proposal: Single storey rear extension				

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Observations :				
18/00902/LB	15/06/2018	Sarah Greenall	Mrs Claire Chess	15 - 16 Market Square Bicester OX26 6AD
Proposal : Ward: Town Proposal: Replacing modern 2nd storey window with more appropriate one as current window dangerous.				
Observations :				
18/00909/F	30/05/2018	Sarah Greenall	Mr Peter Sturgeon	3 The Cuttings Banbury Road Bicester OX26 3NJ
Proposal : Ward: North Proposal: Refurbishment and erection of a single storey flat roof extension and demolition of existing conservatory.				
Observations :				
18/00980/TPO	30/05/2018	Patrick Prendergast	Peerless Properties (Oxford)	19 London Road Bicester OX26 6BU
Proposal : Ward: Town Proposal: T3 Yew - Reduce neighbours side encroaching over house by 15% by removing up to 1.5 metres lateral growth. T4 Yew - Reduce neighbours side encroaching over house by 15% by removing up to 1.5 metres lateral growth. T7 Yew - Crown lift to 2.5 metres from ground level to aid grass growth and facilitate lawn mowing. - Subject to TPO 008/2001.				
Observations :				
18/00983/ADV	15/06/2018	Sarah Greenall	Tesco Stores PLC	1 Nightingale Place Bicester OX26 6XX
Proposal : Ward: South Proposal: New vinyl graphics to elevations. New ATM surround and signage.				
Observations :				
18/00995/F	13/06/2018	Lewis Knox	Portman Healthcare Limited	Shopmobility Unit A4, Pioneer Square Bure Place OX26 6FA
Proposal : Ward: Town Proposal: Change of use to D1 (Non-Residential) Class for use as a dental practice.				
Observations :				
18/01010/F	18/06/2018	James Kirkham	Mr M Tagliaferro	17 Somerville Drive Bicester OX26 4TU
Proposal : Ward: East Proposal: Two-storey extension for form a new 2-bedroom dwelling with parking and amenity space (revised scheme of 17/01469/F).				

New Applications Received Between 29/05/2018 and 18/06/2018

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Observations :**18/01025/F**

18/06/2018	Sarah Greenall	Mr David Allen	Plum Tree Cottage Crumps Butts Bicester OX26 6EB
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Proposal : Ward: Town

Proposal: Erect a white UPVC conservatory on the side elevation.

Observations :**Applications Received :- 22****Amended Plans****17/01967/F**

13/06/2018	James Kirkham	Euro Garages ITD	Bicester Service Station Oxford Road Bicester OX26 1BT
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Proposal : Ward: South West

Proposal: Redevelopment 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 new restaurant building; construction of a further restaurant building on the former HGV parking area; construction of a new Drive Thru coffee shop; associated parking provision; retention of existing vehicular access from Oxford Road and reconfiguration of internal access routes to serve the completed development; all associated engineering and landscape works.

AMENDMENT:

Revised layout and landscaping plan. Additional highways information.

Observations : RESOLVED that Bicester town Council welcome this application.**17/02352/REM**

29/05/2018	Emily Shaw	Graven Hill Development	Sites B C D and E MOD Bicester Murcott Road
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Proposal : Ward: Arncott

Proposal: Reserved matters to application 16/01802/OUT - in respect of public areas in Phase 1b.

AMENDMENTS:

Reserved matters to application 16/01802/OUT - layout, scale, appearance and landscaping in respect of public areas in Phase 1b.

Observations : RESOLVED that Bicester Town Council has no objection to this application.**Applications Received :- 22**

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref 9

Mon 25 June 2018

District Ref PD02/1819

Page No : 1

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

GRANTED PLANNING PERMISSIONS

17/02072/REM	Approved (With conditions)	KMF Sout West Bicester
17/02470/REM	Approved (With conditions)	Phase 2 SW Bicester
18/00526/F	Approved (With conditions)	1 Butterbur Gardens
18/00537/F	Approved (With conditions)	1 Langford Cottages
18/00548/F	Approved (With conditions)	8 Buckingham Road
18/00552/F	Approved (With conditions)	The Willows
18/00570/F	Approved (With conditions)	9 Rochford Gardens
18/00667/F	Approved (With conditions)	1 Tay Gardens
18/00675/F	Approved (With conditions)	27 Fallowfields

REFUSED PLANNING PERMISSIONS

18/00628/F	Refused	40 Byron Way
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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 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
TRAFFIC ADVISORY GROUP		
MEETING DATE	ITEM	COMMENT
	Park Run – Parking Issues	
	Mallards Way Traffic	

ENVIRONMENT COMMITTEE		
MEETING DATE	ITEM	COMMENT
30 July 2018	Cemetery Review	Visit Cemetery at 6pm on 30 th July 2018
2018	Kings Meadow Open Space & Play Area	
30 th July 2018	Wheelchair Swing	
30 th 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
July 2018	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.
May 2018	Realignment of Howes Lane	Invite A2 Dominion, CDC & Network Rail to discuss. ON THIS AGENDA
2018	Oxfordshire Spatial Plan Consultation	
July 2018	Oxford/Cambridge Arc Development	
May 2018	Bicester Masterplan Consultation	Awaiting documents from CDC