

Bicester Town Council



BICESTER
TOWN COUNCIL

Planning Committee Meeting

Ref: PL08/2122

**Wednesday 15th December 2021
at 19:00hrs**

**Bicester Town Council, The Garth,
Launton Road, Bicester, Oxon OX26 6PS**

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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Wednesday 8th December 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 **Wednesday 15th December 2021** to commence at **7.00pm** for the transaction of the following business.

Phil Evans
Acting 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 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:
PL07/2122 – 8th November 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

- 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

Committee is asked to note the Withdrawn plan:

21/02868/F - 86 Orchard Way - Demolition of existing conservatory and construction of new single storey side and rear extensions forming new kitchen living area and extra bedroom.

11. Refused plans

Committee is asked to note the Refused plans:

21/02213/F - 2 Margaret Close - New garden boundary fence to the side and rear and front of the property.

21/02867/F - Barton House, 62 Mallards Way - RETROSPECTIVE: Erection of a timber pergola.

21/03307/F - 52 Fair Close - Erection of rear part single, part double storey extension, conversion of existing integral garage and porch infill extension.

21/03377/F - 61 Osprey Close - Single storey rear extension, dormer extension to facilitate a loft conversion and garage conversion.

12. Appeal decision

Committee is asked to note the Appeal Decision attached.

20/03327/F - Land to the rear of 6 Chaucer Close.

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

17th January 2021 - 7pm

Close of Meeting:

Minutes of the Planning Committee Meeting

A meeting of the **Bicester Town Council Planning Committee** was held on **Monday 8th November 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 Jason Slaymaker
Cllr Les Sibley
Cllr Alex Thrupp

In Attendance:

Phil Evans – Chief Officer (Acting)
Julie Trinder – Administration Officer
Cllr John Broad
Pamela Roberts
Clive Shafer
Mary O'Brien

1. 284/2122 Apologies for Absence

RESOLVED that apologies were received from Cllr Harry Knight.

2. 285/2122 Declarations of Interest

2.2 Declarations of Interest for District & County Councillors

RESOLVED that Cllr Nick Mawer, Cllr Lynn Pratt, Cllr Sandy Dallimore, Cllr Donna Ford, Cllr Les Sibley and 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. 286/2122 Minutes of Planning Committee

RESOLVED to confirm the minutes of the Planning Committee meeting **PL06/2122** held on **11th October 2021**.

4. 287/2122 Public Session

Pamela Roberts addressed the committee regarding Application Number **21/035548/OUT** Land on the North East side of Gavray Drive and with the proposed planning application for New Manufacturing and global headquarters for Siemens Healthineers.

5. 288/2122 New Manufacturing and Global Headquarters for Siemens Healthineers

A presentation was given by Jonathan Dawes and Nick Wyke, from Framptons Town Planning Limited regarding a proposed planning application for Global Headquarters for Siemens Healthineer.

6. 289/2122 Update on Large Developments and Associated Issues

No updates were given.

7. 290/2122 Consultations

No consultations to note.

8. 291/2122 Planning applications from Cherwell District Council

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

21/01810/F - RESOLVED that Bicester Town Council strongly object to this planning application and continue to have the same objections that have already been made with addition of further concerns; Under the Cherwell District Council policy it states that 30% of the 40 residential units should be made as affordable housing; Concerns regarding adverse impact on the Conservation area and an historic environment which contains many listed and locally listed buildings which are part of Bicester's heritage and asset; lack of visibility; car park and residents entrance a cause for concern; Lack of car parking spaces; Service road will be used for emergency and deliver vehicles - service road needs to be brought up to required standard; Flood risks, the Environment Agency have assessed this area as flood risks 1, 2 and 3.

21/02867/F - RESOLVED that Bicester Town Council has no comments to make with application.

21/03090/F - RESOLVED that Bicester Town Council strongly object to this planning application due to the proposed extension the property will not be in keeping with the street scene and sky line; building on a T-Junction will cause visibility issues; car parking an issue causing potential disruption to parking; over development of the site having an adverse impact on neighbouring properties.

21/03177/F - RESOLVED that Bicester Town Council strongly object to this planning application, originally the plan was to provide housing provision; mass and scale of buildings need to be considered and not dominate the skyline; Howes Lane already experiencing an increase in traffic movement due to commutative developments in Bicester.

21/03253/F - RESOLVED that Bicester Town Council has no objections to this planning application.

21/03256/F - RESOLVED that Bicester Town Council has concerns with this planning application due to the scale of the extension and the proximity this will have on the neighbouring property.

21/03306/F - RESOLVED that Bicester Town Council has no objections to this planning application.

21/03307/F - RESOLVED that Bicester Town Council has concerns with this planning application due to over development of the site and loss of parking in an area which already has parking issues.

21/03338/F - RESOLVED that Bicester Town Council has no objection to this planning application.

21/03377/D - RESOLVED that Bicester Town Council has no objection to this planning application.

21/03378/F - RESOLVED that Bicester Town Council welcomes this planning application and request that the trees surrounding the building remain in place.

21/03385/F - RESOLVED that Bicester Town Council has no objection to this planning application.

21/03394/F - RESOLVED that Bicester Town Council has no objection to this planning application.

21/03420/TCA - RESOLVED that Bicester Town Council leave this to the Arboriculture.

21/03451/F - RESOLVED that Bicester Town Council has not objection to this planning application.

21/03453/F - RESOLVED that Bicester Town Council welcome this planning application.

21/03476/F - RESOLVED that Bicester Town Council has concerns with this planning application due to over development of site; will alter the street scene; a lack of car parking where there are already parking issues in this area. Applicant needs to demonstrate there are 2 car parking spaces on site.

21/03504/F - RESOLVED that Bicester Town Council has no concerns with this planning application.

21/03527/F - RESOLVED that Bicester Town Council has concerns with this planning application due to the over development of the site.

21/03533/F - RESOLVED that Bicester Town Council has no concerns with this planning application.

21/035548/OUT - RESOLVED that Bicester Town Council strongly object to this planning application. A request to developers for minimum disruption, noise and dust. Use Section 106 for funding the nature reserve on the site where the construction of 50 houses will be. A request was made for:

- Highways for hedgehogs so they can roam between gardens
- Planting for pollinators, tree planting of species suited to wet low-lying land, protect existing hedges and trees
- Solar panels or green roofs, living walls
- Educational centre to promote nature
- Layout to encourage walking and cycling

Credit was given to Gavray Wildlife Meadows campaigners for all their hardwork and commitment and to the developers who have willingly engaged with Gavray Wildlife Meadows.

21/03565/F - RESOLVED that Bicester Town Council strongly object to this planning application due to Over development of site; Inappropriate development on site; adverse impact on character and appearance of street scene; do not believe that there is in fact space for 6 vehicles on site with enough of a turning circle, to park safely; concerns about where the bins would be placed on refuse day. Likely to block the parking; the proposed property is too close to neighbours; entrance on side too close to neighbours; danger to highway; no visitor spaces; no EV charging points.

21/03569/F - RESOLVED that Bicester Town Council object to this planning application for reasons previously given concerning over development of site and parking issues.

21/03587/F - RESOLVED that Bicester Town Council has no objection to this planning application.

21/03612/F - RESOLVED that Bicester Town Council has no objection to this planning application.

21/03653/F - RESOLVED RESOLVED that Bicester Town Council has no objection to this planning application.

9. 292/2122 Amended Plans

None to report.

10. 293/2122 Withdrawn Plans

None to report.

11. 294/2122 Refused Plans

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

12. 295/2122 Appeal Decision

RESOLVED that Committee **NOTED** the appeals.

13. 296/2122 Notification of planning decisions from Cherwell District Council

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

14. 297/2122 Forward Plan

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

15. 298/2122 Date of next Meeting

15th December 2021– 19.00 hrs

Close of meeting: 21.00 hrs

New Applications Received Between 03/11/2021 and 07/12/2021

Item No : 8

Ref No : PL08/2122

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
New Application				
21/02785/OBL	15/11/21	Caroline Ford	Quod	Axis J9 Phase 1 OS Parcel 4200 Adjoining Middleton Stoney Road OX26 6XD
Proposal : Ward: West Proposal: Discharge of Schedule 12, Clause 2.6 of the Section 106 agreement of 20/03199/OUT.				
Observations :				
21/02810/LB	15/11/21	Gemma Magnuson	Andrew & Michael Darren Goble	7 Market Square Bicester OX26 6AA
Proposal : Ward: East Proposal: Replacing timber windows with like-for-like single glazed, vertical sliders with traditional cords and weights.				
Observations :				
21/03649/TEL	15/11/21	Gavin Forrest	Cornerstone	O2, Telecommunications Mast 649, Bicester Police Stat Queens Avenue OX26 2NT
Proposal : Ward: West Proposal: Removal of 3 no. existing antennas and the installation of a 3 no. replacement antennas. Ancillary development thereto including the removal of 9 no. Remote Radio Heads (RRHs).				
Observations :				
21/03654/REM	15/11/21	Rebekah Morgan	MOD Bicester	Building E2 Graven Hill Road Bicester OX26 6QD
Proposal : Ward: South Proposal: Reserved matters application for 19/00937/OUT - Phase 3a and 3b, Graven Hill: reserved matters for 43 dwellings (Plots 393-415, 448-455 and 482-493), together with associated road infrastructure and open space.				
Observations :				
21/03657/F	15/11/21	Emma Whitley	Mr S Vasudevan	37 Goldcrest Way Bicester OX26 6XD
Proposal : Ward: South Proposal: Convert remainder of garage to office space. Replace garage door with window.				
Observations :				
21/03674/F	15/11/21	John Cosgrove	Naoko & Kaz Okamoto	23 Benson Close Bicester OX26 4FQ
Proposal : Ward: East Proposal: Removal of existing detached single garage and conservatory. Two storey side extension with integral garage. Single storey rear extension.				

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Observations :				
21/03681/F	15/11/21	Gavin Forrest	Mr Agim Hasaj	Artisan Framing Ltd Victoria Road Bicester OX26 6QD
Proposal : Ward: East Proposal: Variation of Condition 2 (plans), 3 (slate sample) and 4 (stone sample) of 18/00073/F - Proposed change in external wall material from stone to brick. Proposed change in roof material from slate to plain clay tiles.				
Observations :				
21/03696/F	15/11/21	Emma Whitley	Mr & Mrs Honour	17 Kennedy Road Bicester OX26 2BE
Proposal : Ward: West Proposal: First floor side and rear extension and single storey rear extension with associated internal alterations.				
Observations :				
21/03704/ADV	15/11/21	Emma Whitely	Abingdon and Witney College	126 Churchill Road Bicester OX26 4XB
Proposal : Ward: East Proposal: Erection of a non-illuminated dual aspect sign to advertise the College's presence. The sign will be installed on the grass area (within the site boundary) and visible from both directions on Churchill Road - re-submission of 21/00313/ADV.				
Observations :				
21/03738/F	15/11/21	Emma Whitley	Mr Jamie Wilkins	71 Bassett Avenue Bicester OX26 4TZ
Proposal : Ward: West Proposal: Discharge of Schedule 12, Clause 2.6 of the Section 106 agreement of 20/03199/OUT.				
Observations :				
21/03742/F	15/11/21	Emma Whitley	Mr & Mrs Davie Barrie	24 Epsom Way Bicester OX26 1BN
Proposal : Ward: South Proposal: Erection of single storey rear extension.				
Observations :				
21/03749/F	23/11/21	David Lowin	Mr Adrian Unitt	Sites B C D and E MOD Bicester Murcott Road
Proposal : Ward: South Proposal: Variation of condition 2 (plans) of 19/00937/OUT - The submitted proposals show the relocation of the Community Centre, Extra Care Facility, Nursery and Pub, as explained in the submission. The masterplan is amended to include these proposals, and excludes the employment land, for clarity.				
Observations :				

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21/03765/REM	23/11/21	Rebekah Morgan	Graven Hill DevCo	Sites B C D and E MOD Bicester Murcott Road
Proposal : Ward: South Proposal: Reserved matters application for 19/00937/OUT - Phase 1c, Graven Hill: for 12 dwellings (Plots 593-596, 598, 599 and 603-606), together with associated road infrastructure.				
Observations :				
21/03772/LB	02/12/21	Gemma Magnuson	Mr Adrian Stone	1 & 3 Church Terrace Bicester OX26 6BA
Proposal : Ward: South Proposal: Redecorating of the facade to a light blue colour.				
Observations :				
21/03792/F	15/11/21	Emma Whitley	Mr & Mrs Bucknell	Land Adj to 42 Bucknell Rd Bicester
Proposal : Ward: West Proposal: Detached two storey, two bed dwelling with associated parking, bin and cycle storage.				
Observations :				
21/03793/F	15/11/21	Emma Whitley	Mr Mark Bonnette	20 Kennedy Road Bicester OX26 2BQ
Proposal : Ward: West Proposal: Removal of existing conservatory & construction of new single story rear extension with minor alterations to elevations elsewhere.				
Observations :				
21/03806/F	23/11/21	James Kirkham	McDonald's Restaurants Ltd	Lakeview Drive Bicester Oxon OX26 1DE
Proposal : Ward: South Proposal: Variation of Condition 2 (temporary use of land) of 19/02586/F.				
Observations :				
21/03853/F	23/11/21	Emma Whitley	Fala Homes Ltd	Land Adjacent 2 Lancaster Close Bicester OX26
Proposal : Ward: East Proposal: Demolition of existing extension, construction of new detached house on land to side of 2 Lancaster Close.				
Observations :				
21/0388/F	23/11/21	Emma Whitley	Mr Ben Reeves	22 Windmill Avenue Bicester OX26 3DX
Proposal : Ward: North Proposal: First floor extension over existing ground floor areas.				

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Observations :				
21/038909/F	16/11/21	Gavin Forrester	Sharon Spice	26 Brashfield Road Bicester OX26 3HE
Proposal : Ward: North Proposal: Proposed rear extension and formation of accommodation within roof space/				
Observations :				
21/03895/F	02/12/21	Gemma Magnuson	Mr Nigel Ellis	1 Aspen Close Bicester OX26 3XQ
Proposal : Ward: North Proposal: One and two storey front extension.				
Observations :				
21/03904/TEL	25/11/21	John Cosgrove	Cornerstone	02, Telecommunications Mast 649 Bicester Police Station OX26 2NT
Proposal : Ward: West Proposal: Removal of 3 no. existing antennas and the installation of a 3 no. replacement antennas. Ancillary development thereto including the removal of 9 no. Remote Radio Heads (RRHs).				
Observations :				
21/03917/F	02/12/21	Emma Whitley	Ms Oatridge	76 Longfields Bicester OX26 6QL
Proposal : Ward: East Proposal: Part retrospective planning application for single storey front extension..				
Observations :				
21/03967/DISC	02/12/21	Shona King	Mr Stuart Pankhursts	Dovecote Approx 50m south of Old Place Yard House, Old Place Yard OX26 6AP
Proposal : Ward: South Proposal: Discharge of Conditions 4 (tiles), 5 (tiles survey), 6 (roof tile), 7 (roof timbers), 8 (Ecology survey - roofing), 9 (timber fascias), 10 (rainwater goods sample), 11 (wire brush metalwork), 12 (matching paint colour), 13 (proposed fittings) & 14 (mortar sample) of 21/02394/LB.				
Observations :				
21/03973/F	02/12/21	Emma Whitley	Yang Zhao	86 Orchard Way Bicester OX26 2EJ
Proposal : Ward: West Proposal: Demolition of existing conservatory and construction of new single storey side and rear extensions forming new kitchen, living area and extra bedroom, including extra parking provisions - re-submission of 21/02868/f.				
Observations :				

New Applications Received Between 03/11/2021 and 07/12/2021

Item No : 8

Ref No : PL08/2122

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
21/03975/F	07/12/21	Emma Whitely	Mr P Wilkinson	3 Derwent Avenue Bicester OX26 2JA
Proposal : Ward: West Proposal: Proposed porch & garage extension, single storey rear extension, & first floor side extension. Amended design to refused application 21/01207/F, front dormer deleted.				
Observations :				
21/04002/DISC	02/12/21	John Cosgrove	Morley Stores	E P Barrus Ltd Launton Road Bicester OX26 4UR
Proposal : Ward: East Proposal: Discharge of Conditions 10 (vehicular electric charging points) and 11 (provision of solar PV) of 20/02139/F.				
Observations :				
Applications Received :- 27				

Appeal Decision

Site Visit made on 3 November 2021

by Jonathan Edwards BSc(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 November 2021

Appeal Ref: APP/C3105/W/21/3277174

Land To The Rear Of 6 Chaucer Close, Bicester OX26 2XB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by G Clark against the decision of Cherwell District Council.
 - The application Ref 20/03327/F, dated 21 November 2020, was refused by notice dated 18 January 2021.
 - The development proposed is a detached dwelling with new access onto Howes Lane.
-

Decision

1. The appeal is allowed and planning permission is granted for the development of a detached dwelling with new access onto Howes Lane at land to the rear of 6 Chaucer Close, Bicester OX26 2XB in accordance with the terms of the application, Ref 20/03327/F, dated 21 November 2020, subject to the conditions in the Schedule at the end of this decision.

Main Issues

2. The main issues are the effect of the proposal on (i) the character and appearance of the area, and (ii) highway safety in terms of visibility from the proposed access.

Reasons

Character and appearance

3. The site is set slightly below road level. To a degree its interior is screened from the pavement by hedges and boundary features but there are views onto the site through 2 gateways.
4. From directly in front, the dwelling and bicycle and bin stores would be seen through the retained gateway which would provide the vehicular access to the scheme. However, the bungalow would not be prominent in the street scene due to its low height and being set down, its position towards the side and rear of the plot and the screening effects of vegetation. A single storey workshop would be near the roadside boundary although the plans indicate that the lower part of this would be concealed by new planting.
5. There is no claim that a dwelling exists on the site but planning permission has been granted to allow it to be used as a private garden. Also, the plot looks like it is in residential use as it adjoins bungalows on Chaucer Close and it contains a lawn and structures similar to typical domestic outbuildings. Consequently, the proposed residence would be compatible with the character of the site and its surroundings.

6. The proposal would not appear isolated as it would be viewed with the adjacent dwellings. The access onto Howes Lane would be unusual but a gateway already exists and the dropped kerb and pavement crossover would be a minor change to the street scene. As such, the scheme would integrate with its context, even though no other nearby house faces onto Howes Lane.
7. As such, I conclude the development would not harm the character and appearance of the area. In these regards, it would accord with policy ESD15 of the Cherwell Local Plan Part 1 2015 (the LP) and saved policies C28 and C30 of the Cherwell Local Plan 1996. Amongst other things, these seek to ensure development complements and is compatible with its surroundings.

Highway safety

8. As it passes the site, Howes Lane is a classified A road with a single lane in each direction and a 40 mph speed limit. Drivers leaving the proposal would have clear visibility of traffic from the right as the highway is straight for a significant distance. To the left, a signalised junction exists where Shakespeare Drive meets Howes Lane. Between the access and the traffic lights the road is mainly straight with a slight bend at the junction.
9. The appellant has provided a drawing to demonstrate that a 2.4 m x 79 m visibility splay can be achieved to the left of the proposed access. The Council does not challenge the accuracy of this plan and it confirms my site observations on the extent of visibility. Also, the Council does not contest the appellant's claim that such a sightline would be commensurate with a 40 mph speed limit having regard to guidance contained in Manual for Streets (MfS).
10. The Council and Oxfordshire County Council as highway authority suggest that the MfS should not apply but that the scheme should be assessed against the Design Manual for Roads and Bridges (DMRB). However, this is the standard for trunk roads and there is no evidence to indicate that Howes Lane is classed as such. Paragraph 1.4.4 of MfS states the DMRB is not an appropriate design guideline for most streets. Also, paragraph 1.3.2 of Manual for Streets 2 (MfS2) states that, regardless of speed limits, designers should start with the MfS for any scheme affecting non-trunk roads. As such, I am not persuaded that DMRB standards should be determinative in ascertaining suitable visibility splays. In arriving at this view, I have had regard to the evidence on local traffic speeds and the number of other direct accesses onto Howes Lane.
11. In any event, paragraph 1.3.3 of the MfS2 states when referring to DMRB for guidance, it should be applied in a way that respects local context. The Council advise that a visibility splay of 120 m length is required to comply with DMRB standards. The appellant's evidence indicates this could be achieved to the left of the proposed access if measured at a 1 m offset from the nearside edge of the carriageway. Such an approach to measuring visibility splays is unconventional. However, the area of concern in this case relates to the visibility of traffic on the other side of the road to the site. Therefore, the appellant's evidence is useful in demonstrating that drivers leaving the proposal would be able to see traffic coming from the left for a similar distance to that stipulated by the Council and highway authority.
12. There are times when traffic on Howes Lane stops at the signalised junction. The subsequent queue would obstruct views from the access of vehicles turning out of Shakespeare Drive and travelling towards the site. However, on my visit

I saw that the sequencing of the lights allows the free flow of traffic on Howes Lane for most of the time and so stationary vehicles at the signals would only affect visibility for short periods. Moreover, the Council do not contest the appellant's claim that the proposal would generate a small number of trips. In light of these factors, I am satisfied the signalised junction's effect on visibility would not meaningfully prejudice highway safety.

13. The road incident data fails to demonstrate that the design of Howes Lane has been the cause of accidents and it does not indicate that the proposed access would increase any risk. Forward visibility for drivers on the highway is good and despite the signalised junction's effects on traffic flows, the evidence indicates human error has been the primary reason for accidents in the past.
14. For the above reasons, I conclude the proposal would have an acceptable effect on highway safety having regard to the visibility from the proposed access. In these respects, it would accord with LP policy ESD15 which, amongst other things, seeks to deliver safe places to live.

Conditions

15. I have considered the conditions suggested by the Council, having regard to the tests set out in the Framework. Where appropriate, I have amended the wording for precision reasons and to avoid unnecessary pre-commencement conditions.
16. To ensure the development is carried out in accordance with the submissions, I impose a condition that refers to the appeal drawings. To ensure a satisfactory appearance, conditions are included that relate to external materials and landscaping. In the interests of highway safety, conditions are required on the provision of parking and turning areas as well as visibility splays.

Conclusion

17. In light of the above, I find the proposal would comply with development plan policies and there are no factors that justify refusing planning permission. Therefore, I conclude that the appeal should succeed.

Jonathan Edwards

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: S.875-00b, S.875-01f, S.875-02b, S.875-03c, S.875-04B, S.875-05a, S.875-07 and S.875-08c.
- 3) No development above slab level shall commence until details of materials and finishes to be used in the external walls and roof of the dwelling hereby permitted have been submitted to and approved in writing by the local

planning authority. The development shall be carried out in accordance with the approved details.

- 4) No development above slab level shall commence until a scheme of landscaping has been submitted to and approved in writing by the local planning authority. The scheme shall include:-
 - a. details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment),
 - b. details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation.

The approved scheme shall be implemented by the end of the first planting season following the first occupation of the development.

- 5) No development above slab level shall commence until details (including construction, layout, surfacing and drainage) of any footpaths, parking and manoeuvring areas and details of any roadways or hardstanding have been submitted to and approved in writing by the local planning authority. the parking and manoeuvring areas as shown on the approved plans are provided in accordance with the approved details and thereafter, they shall be retained unobstructed except for the parking and manoeuvring of vehicles.
- 6) The dwelling hereby permitted shall not be first occupied until details of visibility splays to either side of the access have been submitted to and approved in writing by the local planning authority. The details shall be shown on a scaled drawing and indicate splays from a point at least 2.4 metres back from the edge of the carriageway along the centre line of the access and measured from and along the near edge of the carriageway. The dwelling hereby permitted shall not be first occupied until the approved splays have been provided and no features in excess of 0.6 metres above the adjacent carriageway shall be placed or allowed to grow in the resultant triangular areas.
- 7) The dwelling hereby permitted shall not be first occupied until pedestrian visibility splays of at least 2 metres x 2 metres are provided on each side of the vehicular access. These measurements shall be taken from and along the highway boundary. No features in excess of 0.6 metres above the adjacent pavement shall be placed or allowed to grow in the resultant triangular areas.

'C' Contrary to District 'CD' Contrary Delegated

'D' Delegated

'E' Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

20/03202/F	Approved (With conditions)	10 Bugloss Walk
21/02115/F	Approved (With conditions)	Urban and County
21/02394/LB	Approved (With conditions)	Dovecote approx 50 Meters
21/02507/F	Approved (With conditions)	22 Scampton Close
21/02576/F	Approved (With conditions)	Pioneer Square
21/02610/F	Approved (With conditions)	4 Campion Place
21/02924/CDC	Approved (With conditions)	Bicester Leisure Centre
21/02950/ADV	Approved (With conditions)	Talisman Business Centre
21/02972/ADV	Approved (With conditions)	Unit 1, Plot Shop
21/03165/TPO	Approved (With conditions)	Tilia House
21/03253/F	Approved (With conditions)	2 Bugloss Walk
21/03256/F	Approved (With conditions)	12 Turnstone Green
21/03306/F	Approved (With conditions)	23 Windmill Avenue
21/03320/F	Approved (With conditions)	15 Mulberry Road
21/03394/F	Approved (With conditions)	7 Lapwing Close
21/03420/TCA	Approved (No Conditions)	Finance
21/03425/F	Approved (With conditions)	The Blue House
21/03451/ADV	Approved (With conditions)	15 Sheep Street
21/03453/F	Approved (With conditions)	Unit 3 Launton Road Retail Pk
21/03533/F	Approved (With conditions)	Cra Croi

REFUSED PLANNING PERMISSIONS

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref 13

Wed 15 December 2021

District Ref PL08

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

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' E ' Endorsed by District 'ED' Endorsed Delegated

21/02213/F	Refused	2 Margaret Close
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21/02867/F	Refused	Barton House
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21/03307/F	Refused	52 Fair Close
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21/03377/F	Refused	61 Osprey Close
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OTHER PLANNING DETAILS

21/02868/F	Withdrawn	86 Orchard Way
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BICESTER TOWN COUNCIL PLANNING COMMITTEE FORWARD PLAN

Wednesday 15th December 2021

Date/ Item/ Comment

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