

Bicester Town Council



BICESTER
TOWN COUNCIL

Planning Committee Meeting

Ref: PL08/2021

**Tuesday 15th December 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



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Tuesday 8th December 2020

Sir/ Madam

A meeting of the **Planning Committee** will be held on **Tuesday 15th December 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/84535665925>

Meeting ID: 845 3566 5925

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:
PL07/2021 – Monday 9th November 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. East West Rail

Committee is requested to consider an update given by Communities Engagement Officer.

7. Bicester Motion

Committee is requested to consider a presentation regarding developments.

8. 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.

9. Amended plans

None to report.

10. Withdrawn plans

None to report.

11. Appeal

None to report.

12. Notification of planning decisions from Cherwell District Council

Committee is asked to review the attached planning decisions.

13. Forward Plan

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

14. Date of next Meeting

Monday 11th January 2021 – 7pm

Minutes of the Planning Committee Meeting

A meeting of the **Bicester Town Council Planning Committee** was held on Monday 9th November 2020 at 19:00hrs on Zoom.

Present:

Cllr Nick Mawer – Chairman
Cllr Lynn Pratt – Vice Chairman
Cllr Dan Hallett
Cllr Harry Knight
Cllr Zoe McLernon
Cllr James Metcalf
Cllr Richard Mould (entered at 7.20pm)
Cllr Robert Nixon
Cllr Les Sibley

In Attendance:

Samantha Shippen – Chief Officer
Julie Trinder – Administration Officer
Cllr John Broad – CDC
Dr Pam Roberts - CDC

1. 187/2021 Apologies for Absence

RESOLVED that apologies were received from Cllr Jason Slaymaker.

2. 188/2021 Declarations of Interest

RESOLVED that Cllr Harry Knight declared a disclosable pecuniary interest in planning application number **20/02493/ADV** as his wife works for the applicant.

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. 189/2021 Minutes of Planning Committee Meeting

The Chief Officer informed the meeting that there was an error in minute numbers resulting in each of the minutes in the draft being one number further forward which has now been corrected.

RESOLVED to confirm the minutes of the Planning Committee meeting **PL06/2021** held on **Monday 12th October 2020 to be signed at a later date**

4. 190/2021 Public session

A resident submitted a letter and aired her concerns with application number **20/02469/SCOP**, land north of Gavray Drive, Bicester. Bicester Town Councillors support this letter and added that:

- Developers have scoped out noise and air quality of their report – stone being bought in by lorry causing considerable noises and dust.

- Enforce CDC to make sure contractors adhere to the hours of work.
- Wheel washing important but does not wash back into the brook.
- Housing quota lowered, increased on west of the brook would release the pressure on the east – can be achieved by introducing smaller terraced or 3 storey houses.

Cherwell District Councillor John Broad aired his concerns with the position of the proposed roundabout on the A41 which will mean chopping down trees he is also concerned with the relief road and the recent press release issued from Redrow Waites giving permission to start the application. Cllr Broad has asked if Bicester Town Council could have a look at the infrastructure from Symmetry Park to Rodney Road Roundabout.

5. 191/2021 Updates on developments and associate issues

5.1 North West Bicester

Chief Officer meeting with Bicester Manager from CDC to discuss burial ground following the withdrawal from A2 Dominion.

5.2 Graven Hill

The Chief Officer was requested to contact OCC Highways Department and CDC Planning Department in respect of the roundabout on the A41 to request a holistic approach is taken.

Layout of the proposed A41 roundabout to be discussed at the next Bicester Traffic Advisory Group meeting taking place on Thursday 26th November 2020.

7.20pm Councillor Richard Mould entered the meeting.

5.3 Garden Town

Nothing to report.

5.4 Other Bicester strategic sites

Nothing to report.

6. 192/2021 Bicester Motion

The Chief Officer advised that this item had been withdrawn and that Bicester Motion will be attending the next Planning Committee Meeting taking place on Monday 15th December 2020 at 7pm.

7. 193/2021 Planning applications from Cherwell District Council

RESOLVED that the following comments be made:

20/02335/LB – Bicester Town Council is happy for this to go ahead as long as the Conservation Officer is in agreement.

20/02380/F – Bicester Town Council has no objection to this application as long as the construction is not going to be built for human habitation.

20/02382/F – Bicester Town Council objects to this application which is on amenity land which should be protected as such and oppose the use of concrete as a surface

material. Should the application be approved, BTC would request the use of a permeable surface.

20/02469/SCOP – Bicester Town Council objects to this proposal. **Comments from Bicester Town Council Planning Committee who OBJECT to the proposal as it stands and offer the following comments including those in support of a letter submitted by Dr Pam Roberts.**

The above report concerns plans for 202 houses to be built on farmland on the west of Langford Brook as well as on a highly constrained set of ridge-and-furrow fields dating back to before medieval times on the east of the brook. These fields are also a nature conservation area. The housing plan is shown in Appendix 2 along with the area likely to flood.

We are concerned that some development is proposed within the boundary of the nature conservation area which is part of the Ray Conservation Target Area and is protected specifically by Cherwell LP policy ESD11. It also encloses the smaller Local Wildlife Site called Gavray Meadows which is designated for its rare wet grassland and dependant plants and animal species such as bats, birds, reptiles, hairstreak butterflies and moths. These can be evidenced by the many sightings by Dr Pat Clissold as documented on Facebook 'Gavray Wildlife News'. The larger nature conservation area is also valuable for its rare grassland and the way it acts as a green buffer for the wildlife site.

The land east of the brook has become well known and loved by local people who have sent in over 70 responses to the scoping report showing concern for the loss of green space, as well as the negative effects on the wildlife and the increased likelihood of flooding. The Environment Agency's response confirms the worry of local residents about flooding and the loss of biodiversity. We object to any development to the east of the brook.

Our concerns are that the scoping report fails to consider the effect of the development on the Conservation Target Area. The local wildlife site is to be kept free of development, but LP Policy Bicester 13 requires a developer-funded Wildlife Management Plan. This is promised in the scoping report but a funding mechanism for its implementation and monitoring should be established for the long term (minimum 25 years) to ensure that any remaining biodiversity will have the best chance of surviving at the site.

We suggest that the density of housing on the west of the brook should be increased as opposed to development on the nature conservation area to allow for overall numbers on the development to be maintained. This is a pragmatic solution protecting the borders of the CTA whilst meeting the requirements of policy Bicester 13. Density increase could be achieved by building some smaller units in terraces or 3-storey properties or some flats as is now typical in the surrounding area.

Apart from the increased risk of flooding due to building on floodplain land, residents are concerned about the negative effects of building out the site over several years such as noise and air quality. We note that these receptors have been scoped out of the report, erroneously in our view. Previous planning applications indicated a prolonged period of lorry movements because significant amounts of materials will need to be transported in to enable the raising of the land out of the flood plain. There is also concern that the amount of stone proposed to be introduced to the site could cause pollution to and have an adverse effect upon the brook, thus leading to an environmental detriment.

The proposal will in addition have a negative effect on the existing public footpath which is popular with local residents.

When considering the proposal, Bicester Town Council would wish CDC to make restrictions to the hours of work allowed on site.

Ensure that road cleaning and wheel washing is in place but important that any effluent does not wash back into the brook.

20/02493/ADV – Bicester Town Council welcomes this application.

20/02553/F – Bicester Town Council has no objection to this application.

20/02563/ADV – Bicester Town Council has no objection to this application and are happy the stack signs are non-illuminated.

20/02580/F – Bicester Town Council has no objection to this application.

20/02583/F – Bicester Town Council has no objection to this application.

20/02620/F – Bicester Town Council has no objection to this application.

20/02642/F – Bicester Town Council has no objection to this application.

20/02659/TCA – Bicester Town Council leaves this application to the Arboricultural Officer.

20/02675/TPO – Bicester Town Council leaves this application to the Arboricultural Officer.

20/02691/TPO – Bicester Town Council leaves this application to the Arboricultural Officer.

20/02706/F – Bicester Town Council has no objection to this application.

20/02744/F – Bicester Town Council object to this application due to over development of the site, the Council considers the proposal unsuitable for the local area.

20/02779/REM – Bicester Town Council welcomes this application as it will attract businesses to the area.

20/02790/TPO – Bicester Town Council leaves this application to the Arboricultural Officer.

20/02808/CLUE – Bicester Town Council has no objection to this application.

20/0282/F – Bicester Town Council has no objection to this application.

8. 194/2021 Amended plans

None to note.

9. 195/2021 Withdrawn plans

None to note.

10.196/2021 Appeal decision 19/02550/F (Great Wolf)

The Chief Officer reported she has received correspondence from the Chair of Weston on the Green Parish Council requesting help with the Working Group against the Great Wolf Resorts Appeal (PAW) and for contributions of money to help manage costs.

The Chief Officer has asked that **PAW** submit a proper application for consideration at a future Finance Committee meeting.

RESOLVED that Committee **NOTED** the appeal.

11. 197/2021 Notification of planning decisions from Cherwell District Council

RESOLVED that the Committee **NOTED** the planning decisions from Cherwell District Council **PL07/2021**.

12. 198/2021 Forward Plan

RESOLVED that Committee reviewed the forward plan:

- To **ADD** A41 Roundabouts to forward plan
- Community Engagement Officer from East West Rail to attend meeting in December
- London Road level crossing questions to East West Rail in December

13. 199/2021 Date of Next Meeting: Monday 15th December 2020 – 7pm
Close of Meeting: 8.01pm

New Applications Received Between 31/10/2020 and 08/12/2020

Item No : 8

Ref No : PL08/2021

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
New Application				
20/02782/ADV	06/11/2020	Emma Whitley	Coleman Hicks Partnership	Cambridge House 34 Kings End Bicester OX26 2AD

Proposal : Ward: West
Proposal: 2 No externally illuminated fascia signs.

Observations :

20/02873/CLUE	17/11/2020	Emma Whitley	Grip Tyres	Simply Tyres Victoria Road OX26 6QD
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Proposal : Ward: East
Proposal: Certificate of Lawfulness of Existing Use for a tyre fitting centre.

Observations :

20/02905/F	11/11/2020	Emma Whitley	Mr Lee Warner	2 Fallowfields Bicester OX26 6QS
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Proposal : Ward: East
Proposal: Proposed demolition of existing garage and erection of two storey side extension.

Observations :

20/02959/TPO	12/11/2020	Iain Osenton	Cherwell District Council	Playground Goldfinch Close Bicester
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Proposal : Ward: South
Proposal: T11 of 08/1998. crown lift to provide 3-4m clearance, and crown reduce up to 2m. Works required to alleviate encroachment onto properties and access.

Observations :

20/02960/TPO	12/11/2020	Iain Osenton	Cherwell District Council	Rear of 8 Aldergate Road Bicester OX26 2BJ
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Proposal : Ward: West
Proposal: T8 Oak. Reduce crown by up to 2m to reduce encroachment, and re balance crown. Remove Ivy (Exempt) - subject to TPO 04/2002.

Observations :

20/03000/F	20/11/2020	Emma Whitley	Mrs Udaya Srikakulapu	60 Kempton Road Bicester OX26 1AE
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Proposal : Ward: South
Proposal: Conversion of garage to habitable accommodation (Retrospective).

Observations :

20/03024/F	20/11/2020	Emma Whitley	Mr Clint Tims	50 Bristol Road Bicester OX26 4TH
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New Applications Received Between 31/10/2020 and 08/12/2020

Item No : 8

Ref No : PL08/2021

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Proposal : Ward: East Proposal: Front canopy porch, ground and first floor side extension.				
Observations :				
20/03068/OUT	27/11/2020	George Smith	Mr M Ridgeway	Bicester Shopping Park Kelso Road
Proposal : Ward: Proposal: Variation of Condition 1 (Approved Plans), 18 (Cycle Stands) and 27 (Use) of planning permission 19/02195/OUT.				
Observations :				
20/03084/TCA	17/11/2020	Iain Osenton	Ms Heidi Ryan	2, The Priory Priory Road Bicester OX26 6BE
Proposal : Ward: South Proposal: T1 x Ash- Rear of property. Multi stem, power lines running through canopy, undermining stone wall - Fell to ground level. T3 x Ash Front of property in hedge row, close proximity to house, showing signs of die back - Fell to near ground level. T4 x Goat Willow. Fell to ground level. T5 x Ash - Fell to near ground level. T8 x Sycamore - Crown lift up to 3.0m. T9 x Sycamore- Growing on top of the wall at front of property. Fell T12 x Ash - Fell T10, T11x Spruce - Crown lift to height of utility wire.				
Observations :				
20/03091/PIPTech	11/11/2020	George Smith	Ms Bryony Harrington	Lords Farm Lords Lane
Proposal : Ward: North Proposal: Technical Details Consent pursuant to approved Permission in Principle for the proposed demolition of existing outbuildings and replacement with new self-build house (Ref 19/02927/PIP).				
Observations :				
20/03131/F	30/11/2020	Gemma Magnuson	Ms Antonina Juliet Nieson	8 The Crescent Bicester OX26 2EU
Proposal : Ward: West Proposal: Alterations to existing access and construction of detached two bedroom dwelling, formation of hardstanding, boundary treatment and associated landscaping works.				
Observations :				
20/03199/F	01/12/2020	Caroline Ford	Albion Land Two Ltd	Axis J9 Phase 1 OS Parcel 4200 Adjoining Middleton Road and Howes Lane
Proposal : Ward: West Proposal: Variation of condition 13 (extent of employment development usage) of 19/00347/OUT - to enable the full employment development to be occupied for Use Class B8 in respect of the above site.				
Observations :				
20/03202/F	08/12/2020	John Cosgrove	Mr & Mrs Simon Warn	10 Bugloss Walk Bicester OX26 3EB
Proposal : Ward: North Proposal: Demolition of existing bungalow and erection of one, 2-storey, 4-bedroom dwelling.				

New Applications Received Between 31/10/2020 and 08/12/2020

Item No : 8

Ref No : PL08/2021

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

Applications Received :- 13

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref 12

Tue 8 December 2020

District Ref PL08/2021

'C' Contrary to District 'CD' Contrary Delegated

'D' Delegated

'E' Endorsed by District 'ED' Endorsed Delegated

Page No : 2

OTHER PLANNING DETAILS

20/02246/REM

Withdrawn

The Old Fox Inn

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref 12

Tue 8 December 2020

District Ref PL08/2021

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

20/00146/F	Approved (With conditions)	Tresco
20/01830/F	Approved (With conditions)	Proposed Roundabout Access
20/02082/F	Approved (With conditions)	Mrs Katherine Mathis
20/02226/F	Approved (With conditions)	Bardwell School
20/02345/LDO	Approved (With conditions)	Circular Road
20/02350/TPO	Approved (With conditions)	2 Mackenzie Close
20/02380/F	Approved (With conditions)	33 Villiers Road
20/02449/F	Approved (With conditions)	4A Green Close
20/02454/REM	Approved (With conditions)	Axis J9 Phase 1 OS Parcel 4200
20/02469/SCOP	Approved (With conditions)	Land on the North East Side of
20/02478/F	Approved (With conditions)	9 Stoneburge Crescent
20/02493/ADV	Approved (With conditions)	The Star
20/02553/F	Approved (With conditions)	14 Hudson Street
20/02563/ADV	Approved (With conditions)	Bicester Eco Town
20/02580/F	Approved (With conditions)	18 Lambourne Crescent
20/02620/F	Approved (With conditions)	14 Swansfield
20/02642/F	Approved (With conditions)	24 Reedmace Road
20/02659/TCA	Approved (No Conditions)	12 Field Street

REFUSED PLANNING PERMISSIONS

20/02445/F	Refused	27 Overstrand Close
20/02825/F	Refused	65 Hawksmead

BICESTER TOWN COUNCIL PLANNING COMMITTEE FORWARD PLAN

Tuesday 15th December 2020

Date/ Item/ Comment

1. Dec 2020: East West Rail – Communities Engagement Officer to attend meeting in December.
2. Dec 2020: London Road level crossing.
3. Dec 2020: Bicester Motion to attend meeting in December.
4. Dec 2020: A41 Roundabout – to go on the next Bicester Traffic Advisory Group agenda.