

Bicester Town Council



BICESTER
TOWN COUNCIL

Planning Committee Meeting

Ref: PL07/2021

**Monday 9th November 2020 at 19:00hrs by Zoom
(please see Agenda for login details)**

Circulation: Town Mayor - Councillor Jason Slaymaker

Members:

Cllr Nick Mawer – **Chairman**, Cllr Lynn Pratt – **Vice Chairman**, Cllr Nick Cotter,
Cllr Dan Hallett, Cllr Harry Knight, Cllr Zoe McLernon, Cllr James Metcalf,
Cllr Richard Mould, Cllr Robert Nixon, Cllr Les Sibley, Cllr Jason Slaymaker

Other Circulation, Substitute Members:

Cllr Dan Sames, Cllr Alex Thrupp, Cllr Fraser Webster

Other Circulation:

Cllr John Broad – CDC, Cllr Lawrie Stratford – OCC, Cllr Michael Waine – OCC,
Cllr Tom Wallis – CDC, Cllr Lucinda Wing – CDC



Council Offices, The Garth,
Launton Road,
Bicester,
Oxon. OX2 6PS
Telephone: 01869 252915
Email: enquiries@bicester.gov.uk
www.bicester.gov.uk

Monday 2nd November 2020

Sir/ Madam

A meeting of the **Planning Committee** will be held on **Monday 9th November 2020** at **19:00hrs** on Zoom.

In line with the Coronavirus Act 2020 and subsequent regulations governing local authorities' meetings, the Council will be holding this meeting via the online video conference facility, Zoom.

Join Zoom Meeting

<https://us02web.zoom.us/j/89159406791>

Meeting ID: 891 5940 6791

Password: (to ensure online security it is recommended that meeting passwords are not publicised and are given directly to those intending to attend the meeting. Please therefore email enquiries@bicester.gov.uk for the password at least 24 hours before the scheduled meeting date). Telephone number to join by audio only: 0203 051 2874 (you will be prompted to enter the meeting ID and password before joining the meeting).

Samantha Shippen
Chief Officer

Agenda

All Council Meetings are open to the public and press, unless otherwise stated.

1. **Apologies for Absence**

To consider apologies and reasons for absence. Committee members who are unable to attend the meeting should notify the Chief Officer (samantha.shippen@bicester.gov.uk) prior to the meeting, stating the reason for absence.

2. Declarations of Interest

Councillors are reminded to declare any interests on any item on this Agenda in accordance with Bicester Town Council's Code of Conduct.

3. Minutes of the Planning Meeting

To confirm the **MINUTES** and **RESOLUTIONS** of the following Planning meeting:
PL06/2021 – Monday 12th October 2020.

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 business strategic sites

6. Bicester Motion

Representation of Bicester Motion will attend at the request of the Committee.

7. Planning applications from Cherwell District Council

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

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

8. Amended plans

None to report.

9. Withdrawn plans

Committee is asked to note the following withdrawn plan:

20/01115/OUT – 63 Priory Road, Bicester – Demolition of existing bakery building and erection of 10 no dwellings.

10. Appeal

Committee is asked to note the following appeal:

19/02550/F - Great Lakes UK Ltd - Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping.

11. Notification of planning decisions from Cherwell District Council

Committee is asked to review the attached planning decisions.

12. Forward Plan

The Committee is asked to review and comment on the Forward Plan.

13. Date of next Meeting

Monday 5th December 2020 – 7pm



Council Offices, The Garth,
Launton Road,
Bicester,
Oxon. OX2 6PS
Telephone: 01869 252915
Email: enquiries@bicester.gov.uk
www.bicester.gov.uk

Minutes of the Planning Committee Meeting

A meeting of the **Bicester Town Council Planning Committee** was held on Monday 12th October 2020 at 19:00hrs on Zoom.

Present:

Cllr Nick Mawer – Chairman
Cllr Lynn Pratt – Vice Chairman (joined the meeting at 19.16)
Cllr Dan Hallett
Cllr Harry Knight
Cllr Zoe McLernon
Cllr James Metcalf
Cllr Robert Nixon
Cllr Les Sibley

In Attendance:

Samantha Shippen – Chief Officer
Kim Simpson – Administration Officer
Cllr John Broad – CDC

1. 152/2021 Apologies for Absence

RESOLVED that apologies were received from Cllr Richard Mould and Cllr Jason Slaymaker.

2. 153/2021 Declarations of Interest

RESOLVED that Cllr Lynn Pratt declared an interest in Planning Application number **20/02405/F** as Executive Member with responsibility for properties at Cherwell District Council.

Declarations of Interest for District & County Councillors

RESOLVED that Cllr Nick Mawer, Cllr Lynn Pratt and Cllr Les Sibley as District Councillors and Cllr Les Sibley as County Councillor on this Planning Committee will make their comments and decision based upon information available at the time of the Meeting. It is accepted that District Councillors may come to different decision in the light of more information being made available at District Planning Meetings.

3. 154/2021 Minutes of Planning Committee Meeting

RESOLVED to confirm the minutes of the Planning Committee meeting PL05/2021 held on **Monday 14th September 2020 to be signed at a later date.**

4. 155/2021 Public session

Cllr John Broad CDC, welcomed the L&Q application number **20/02469/SCOP**, land north of Gavray Drive, Bicester but raised concerns and urged Councillors not to support houses being built west of Langford Brook.

5. 156/2021 Updates on developments and associate issues

5.1 North West Bicester

Preparation works for underbridge are on track. It was requested that all roads are kept clean of mud from construction vehicles.

Access to East West compound on the Skimmingdish Lane is getting messy, this needs to be monitored especially with the bad weather.

5.2 Graven Hill

Nothing to report.

5.3 Garden Town

Nothing to report.

5.4 Other Bicester strategic sites

Nothing to report.

6. 157/2021 Consultations

Nothing to note.

7. 158/2021 Planning applications from Cherwell District Council

RESOLVED that the following comments be made:

20/02110/DISC – Bicester Town Council welcome this application. Concerns from residents regarding pedestrian entrances were raised but have not been resolved.

20/02204/REM – Bicester Town Council welcomes this application.

20/022041/REM - Bicester Town Council welcomes this application.

20/02350/TPO - Bicester Town Council leaves this application to the Arboricultural Officer and welcomes the introduction of a more manageable species.

20/02405/F – Bicester Town Council has concerns with this application. Need to ensure more off-street parking than is proposed as 1 space per 3 bed property is insufficient in this location; parking on the corner will cause additional problems; Bicester Town Council urges Cherwell District Council to provide this development as social housing to meet the needs of the local community rather than “affordable housing” which is not affordable to many residents; houses need to fit in with what has already been built in Old Place Yard.

20/02445/F - Bicester Town Council has no objection to this application.

20/02449/F- Bicester Town Council welcomes this application replacing impermeable pathing with permeable paving and the benefit to water management.

20/02454/REM - Bicester Town Council has concerns with this application Due to problems with noise from traffic and construction vehicles; the increase in HGV traffic on Howes Lane when vehicles do not follow the agreed traffic route. Bicester Town Council requests that the traffic route is followed; routing agreements need to be monitored by CDC Officers; Construction vehicles have previously been ditching debris on the roads due to not being properly covered. Appropriate wheel washing needs to be in place good quality trees need to be planted to deaden noise levels. Working hours need to be adhered to.

20/02455/TPO – Bicester Town Council leaves this application to the Arboricultural Officer.

20/02478/F - Bicester Town Council has no objection to this application.

8. 159/2021 Amended plans

None to note.

9. 160/2021 Withdrawn plans

None to note.

10. 161/2021 Appeal decision 19/02550/F (Great Wolf)

RESOLVED that Committee noted the appeal decision.

11. 162/2021 Notification of planning decisions from Cherwell District Council

RESOLVED that the Committee **NOTED** the planning decisions from Cherwell District Council **PL06/2021**.

12. 163/2021 Forward Plan

RESOLVED that Committee reviewed the forward plan:

- Chief Officer to invite East West Rail for an update on their communications programme in December 2020.
- Sarah Jane Curtis, Property Executive, Bicester Motion to attend planning committee in November.

13. 164/2021 Date of Next Meeting: Monday 9th November 2020 – 7pm

Close of Meeting: 7.50pm.

New Applications Received Between 06/10/2020 and 30/10/2020

Item No : 7

Ref No : PL7/2021

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

New Application

20/02335/LB

12/10/2020	Emma Whitely	Mr Simon Romain	88 Sheet Street Bicester OX26 6LP
------------	--------------	-----------------	---

Proposal : Ward: East
 Proposal: RETROSPECTIVE - Bricks and mortar on left hand chimney stack removed and replaced. Stack to be reinstated to same design and construction.

Observations :

20/02380/F

06/10/2020	Emma Whitley	HessianCole Building Services	33 Villiers Road Bicester
------------	--------------	-------------------------------	------------------------------

Proposal : Ward: West
 Proposal: 33 Villiers Road Bicester OX26 2BD.

Observations :

20/02382/F

08/10/2020	Michael Sackey	Mr Colin Whitlock	36 Kestrel Way Bicester Oxon OX26 6YA
------------	----------------	-------------------	--

Proposal : Ward: South
 Proposal: Change of use of amenity land to extend existing single garage to a double garage with new trussed roof. Replacement driveway with concrete including new drainage.

Observations :

20/02469/SCOP

20/10/2020	Bernadette Owens	Peter Chambers	Land on the North East Side of Gavray Drive
------------	------------------	----------------	--

Proposal : Ward: South
 Proposal: Scoping Opinion - Environmental Impact Assessment (EIA) of the allocated Gavray Drive site in Bicester.

Observations :

20/02493/ADV

07/10/2020	Emma Whitley	One Stop Stores Ltd	The Star Bucknell Road Bicester OX26 2DG
------------	--------------	---------------------	---

Proposal : Ward: West
 Proposal: Various illuminated and non-illuminated signs displayed on business premises.

Observations :

20/02553/F

29/10/2020	Emma Whitely	Adam & Emma Curtis	14 Hudson Street Bicester OX26 2ER
------------	--------------	--------------------	--

Proposal : Ward: West
 Proposal: Erection of front entrance porch.

Observations :

20/02563/ADV

12/10/2020	Emma Whitely	A2Dominion Developments	Bicester Eco Town Energy Centre Charlotte Avenue OX27 8AS
------------	--------------	-------------------------	--

New Applications Received Between 06/10/2020 and 30/10/2020

Item No : 7

Ref No : PL7/2021

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Proposal : Ward: North Proposal: 2 No 3m x 2m x 1m non-illuminated stack signs. Observations :				
20/02580/F	15/10/2020	Emma Whitely	Mr & Mrs Dilkes	18 Lambourne Crescent Bicester OX26 6QG
Proposal : Ward: East Proposal: Single and two storey rear extension. Observations :				
20/02583/F	08/10/2020	Emma Whitley	Mr Jamie Clack	11 Ravencroft Bicester OX26 6YE
Proposal : Ward: South Proposal: Two storey side extension. Observations :				
20/02620/F	15/10/2020	Emma Whitely	Mr & Mrs Harrison	14 Swansfield Bicester OX26 6YX
Proposal : Ward: South Proposal: Single storey rear extension and front porch extension. Observations :				
20/02642/F	15/10/2020	Emma Whitley	Mr Ireland	24 Reedmace Road Bicester OX26 3WW
Proposal : Ward: North Proposal: Single storey lean to style white UPVC conservatory with a solid tiled roof and full length glazing panels to the rear of the property. Observations :				
20/02659/TCA	12/10/2020	Iain Osenton	Mr Mark Iddon	12 Field Street Bicester Oxon OX26 2NP
Proposal : Ward: West Proposal: T1 x Cherry, a mature tree located to the rear of the property with an extensive area of dysfunctional timber from 0-1m, the loss of structural timber and limited reaction wood formation will significantly increase the risk of failure under normal conditions - Crown reduce by up to 3m, removing no more than 3.5m from any one branch. This will result in a significant reduction with small side branches at the pruning point. Observations :				
20/02675/TPO	15/10/2020	Iain Osenton	Mr Trevor Clarkson	The New Coach House Queens Avenue Bicester OX26 6TA
Proposal : Ward: East Proposal: Front garden - Tree No.1 crown reduce large Horse Chestnut by 30%. Tree No.2 crown reduce large Sycamore by 20%. Tree No.3 crown reduce large horse chestnut by 20%. Tree No.4 reduce Ash tree by half. Rear garden - Tree No.5 crown reduce large Horse Chestnut by 30%. Tree No.6 crown reduce Lime tree by 20%. Tree No.7 crown reduce Lime tree by 20%.				

New Applications Received Between 06/10/2020 and 30/10/2020

Item No : 7

Ref No : PL7/2021

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Trees subject to TPO 10/2017				
Observations :				
20/02691/TPO				
	18/10/2020	Iain Osenton	Mr Philip Bridger	1 May Tree Close Bicester OX26 6PA
Proposal : Ward: West Proposal: Crown reduction of 30%, crown lift over access to provide 2.5m clearance, removal of crossing/rubbing branches conflicting with Norway maple - Subject to TPO 03/1995.				
Observations :				
20/02706/F				
	29/10/2020	Emma Whitley	Mr Nishant Taluja	48 Bristol Road Bicester OX26 4TH
Proposal : Ward: East Proposal: Single storey side and rear extension.				
Observations :				
20/02744/F				
	21/10/2020	Gemma Magnuson	Mr and Mrs Benjafield	30 Somerville Drive Bicester OX26 4TU
Proposal : Ward: East Proposal: Erection of a new dwelling and associated works.				
Observations :				
20/02779/REM				
	30/10/2020	Bernadette Owens	Albion Land (Three) Limited	c/o Quod Land Adj to Promised Land Far Wendlebury Road
Proposal : Ward: South Proposal: Reserved Matters application to 19/01740/HYBRID - layout, scale, appearance and landscaping details for Phase 1 of the employment development (5,126 sqm GIA), enabling works for later phases and SuDS Swale delivery, with associated landscaping, utilities and access.				
Observations :				
20/02790/TPO				
	28/10/2020	Iain Osenton	Mrs Paula Clark	18 Hunt Close Bicester OX26 6HX
Proposal : Ward: East Proposal: Lime (T1) - Fell due to damage/subsidence caused to slabs at 18 Hunt Close and root proximity to house with potential to cause subsidence to the house. Buttress roots clearly visible not more than 1ft from the house walls. Replant with smaller species e.g. Weeping Birch with less future root spread. Norway Maple (T2) - fell due to large wound on stem (future failure due to restriction of bark via rope) at around 9ft. Also buttress roots causing lifting of slabs running alongside the house brick work. Excessive shading also takes place even after remedial thinning and reducing (rapidly due to the species). Recommend replanting a smaller species e.g. Weeping Birch or some form of fruit tree. Subject to TPO 11/2017.				
Observations :				
20/02808/CLUE				
	29/10/2020	Emma Whitley	Mr Harvey	1 Arkwright Road Bicester OX26 4SU
Proposal : Ward: East				

New Applications Received Between 06/10/2020 and 30/10/2020

Item No : 7

Ref No : PL7/2021

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

Proposal: Certificate of Lawfulness of Existing Use of land edged red for Use Class B8 (storage and distribution) purposes.

Observations :

20/02825/F

29/10/2020 Emma Whitley

Mr Barton

65 Hawksmead
Bicester
OX26 6ST**Proposal :** Ward: South

Proposal: Formation of habitable room in roofspace with rear dormer and gable build up (resubmission of 20/00222/F).

Observations :

Applications Received :- 20

Julie Trinder

From: *BTC Enquiries*
Sent: 17 September 2020 13:31
To: Julie Trinder
Subject: FW: Appeal against refusal of planning application 19/02550/F - Land to the east of M40 and south of A4095, Chesterton

Categories: Red Category

From: Submit Appeal <Submit.Appeal@Cherwell-DC.gov.uk>
Sent: 17 September 2020 12:06
To: *BTC Enquiries* <enquiries@bicester.gov.uk>; Chesterton Parish Council <clerk@chestertonparishcouncil.org.uk>; Councillor Ian Corkin <Ian.Corkin@Cherwell-DC.gov.uk>; Councillor James Macnamara <James.Macnamara@Cherwell-DC.gov.uk>; Councillor Barry Wood <Barry.Wood@Cherwell-DC.gov.uk>
Cc: Councillor Colin Clarke <Colin.Clarke@Cherwell-DC.gov.uk>
Subject: Appeal against refusal of planning application 19/02550/F - Land to the east of M40 and south of A4095, Chesterton

Good afternoon,

I am writing to make you aware that the applicant of planning application reference 19/02550/F (Great Wolf) have submitted an appeal to the Planning Inspectorate against the refusal of planning permission.

We await the start letter from the Planning Inspectorate for the appeal but once this has been received, notification letters that an appeal has been submitted and has started will be sent to all consultees/neighbours and contributors on the application and ward members that the application site falls under.

This notification will advise that all consultation responses/third party representatives received at the application stage will be passed to the Planning Inspectorate in the LPA questionnaire however if further comments want to be made to the Inspectorate, this will be detailed on how to do so in the notification letter.

The appeal documents will be published on our online planning register once the appeal has started.

If you have any questions regarding this please do not hesitate to contact me.

Kind regards

Matthew Swinford
Appeals Administrator
Cherwell District Council
Direct Dial 01295 221889
matthew.swinford@cherwell-dc.gov.uk
www.cherwell.gov.uk

Follow us:

Find us on Facebook www.facebook.com/cherwelldistrictcouncil

Follow us on Twitter [@Cherwellcouncil](https://twitter.com/Cherwellcouncil)

My usual working hours are: Monday to Friday, 08.45am to 17:15pm.

Coronavirus (COVID-19): In response to the latest Government guidance and until further notice, the Planning Service has been set up to work remotely, from home. Customers are asked not to come to Bodicote House but

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref 11

Fri 30 October 2020

District Ref PL07/2021

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

20/01222/REM	Approved (With conditions)	10 Edmunds Drive
20/01396/REM	Approved (With conditions)	21-35 Austin Way
20/01993/F	Approved (With conditions)	17 Fair Close
20/02019/F	Approved (With conditions)	3 Reedmace Road
20/02068F	Approved (With conditions)	20 Priory Road
20/02145/F	Approved (With conditions)	33 Wye Close
20/02204/REM	Approved (With conditions)	Sites B C D And E
20/02334/LB	Approved (With conditions)	86 Sheep Street
20/02343/F	Approved (With conditions)	Bicester Service Station

REFUSED PLANNING PERMISSIONS

20/01905/F	Refused	110 Lyneham Road
20/01924/F	Refused	11 Medina Gardens

OTHER PLANNING DETAILS

20/01115/OUT	Withdrawn	63 Priory Road
--------------	-----------	----------------

BICESTER TOWN COUNCIL PLANNING COMMITTEE FORWARD PLAN

Monday 9th November 2020

Date/ Item/ Comment

1. Dec 2020: East West Rail - Invite East West Rail to Planning Meeting when the consultation process starts.
2. Ongoing live issue: London Road level crossing.
3. Sept 2020: Bicester Motion requested to attend a future meeting.