

Bicester Town Council



Planning Committee Meeting

Ref: PL07/2122

Monday 8th November 2021

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 Donna Ford, 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 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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Tuesday 2nd November 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 **Monday 8th November 2021** to commence at **7.00pm** for the transaction of the following business.

PP

Paula Lopez
Locum Clerk Support

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 (or an officer representing the Chief Officer) via (phil.evans@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:
PL06/2122 – 11th October 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.

Presentation by Nick Wyke, Association Planner from Framptons Town Planning Limited.

5. New manufacturing and global headquarters for Siemens Healthineers

Committee is requested to consider the presentation given by Nick Wyke.

6. Updates on large developments and associated issues

6.1 North West Bicester

6.2 Graven Hill

6.3 Garden Town

6.4 Other business strategic sites

7. Consultations

None to report.

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. Refused plan

Committee is asked to note the Refused Plan below:

21/02346/F - 1 Cranesbill Drive - Loft conversion with rooflights to front roof slope and dormer extension to rear roof slope.

21/02774/F - 16 Friend Way, Ambrosden - Alterations and addition of side dormer to facilitate conversion of loft space to habitable accommodation.

21/02909/F - 37A Hertford Close - Erection of 1 dwelling (resubmission of 21/02218/F).

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12. Appeal decision

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13. Notification of planning decisions from Cherwell District Council

Committee is asked to review the attached planning decisions.

14. Forward plan

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

15. Date of next Meeting

15th December 2021 - 7pm

Close of Meeting:

Minutes of the Planning Committee Meeting

A meeting of the **Bicester Town Council Planning Committee** was held on **Monday 11th October 2021** at **19:00hrs** at **Bicester Town Council, The Garth, Launton Road, Bicester, Oxon OX26 6SP**

Present:

Cllr Nick Mawer – Chairman
 Cllr Lynn Pratt – Vice Chairman
 Cllr Sandy Dallimore
 Cllr Donna Ford
 Cllr Dan Hallett
 Cllr James Metcalf
 Cllr Les Sibley
 Cllr Alex Thrupp
 Cllr Fraser Webster

In Attendance:

Phil Evans – Chief Officer (Acting)
 Callum McMahon – Administration Officer
 Cllr John Broad
 Pamela Roberts

1. 249/2122 Apologies for Absence

RESOLVED that apologies were received from Cllr Nick Cotter, Cllr Harry Knight, Cllr Zoe McLernon and Cllr Jason Slaymaker.

2. 250/2122 Declarations of Interest

2.1 RESOLVED that Cllr Nick Mawer declared an interest in **21/02346/F** 1 Cranesbill Drive.

2.2 Declarations of Interest for District & County Councillors

RESOLVED that Cllr Nick Mawer, Cllr Lynn Pratt, Cllr Sandy Dallimore, Cllr Les Sibley and Cllr Fraser Wester District Councillors and County Councillors Cllr Donna Ford and Cllr Les Sibley 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. 251/2122 Minutes of Planning Committee

RESOLVED to confirm the minutes of the Planning Committee meeting **PL05/2122** held on **13th September 2021**.

4. 252/2122 Public Session

Pamela Roberts addressed the committee regarding Application Number **21/02890/F** Land South West of Queens Ave and Kingsclere Road citing concerns around air quality, parking availability and conservation status especially on trees.

Pamela Roberts also addressed the committee regarding supporting consultation on green spaces in Bicester e.g. Gavray Meadows.

Cllr Broad addressed the committee regarding several consultations at present e.g. the local plan review and Arc vision and the concerning trend towards use of green spaces around Bicester for future developments.

5. 253/2122 Update on Large Developments and Associated Issues

5.1 North West Bicester

Cllr Lynn Pratt reported the last meeting of Cherwell Planning Committee agreed to site visit by planning committee to all three sites on the same day.

6. 254/2122 Consultations

No consultations to note.

7. 255/2122 Planning applications from Cherwell District Council

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

21/02213/F RESOLVED that Bicester Town Council has concerns with the impact of the fencing due to it's out of keeping with the rest of the street scene, parking and visibility.

21/02346/F RESOLVED that Bicester Town council object to this planning application due to the overdevelopment of the site impacting on neighbours.

21/02515/F RESOLVED that Bicester Town Council has concerns around parking during the construction phase, suggested a parking control mechanism around school pick up and drop off.

21/02731/F RESOLVED that Bicester Town Council are uncertain whether plans are accurate given pictures do not match description. Is it the whole building or just the upper floors? Committee welcomes residential development above shops but objects to any conversion from existing commercial frontage to housing. Parking also a concern.

21/02735/F RESOLVED that Bicester Town Council has no comment to make as outside boundary.

21/02757/F RESOLVED that Bicester Town Council object to this planning application due to over development, access being dangerous, out of keeping with street scene and concerns with the internal design.

21/02868/F RESOLVED that Bicester Town Council object to this planning application due to overdevelopment, concerns with parking and impact on neighbouring properties.

21/02869/F RESOLVED that Bicester Town Council has no objection to this planning application and welcome the reversion to former type.

21/02890/F RESOLVED that Bicester Town Council strongly object to this planning application based on threat to listed buildings, traffic congestion and parking availability as below:

- The blind bend near the site entrance on the narrow Kingsclere Road naturally steers vehicles into the middle of the road and are in danger of meeting vehicles head on travelling in the opposite direction.
- Using the narrow Fox Lane is unsuitable to access the rear of the Old Fox Inn site for a car park and for delivery vehicles under 7.5 tonne weight limit. The Lane has no public footpaths and is well used by pedestrians and cyclists to access Kingsclere Road for onward journeys to Queens Avenue, the Fire and Police Stations, the Town Centre, the three schools and the Bicester Leisure Centre. The site access for HGV construction vehicles along with other delivery vehicles over the 7.5 tonne weight limit will have to back into the site with a bank's man/woman in attendance. This will cause considerable delays and lead to increase levels of noise, air pollution and traffic congestion. Construction and other vehicles over the 7.5 tonne weight limit exiting the site entrance are required to turn right into Kingsclere Road raises visibility and other highway safety issues. It is also

proposed to have an area for temporary deliveries and drop-off for site between the fire station entrance and the T-Junction at Queens Avenue.

- The proposed closure of the south side footpath on Kingsclere Road will cause several road safety issues for pedestrians and cyclists as the north side footpath /cycleway is not adequate or fit for purpose.

- Under the Access to Travel arrangements it is proposed to install a cyclist priority route across the Kingsclere Road at the T-Junction with Queens Avenue?

21/02906/F RESOLVED that Bicester Town Council strongly object to this planning application due to the original objection plus new highways infringement.

21/02909/F RESOLVED that Bicester Town Council object to this planning application due to concerns with parking and access.

21/02924/F RESOLVED that Bicester Town Council welcomes this planning application whilst being disappointed with the short-term nature of the existing investment. Will it interfere with opening times? Minimum disruption to residents and community assets to be honoured.

21/02947/DISC RESOLVED that Bicester Town Council has no objections to this planning application.

21/02950/ADV RESOLVED that Bicester Town Council has no objections to this planning application.

*Cllr Lynn Pratt declared an interest in planning application number **21/02972/ADV** Unit 1, Plot Shop.*

21/02972/ADV RESOLVED that Bicester Town Council has no objections to this planning application.

21/03024/F RESOLVED that Bicester Town Council has no objections to this planning application.

21/03040/SCOP RESOLVED that Bicester Town Council has no objections to this planning application.

21/03080/F RESOLVED that Bicester Town Council has no objections to this planning application.

21/03081/LB RESOLVED that Bicester Town Council has no objections to this planning application and leave to the listed building officer to ensure it complies with regulations.

21/03117/LB RESOLVED that Bicester Town Council object to any changes to ground floor shop but have no objection to residential flats above the shop.

21/03124/TCA RESOLVED that Bicester Town Council leave this to the Arboricultural Officer.

21/3165/TPO RESOLVED that Bicester Town Council leave this to the Arboricultural Officer, however regret the pollarding of the tree and note the TPO for good reason.

21/03166/TCA RESOLVED that Bicester Town Council leave this to the Arboricultural Officer. Committee believe the tree should be replaced.

8. 256/2122 Amended Plans

None to report.

9. 257/2122 Withdrawn Plans

None to report.

10. 258/2122 Refused Plans

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

11. 259/2122 Appeal Decision

RESOLVED that Committee **NOTED** the appeals.

12. 260/2122 Notification of planning decisions from Cherwell District Council

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

13. 261/2122 Forward Plan

RESOLVED to add **Low Traffic Neighbourhoods** to forward plan.

14. 262/2122 Date of next Meeting

8th November 2021– 19.00 hrs

Close of meeting: 20.30 hrs

New Applications Received Between 06/10/2021 and 02/11/2021

Item No : 7

Ref No : PL07/2122

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
New Application				
21/01818/F	26/10/2021	Wayne Campbell	Churchill Retirement Living	Pakefield House St Johns Street Bicester OX26 6SL
Proposal : Ward: East Proposal: redevelopment of the site to form 40 no. Retirement apartments including communal facilities, access, car parking and landscaping.				
Application Re-consultation - Amendments received.				
Observations : Bicester Town Council strongly object to this planning application and support the residents with the comments that were made; The oversize and height of the building will dominate the neighbourhood the nature of its size will block light; the roundabout at St John's Street is already busy and with the potential closure of the London Road will be impacted by the additional traffic of this business; the parking to be provided appears to be inadequate; air pollution is already a problem in this area so not practical for the elderly with health issues and will be exaggerated should the development commence; residents in Hunt Close still continue to have inconsiderate and illegal parking despite yellow lines having been applied; accessing and exiting the service road is not viable; it is felt that there are already several retirement and care homes close to the town centre, why demolish excellent family homes; an alternative site for this retirement home would be better placed on the outskirts of Bicester; it is felt that the community engagement is incomplete and residents were not consulted widely enough.				
21/02867/F	14/10/2021	Emma Whitley	Mrs Nicola Roberts	Barton House 62 Mallards Way Bicester OX26 6WT
Proposal : Ward: South Proposal: RETROSPECTIVE: Erection of a timber pergola.				
Observations :				
21/03090/F	14/10/2021	Emma Whitley	Mr David Hughes	38 Byron Way Bicester OX26 2YR
Proposal : Ward: West Proposal: Erection of wooden outbuilding at the front of the house for working from home purposes.				
Observations :				
21/03177/F	14/10/2021	Caroline Ford	Albion Lane	Axis J9 Phase 3, Howes Lane Bicester OX26
Proposal : Ward: West Proposal: Full planning application for employment development (Use Classes E(g)(iii), B2 and/or B8) and associated parking and servicing, landscaping and associated works.				
Observations :				
21/03253/F	14/10/2021	Emma Whitley	Mr Viney	2 Bugloss Walk Bicester OX26 3EB

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Proposal : Ward: North Proposal: Formation of habitable rooms in roofspace with front and rear velux rooflights. Observations :				
21/03256/F	14/10/2021	Emma Whitely	Mr Tim Dale	12 Turnstone Green Bicester Oxon OX26 6TT
Proposal : Ward: South Proposal: Single storey rear extension. Observations :				
21/03306/F	14/10/2021	Emma Whitley	Mr Michael Kingston	23 Windmill Avenue Bicester OX26 3DX
Proposal : Ward: North Proposal: Proposed extension at first floor level to provide additional bedroom - (Resubmission of 21/01677/F - amended to set back extension on front elevation). Observations :				
21/03307/F	14/10/2021	Emma Whitley	Mr Anthony Njuguna	52 Fair Close Bicester OX26 4YR
Proposal : Ward: East Proposal: Erection of rear part single, part double storey extension, conversion of existing integral garage and porch infill extension. Observations :				
21/03338/F	14/10/2021	Emma Whitley	Mr & Mrs Kevin Prior	35 Buckingham Road Bicester OX26 2NU
Proposal : Ward: West Proposal: Single storey rear flat roof extension to infill corner between side and rear lean including re-configuration to roof - to be read in conjunction with application submitted simultaneously for No.37. Observations :				
21/03377/F	18/10/2021	Emma Whitely	Mr & Mrs Walker	61 Osprey Close Bicester OX26 6YH
Proposal : Ward: South Proposal: Single storey rear extension, dormer extension to facilitate a loft conversion and garage conversion. Observations :				
21/03378/F	18/10/2021	Gemma Magnuson	Bernwode Schools Trust	Glory Farm County Primary School, Hendon Place Bicester OX26 4YJ
Proposal : Ward: East				

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Proposal: Demolition of existing temporary classrooms and erection of new 4 classroom stand alone teaching facility. Observations :				
21/03385/F	18/10/2021	Emma Whitley	Mr Paul Juggins	17 Longfields Bicester OX26 6QP
Proposal : Ward: East Proposal: Demolition of dilapidated garage and asbestos roof. Extension to form additional bedroom, larger kitchen diner and new garage - re-submission of 21/02516/F. Observations :				
21/03394/F	14/10/2021	Emma Whitley	Mr L Scarrott	7 Lapwing Close Bicester OX26 6XR
Proposal : Ward: South Proposal: Proposed demolition of existing conservatory and new single storey extensions to side and rear of existing house. Observations :				
21/03420/TCA	18/10/2021	Iain Osenton	Oxford Diocesan Board of	Finance 6 Tinkers Lane Bicester OX26 6ES
Proposal : Ward: East Proposal: S2 x Cotoneaster - Cut back to create 1.0m clearance. T3 x Plum, T5 x Silver Birch - Fell to reduce long term cost of retention. H4 x Leylandii - Reduce up to 4.0m and complete annual trim from garden side only. S6 x Laurel 'Otto Lykens' - Reduce to 2.0m. S7 x Portuguese Laurel - Reduce in height to 3.0m and create a 0.5m clearance from the boundary. As per tree schedule. Observations :				
21/03451/ADV	20/10/2021	Gavin Forrest	Miss Silvie Maggini	15 Sheep Street Bicester OX26 6JL
Proposal : Ward: East Proposal: Internal installation of new (Portrait) TV screen within a metal shroud floor standing unit. Observations :				
21/03453/F	18/10/2021	Emma Whitley	ICL Pension Trust Ltd	Unit 3 Launton Road Retail Pk Launton Road Bicester OX26 4JQ
Proposal : Ward: East Proposal: Change of use of premises from a retail use (Use Class E) to a flexible retail and gym use (Use Class E (a) and / or (d)). Observations :				

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21/03476/F	19/10/2021	Gavin Forrest	Mr Richard Brooks	7 Shannon Road Bicester OX26 2RH
Proposal : Ward: West Proposal: Single storey side extension Re-submission of 21/01498/F.				
Observations :				
21/03504/F	20/10/2021	Wayne Campbell	London & Cambridge Properties	Unit EY1A, Pioneer Square Bure Place Bicester OX26 6FA
Proposal : Ward: East Proposal: Variation of Conditions 2 (plans) and 4 (Construction Traffic Management Plan) of 21/00033/F - Amendment to construction route for delivery of materials.				
Observations :				
21/03527/F	20/10/2021	Emma Whitley	Paul Bishop	6 Jasmine Place Bicester OX26 3UT
Proposal : Ward: North Proposal: Part single and part two-storey rear extension, insertion of a new ground floor window opening and sun-pipe to main roof.				
Observations :				
21/03533/F	20/10/2021	Gavin Forrest	Mr Neil Payne	Cra Croi Peregrine Way Bicester OX26 6XB
Proposal : Ward: East Proposal: Garage conversion to provide dining room and GF accessible WC/shower plus associated alterations involving relocation of front entrance door.				
Observations :				
21/035548/OUT	25/10/2021	Caroline Ford	L&Q Estates Limited	Land on the North East Side of Gavray Drive Bicester OX26 4TZ
Proposal : Ward: South Proposal: OUTLINE - Residential development for up to 250 dwellings including affordable housing and ancillary uses including retained Local Wildlife Site, public open space, play areas, localised land remodelling, compensatory flood storage, structural planting and access.				
Observations :				
21/03565/F	26/10/2021	Emma Whitely	Mr Adrian White	32 Orchard Way Bicester OX26 2EJ
Proposal : Ward: West Proposal: Conversion / extension of garage to form 1-bed single storey dwelling - resubmission of 21/00790/F.				
Observations :				

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21/03569/F	25/10/2021	Emma Whitley	Mr D Williams	28 Bassett Avenue Bicester OX26 4TZ
Proposal : Ward: East Proposal: Single storey side extension including a single storey rear extension and front porch - re-submission of 21/02666/F				
Observations :				
21/03587/F	25/10/2021	Emma Whitley	Mr & Miss Heil & Balshaw	25 Goldfinch Close Bicester OX26 6EN
Proposal : Ward: South Proposal: Loft conversion with roof lights.				
Observations :				
21/03612/F	28/10/2021	Emma Whitely	Bryony Clarke	53 Barry Avenue Bicester OX26 2EA
Proposal : Ward: West Proposal: Single storey rear extension, garage conversion and new front porch.				
Observations :				
21/03653/F	28/10/2021	Emma Whitley	Mr Florjan Balla	8 Turnberry Close Bicester OX26 4YQ
Proposal : Ward: East Proposal: Front porch extension and garage conversion to living room. (resubmission of 21/01833/F).				
Observations :				

Applications Received :- 26

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref 13

Tue 2 November 2021

District Ref PL07/2122

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

20/02405/F	Approved (With conditions)	Bicester Library
21/00238/F	Approved (With conditions)	27 Overstrand
21/02515/F	Approved (With conditions)	61 Longfields
21/02567/F	Approved (With conditions)	82 Longfields
21/02750/F	Approved (With conditions)	17 Sandpiper Close
21/02848/F	Approved (With conditions)	27 London Road
21/02852/F	Approved (With conditions)	4 Priory Road
21/02869/F	Approved (With conditions)	c/o CBRE Global Inves
21/02906/F	Approved (With conditions)	The Manse
21/03012/TCA	Approved (With conditions)	The Old School House
21/03166/TCA	Approved (No Conditions)	1 Church Terrace

REFUSED PLANNING PERMISSIONS

21/02346/F	Refused	1 Cranesbill Drive
21/02774/F	Refused	16 Friend Way
21/02909/F	Refused	37A Hertford Close
21/03024/F	Refused	35 Partridge Chase

BICESTER TOWN COUNCIL PLANNING COMMITTEE FORWARD PLAN

Monday 8th November 2021

Date/ Item/ Comment

1. Dec 2021: London Road level crossing.
2. Low Traffic Neighbourhoods.



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