

Bicester Town Council



Planning Committee Meeting

Ref: PL04/2122

**Monday 9th August 2021 at 19:00hrs
Bicester Town Council, The Garth,
Launton Road, Bicester, Oxon OX26 6PS**

Circulation: Town Mayor - Councillor Nicholas Mawer

Members:

Cllr Nicholas Mawer – **Chairman**, Cllr Lynn Pratt – **Vice Chairman**, Cllr Nick Cotter,
Cllr Dan Hallett, Cllr Harry Knight, Cllr Zoe McLernon, Cllr James Metcalf,
Cllr Sandy Dallimore, Cllr Les Sibley, Cllr Jason Slaymaker, Cllr Alex Thrupp,
Cllr Fraser Webster

Other Circulation, Substitute Members:

Cllr Richard Mould, Cllr Dan Sames

Other Circulation:

Cllr John Broad – CDC, Cllr Donna Ford, Cllr Calum Miller – OCC,
Cllr Michael Waine – OCC, Cllr Tom Wallis – CDC, Cllr Lucinda Wing – CDC



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Oxon OX26 6PS
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Monday 2nd August 2021

To all Members of the Planning Committee

You are hereby summoned to attend a meeting of the Planning Committee at **The Garth, Launton Road Bicester OX26 6PS** on **9th August 2021** to commence at **7.00pm** for the transaction of the following business.

Phil Evans
Service Manager

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 Bicester Town Council (enquiries@bicester.gov.uk) prior to the meeting, stating the reason 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 of the Planning Meeting

To confirm the **MINUTES** and **RESOLUTIONS** of the following Planning meeting:
PL03/2122 – 12th July 2021.

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. Consultations

None to report.

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

21/01224/OUT – Bicester Motion, Land at former RAF Bicester, Oxon OX26 5HA.

Outline planning application for Automotive Experience Quarter comprising Commercial, Business and Services uses (Class E), Light Industrial (Class B2), Local Community and Learning Uses (Class F) and vehicle circuits (Sui Generis) with all matters reserved aside from that of access).

9. Withdrawn plans

21/00409/F – Tresco Chapel Street, Bicester, Oxon OX26 6BD. Variation of Condition 2 (plans) of 20/00146/F – change of approved drawings to improve second floor layout.

21/00961/F – 50 Kings End, Bicester, Oxon OX26 2AD. Dropped curb vehicle access from a lay-by on main road.

21/01651/F – Artisan Framing Ltd, Victoria Road, Bicester, Oxon OX26 6QD.

Variation of condition 2 (plans) of 18/0073/F – to provide additional accommodation of loft level. Minor changes to internal layout at first floor level.

21/01768/F – 17 Longfields, Bicester, Oxon OX26 6QP. Demolition of dilapidated garage and asbestos roof. Extension to form additional bedroom, larger kitchen diner and new garage.

10. Refused plans

21/01387/F – 60 Kempton Close, Bicester, Oxon OX26 1AE. Conversion of garage to habitable accommodation (Retrospective), addition of a rear dormer extension and alternations to fenestration (revised scheme to 20/03000/F).

21/01833/F – 8 Turnberry Close, Bicester, Oxon O26 4YQ. Two-storey rear extension, front extension to the existing porch and associated internal works.

11. Appeal against refusal

20/03327/F – Land SW of Coleridge Close and Rear 6, Chaucer Close, Bicester, Oxon OX26 2XB. Development of a detached dwelling with new access onto Howes Lane – Resubmission of 20/00138/F.

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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

13th September 2021 – 7pm

Minutes of the Planning Committee Meeting

A meeting of the **Bicester Town Council Planning Committee** was held on **Monday 12th July 2021** at **19:00hrs** at **John Paul II Centre, Webb Court, Causeway, Bicester, Oxon OX26 3AW**

Present:

Cllr Nick Mawer – Chairman
Cllr Lynn Pratt – Vice Chairman
Cllr Sandy Dallimore
Cllr Dan Hallett
Cllr Harry Knight
Cllr Zoe McLernon
Cllr James Metcalf
Cllr Les Sibley
Cllr Alex Thrupp

In Attendance:

Phil Evans – Service Manager
Julie Trinder – Administration Officer
Donna Ford – OCC

1. 106/2122 Apologies for Absence

RESOLVED that apologies were received from Cllr Zoe McLernon, Cllr Fraser Webster and Samantha Shippen - Chief Officer.

2. 107/2122 Declarations of Interest

2.1 RESOLVED that no declarations of interest were given.

2.2 Declarations of Interest for District & County Councillors

RESOLVED that Cllr Sandy Dallimore, Cllr Nick Mawer, Cllr Lynn Pratt and Cllr Les Sibley District Councillors and 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 and County Councillors may come to different decisions in the light of more information being made available at District or County Planning Meetings.

3. 108/2122 Minutes of Planning Committee

RESOLVED to confirm the minutes of the Planning Committee meeting **PL02/2122** held on **Tuesday 15th June 2021**.

4. 109/2122 Public Session

No members of the public were present.

5. 110/2122 Update on Large Developments and Associated Issues

5.1 North West Bicester

An application for additional houses at Elmsbrook has been submitted.

5.2. Graven Hill

More plots have been released at Graven Hill.

5.3 Garden Town

No report was given.

5.4 Other Business Strategic Sites

The entrance to Charles Shoular Way will be closed on temporary basis whilst the roundabout is put in place.

6. 111/2122 Consultations

No consultations to note.

7. 112/2122 Planning applications from Cherwell District Council

RESOLVED that Bicester Town Council commented on the following planning applications:

20/02484/F – RESOLVED that Bicester Town Council has no objection to this planning application.

20/03202/F – RESOLVED that Bicester Town Council maintain their original opinion with this planning application and strongly object to this application, the location of the development means the property will overlook the nature reserve causing a negative impact on nature and ecology in this area including the nearby newt pond, the development is also out of keeping with the local street scene and will have an adverse effect on nearby properties. BTC would like to see the retention of a bungalow on this site.

21/01883/F – RESOLVED that Bicester Town Council has no objection to this planning application.

21/01916/LB & 21/01915/F – RESOLVED that Bicester Town Council has no objection to this planning application.

21/01986/F – RESOLVED that Bicester Town Council has no objection to this planning application.

21/02032/ADV – RESOLVED that Bicester Town Council has no objection to this planning application.

21/020741/TCA – RESOLVED that Bicester Town Council leaves this application to the Arboricultural Officer.

21/02075/F – RESOLVED that Bicester Town Council has no objection to this planning application.

21/02102/F – RESOLVED that Bicester Town Council has no objection to this planning application.

21/02115/F – RESOLVED that Bicester Town Council has no objection to this planning application.

21/02131/F – RESOLVED that Bicester Town Council has concerns with this application due to the loss of off-street parking.

21/02155/F – RESOLVED that Bicester Town Council has no objection to this planning application.

21/02157/F – RESOLVED that Bicester Town Council has no objection to this planning application.

21/02166/F – RESOLVED that Bicester Town Council has no objection to this planning application.

21/02183/F – RESOLVED that Bicester Town Council has no objection to this planning application.

8. 113/2122 Amended Plans

RESOLVED there were no amended plans.

9. 114/2122 Withdrawn Plans

RESOLVED there were no withdrawn plans.

10. 115/2122 Refused Plans

RESOLVED that Committee **NOTED** the refused plans.

11. 116/2122 Appeals Against Refusal

RESOLVED there were no appeals against refusal.

12. 117/2122 Notification of planning decisions from Cherwell District Council

RESOLVED that Committee **REVIEWED** the planning decisions from Cherwell District Council.

13. 118/2122 Forward Plan

RESOLVED that Committee **REVIEWED** the forward plan.

**14. 119/2122 Date of next 19th August 2021– 19.00 hrs
*venue to be confirmed.***

Close of meeting: 19:15 hrs.

New Applications Received Between 02/07/2021 and 02/08/2021

Item No : 7

Ref No : PL04/2122

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
New Application				
21/00585/REM	26/07/2021	David Lowin	Graven Hill DevCo	Sites B C D & E, MOD Bicester Murcott Road Upper Arncott
Proposal : Ward: South Proposal: Reserved matters application to 19/00937/OUT - Proposed details of Western access road.				
Observations : RESOLVED that Bicester Town Council has no objection to this application.				
21/02171/F	13/07/2021	Emma Whitley	Mr M D Trotman and Miss V May	81 Windmill Avenue Bicester OX26 3DZ
Proposal : Ward: North Proposal: Single storey rear/side extension.				
Observations :				
21/02203/F	13/07/2021	Emma Whitley	Mr and Mrs Walsh	3 Hampden Close Bicester OX26 4UG
Proposal : Ward: East Proposal: Change of Use from Amenity Land to Domestic Use.				
Observations :				
21/02215/F	13/07/2021	John Cosgrove	Shell Pensions Trust c/o CBRE	Unit 3 Launton Business Centre Murdock Road Bicester OX26 4PL
Proposal : Ward: East Proposal: Overcladding of the front elevation with micro-rib composite cladding panels.				
Observations :				
21/02218/F	13/07/2021	Emma Whitley	William Skinner	37A Hertford Close Bicester OX26 4UX
Proposal : Ward: East Proposal: Erection of 1 dwelling.				
Observations :				
21/02286/F	13/07/2021	Rebekah Morgan	Created Life Three (Bicester)	Land North West of Launton Rd Roundabout, adjoining Skimmingdish Lane OX26 4PL
Proposal : Ward: Launton and Otmoor Proposal: Construction of a coffee unit with drive-thru facility and indoor seating with associated access, car parking, landscaping and servicing parking.				
Observations :				

New Applications Received Between 02/07/2021 and 02/08/2021

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Ref No : PL04/2122

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
21/02326/REM	14/07/2021	Rebekah Morgan	Graven Hill Dev Co	2-8 Chadwick Place Ambrosden Bicester OX26 2BG
Proposal : Ward: South Proposal: Reserved matters application fo 19/00937/OUT - Plots 136-139				
Observations :				
21/02337/DISC	15/07/2021	Caroline Ford	Countryside Properties	Proposed Himley Village NW Bic Middleton Stoney Road Bicester
Proposal : Ward: Fringford and Heyfords Proposal: Discharge of condition 7 (phasing plan) 8 (site wide Masterplan and Design Code) 10 (Bio Diversity Strategy) 11 (full surface water drainage scheme) 12 (Built for Life scheme) 13 (future climate impacts statement) 14 (elevated levels of noise) 16 (means of vehicular accesses) 17 (means of footway and cycleway links) 18 (Travel Plan) 19 (detailed surface water drainage scheme) 20 (carbon emissions report) 21 (potential contaminative uses) 22 (comprehensive intrusive investigation) 24 (pollution prevention scheme) 25 (ecological survey) 26 (hedgerows) 27 (Arboricultural Method Statement (AMS)) 28 (Great Crested Newt mitigation strategy) 29 (Landscape & Habitat Management Plan) 30 (Construction Method Statement) 31 (Soil Resources Plan) 32 (archaeological Written Scheme of Investigation) 33 (programme of archaeological evaluation) 34 (foul drainage strategy) 36 (water neutrality strategy) and 37 (Site Waste Management Plan) of 14/02121/OUT.				
Observations :				
21/02339/REM	28/07/2021	Caroline Ford	Countryside Properties	Proposed Himley Village NW Bicester Middleton Stoney Raod OX26
Proposal : Ward: East Proposal: Discharge of conditions 4 (means of access), 5 (turning area details), 6 (detailed scheme for the surface water and foul sewage drainage) and 9 (Construction Environment Management Plan) of 20/02139/F.				
Observations :				
21/02376/DISC	28/07/2021	John Cosgrove	Morley Stores	E P Barrus Ltd Launton Road Bicester OX26 4UR
Proposal : Ward: East Proposal: Discharge of conditions 4 (means of access), 5 (turning area details), 6 (detailed scheme for the surface water and foul sewage drainage) and 9 (Construction Environment Management Plan) of 20/02139/F.				
Observations :				
21/02393/F	28/07/2021	Emma Whitely	Mr & Mrs Lewis	5 Vervain Close Bicester OX26 3SQ
Proposal : Ward: North Proposal: Loft conversion with dormer extension and rooflights to front roofslope and rooflights to rear roofslope.				
Observations :				

New Applications Received Between 02/07/2021 and 02/08/2021

Item No : 7

Ref No : PL04/2122

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
21/02399/F	02/08/2021	Emma Whitely	Mr R Rama & Miss E Piosek	4 Redwing Close Bicester OX26 6SR
Proposal : Ward: South Proposal: Demolition of existing conservatory and erection of single storey dual pitched extension and associated works.				
Observations :				
21/02436/F	02/08/2021	Emma Whitley	Mr Rajinder Samra	21 Lime Crescent Bicester OX26 3XJ
Proposal : Ward: North Proposal: Two storey side extension, extension to existing porch area and demolition of existing garage.				
Observations :				
21/02470/F	29/07/2021	John Cosgrove	Mr Kevin Mason	18 Merganser Drive Bicester OX26 6UQ
Proposal : Ward: South Proposal: Proposed double garage to the front, proposed garage conversion and single storey rear extension which replaces existing conservatory.				
Observations :				
21/02477/F	02/08/2021	Emma Whitely	Mrs J Thomson	The Gables 93 Mallards Way Bicester OX26 6WT
Proposal : Ward: South Proposal: Proposed single storey rear part side and front extensions with associated internal and external works				
Observations :				
21/02478/F	02/08/2021	Emma Whitely	Mr Ismail Ikincisoy	86 Sheep Street Bicester OX26 6LP
Proposal : Ward: East Proposal: Change to convert from a A3 (commercial) to C3 (residential use consisting of one residential apartment). The ground floor has retail use and is to remain.				
Observations :				
21/02493/REM	02/08/2021	David Lowin	Graven Hill DevCo	Land H1 to H6 Adjacent to, Friend Way, Ambrosden
Proposal : Ward: South Proposal: Reserved matters application to 19/00937/OUT - Plots H1-H6.				
Observations :				

Applications Received :- 17

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref 12

Mon 2 August 2021

District Ref PL04/2122

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

19/01036/HYBRID	Approved (With conditions)	Bicester Eco Town
20/03265/F	Approved (With conditions)	3 George Street
21/00492/LB	Approved (With conditions)	30 Market Square
21/01176/F	Approved (With conditions)	61 Buckingham Road
21/01225/F	Approved (With conditions)	1 Churchill Road
21/01334/F	Approved (With conditions)	59 Medina Gardens
21/01362/F	Approved (With conditions)	41 Whitelands Way
21/01414/F	Approved (With conditions)	4-8 North Street
21/01424/REM	Approved (With conditions)	16 Hopcroft Avenue
21/01425/REM	Approved (With conditions)	14 Hopcroft Avenue
21/01622/F	Approved (With conditions)	112 Buckingham Road
21/01644/F	Approved (With conditions)	141 Spruce Drive
21/01649/F	Approved (With conditions)	Pioneer Square
21/01678/F	Approved (With conditions)	1 Severn Close
21/01697/F	Approved (With conditions)	35 Germander Way
21/01725/TPO	Approved (With conditions)	27 Manston Road
21/01735/F	Approved (With conditions)	Bardwell School
21/01793/F	Approved (With conditions)	67 Shearwater Drive
21/01850/F	Approved (With conditions)	8 Sycamore Gardens
21/01873/F	Approved (With conditions)	Peacocks
21/01874/ADV	Approved (With conditions)	Peacocks, Unit EY1
21/020741/TCA	Approved (With conditions)	Hometree House

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref 12

Mon 2 August 2021

District Ref PL04/2122

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

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REFUSED PLANNING PERMISSIONS

21/01387/F	Refused	3 Bryony Road
21/01677/F	Refused	23 Windmill Road
21/01741/F	Refused	60 Kempton Close
21/01833/F	Refused	8 Turnberry Close

OTHER PLANNING DETAILS

21/00409/F	Withdrawn	Tresco
21/00961/F	Withdrawn	50 Kings End
21/01657/F	Withdrawn	Artisan Framing Ltd

BICESTER TOWN COUNCIL PLANNING COMMITTEE FORWARD PLAN

Monday 9th August 2021

Date/ Item/ Comment

1. Dec 2021: London Road level crossing.