

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