

Bicester Town Council



Planning Committee Meeting

Ref: PL10/2122

**Monday 21st February 2022
at 19:00hrs**

**The Chamber Room, 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 Sandy Dallimore, Cllr Dan Hallett, Cllr Donna Ford, Cllr
Harry Knight, Cllr Zoe McLernon, Cllr James Metcalf, Cllr Les Sibley, Cllr
Jason Slaymaker, Cllr Alex Thrupp and Cllr Fraser Webster

Other Circulation, Substitute Members:

Cllr Dan Sames and Cllr Richard Mould

Other Circulation:

Cllr J Broad (CDC), Cllr C Miller (OCC), Cllr T Wallis (CDC) and Cllr L Wing (CDC)



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15 February 2022

To all Members of the Planning Committee

You are hereby summoned to attend a meeting of the **Planning Committee** at **The Chamber Room, Bicester Town Council, The Garth, Launton Road, Bicester, Oxon OX26 6PS** on **Monday 21st February 2022** to commence at **19:00hrs** for the transaction of the following business.

Phil Evans
Chief Officer (Acting)

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.

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.

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

(Pages 5 - 7)

To confirm the **MINUTES** and **RESOLUTIONS** of the following Planning meeting:

PL09/2122 – 17th January 2022

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. Planning applications from Cherwell District Council

(Pages 8 - 11)

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.

7. Amended plans

No amended plans to note.

8. Withdrawn plan

Committee is asked to **NOTE** the following Withdrawn applications:

21/02478/F – 86 Sheep Street – Change of use of the first and second floors for a commercial use (Use Class E) to residential flats (Use Class C3).

21/02731/F - 86 Sheep Street – Change of use of the first and second floors for a commercial use (Use Class E) to residential flats (Use Class C3).

21/03117/LB - 86 Sheep Street – Change of use of the first and second floors for a commercial use (Use Class E) to residential flats (Use Class C3).

21/04046/F – 13 Fair Close – Proposed two storey and single storey rear extension.

9. Refused Plans

Committee is asked to **NOTE** the following refused plan:

21/03917/F – 76 Longfields – Part retrospective application for single storey extension.

10. Appeal

Committee is asked to **NOTE** the following Appeal against refusal:

21/02608/F – 26 Grebe Road – Rear two storey and single storey rear extension. Extend front entrance roof to form covered canopy, insertion of new window and doors to front and side elevations.

11. Notification of planning decisions from Cherwell District Council

(Pages 12 - 13)

Committee is asked to review the attached planning decisions.

12. Consultation - Proposed Virtual Residents Parking Permits

(Pages 14 - 16)

Committee is asked to **NOTE** the attached consultation.

13. Forward Plan

(Page 17)

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

14. Date of Next Meeting

21st March 2022.

Minutes of the Planning Committee

A meeting of the **Planning Committee** was held on **Monday 17th January 2022** at **19:00 hrs** at the **The Chamber Room, Bicester Town Council, The Garth, Launton Road, Bicester, Oxon OX26 6PS**.

Present:

Cllr Nicholas Mawer (Chairman)
Cllr Nick Cotter
Cllr Sandy Dallimore
Cllr Donna Ford
Cllr Harry Knight
Cllr Les Sibley
Cllr Jason Slaymaker
Cllr Alex Thrupp
Cllr Fraser Webster

In Attendance:

Julie Trinder, Civic & Democratic Administrator
Callum McMahon, Office Supervisor

Apologies:

Cllr Dan Hallett

424/ 1. Apologies for Absence

2122 RESOLVED that apologies were received from Cllr Dan Hallett.

425/ 2. Declarations of Interest

2122 RESOLVED that Cllr Donna Ford declared an interest in planning application numbers **21/04036/F** and **21/04052/F** and Cllr Lynn Pratt declared an interest in agenda item number 7 application number **21/03976/DISC** as portfolio holder at Cherwell District Council.

426/ 3. Declarations of Interest for District & County Councillors

2122 Declarations of Interest for District & County Councillors

RESOLVED that Cllr Nick Mawer, Cllr Lynn Pratt, Cllr Sandy Dallimore and Cllr Les Sibley as 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.

427/ 4. Minutes of the Planning Meeting

2122 RESOLVED to confirm the minutes of Planning Committee meeting **PL08/2122** held on 15th December **2021**.

428/ 5. Public Session

2122 Paul Troop representing the Bicester Bike Users Group addressed the committee regarding Planning Application Number **21/02337/DISC** – the proposed Himley Village, North West Bicester, Middleton Stoney Road and Application Number **21/01454/F** – the proposed Bicester Health and Wellbeing hub.

Cllr John Broad addressed the committee regarding Application Number **21/02337/DISC** – the proposed Himley Village, North West Bicester, Middleton Stone Road.

429/ 2122 6. Updates on large developments and associated issues

Cllr Pratt informed the Committee that;

- An application for the proposed Bicester Health and Wellbeing Hub at Graven Hill was on Cherwell District Council's planning committee agenda last week for discussion
- An application from Bicester Motion had been approved
- The Care Home application from Churchill had been refused. However, this is now with the Planning Inspector who will make the final decision
- An Outline Planning Application number **21/04275/OUT**, part of the OS Parcel 8149 adjacent to Lords Lane and South East of Hawkwell Farm for a mixed use development of up to 3,100 dwellings with other facilities has been submitted to Cherwell District Council.

430/ 2122 7. Planning applications from Cherwell District Council

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

21/03092/F – RESOLVED that Bicester Town Council welcomed this planning application.

21/03888/F – RESOLVED that Bicester Town Council welcomed the addition of off road parking and would like to see the installation of EZ charging too.

21/03894/REM – RESOLVED that Bicester Town Council has no objection to this planning application.

21/03900/REM – RESOLVED that Bicester Town Council has no objection to this planning application.

21/03929/F – RESOLVED that Bicester Town Council has no objection to this planning application.

21/04026/F – RESOLVED that Bicester Town Council recognise the neighbour has concerns with the size of the proposed extension but Bicester Town Council will provide no further comments.

21/04039F – RESOLVED that Bicester Town Council welcomes this planning application.

21/04058/F – RESOLVED that Bicester Town Council has no objection to this planning application.

21/04077/F – RESOLVED that Bicester Town Council has no objection to this planning application.

21/04160/F RESOLVED that Bicester Town Council has no objections to this planning application and welcomes the driveway parking. Bicester Town Council is aware of the residents concern to the potential damage to **trees that could occur during construction and requests that extra care is taken during construction.**

21/04164/F – RESOLVED that Bicester Town Council has no objection to this planning application.

21/04167/F – RESOLVED that Bicester Town Council has no objection to this planning application.

21/04173/F – RESOLVED that Bicester Town Council has no objection to this planning application, however, parking in this area is already an issue which could increase due to the demolition of the existing garage.

21/04052/F – RESOLVED that Bicester Town Council has no objection to this planning application.

431/ 8. Amended plans

2122 RESOLVED to delegate the Chairman to submit comments and seek a late submission for planning Planning Application number **21/02339/REM** – Proposed Himley Village, North West Bicester, Middleton Stoney Road.

432/ 9. Mr Richard Drew - Former Rodney House, Private Drive off Graven Hill Road, Ambrosden

2122 RESOLVED that Bicester Town Council will write a letter to the applicant of Planning Application number **21/01454/F** – proposed Bicester Health and Wellbeing Hub - outling the Council's concerns and suggestions on how to improve access to the site.

433/ 10. Withdrawn plan

2122 None to report.

434/ 11. Appeal

2122 RESOLVED that Committee **NOTED** the Appeal.

435/ 12. Notification of planning decisions from Cherwell District Council

2122 RESOLVED that Committee **REVIEWED** the planning decisions from Cherwell District Council.

436/ 13. Forward Plan

2122 RESOLVED to **MOVE** London Road level crossing to June 2022 and **REMOVE** Banbury Road Roundabout from the Forward Plan.

14. Date of next Meeting

21st February 2022 – 7pm – The Garth

CLOSE OF MEETING : 20.00 hrs

New Applications Received Between 07/01/2022 and 14/02/2022

Item No : 6

Ref No : PL10/2122

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
New Application				
21/01454/F	19/01/22	David Lowin	Mr Richard Drew	Former Rodney House Private Drive off, Graven Hill Ambrosden
Proposal : Ward: South Proposal: Proposed Bicester Health and Wellbeing Hub.				
Observations :				
21/04183/TPO	14/02/22	Iain Osenton	Mr Philip Bridger	6 May Tree Close Bicester OX26 6PA
Proposal : Ward: West Proposal: Lime - Fell and replace the tree- the tree replacement would be of a species that provides interest all year round and has a more reasonable ultimate height for a garden of this size - subject to TPO 3/1995.				
Observations :				
21/04276/F	19/01/22	Gavin Forrest	Mr & Mrs Meade	13 Perth Road Bicester OX26 1AR
Proposal : Ward: South Proposal: Attic conversion with rear and front skylights sitting less than 150mm proud of existing roof profile. Internal alterations.				
Observations :				
22/00065/LB	01/02/22	Gavin Forrest	Gavin Forrest	Clifton Villa 11 Kings End Bicester OX26 6DR
Proposal : Ward: South Proposal: Installation of professional secondary glazing on three first floor windows to the front of the property.				
Observations :				
22/00073/F	01/02/22		Ms Sofia Buribayeva	19 Stratford Way Bicester OX26 1BY
Proposal : Ward: South Proposal: Erection of a conservatory (PD) - retrospective (Sept 2021).				
Observations :				
22/00087/F	09/02/22	Michael Sackey	Mrs M Lewis	12 Sage Street Bicester OX27 8DE
Proposal : Ward: North Proposal: Single storey rear extension, part garage conversion with associated internal and external works.				
Observations :				

New Applications Received Between 07/01/2022 and 14/02/2022

Item No : 6

Ref No : PL10/2122

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
22/00095/F	20/01/22	Emma Whitely	C B Coffe Holdings Ltd	Unit Ey1, Pionner Square Bure Place Bicester OX26 6FA
Proposal : Ward: East Proposal: Shopfront alteration to install new crittal glazing and new signage.				
Observations :				
22/00096/ADV	20/01/22	Emma Whitley	CN Coffee Holdings Ltd	Unit Ey1, Pioneer Square Bure Place Bicester OX26 6FA
Proposal : Ward: East Proposal: Proposed shopfront alteration to install new crittal glazing and for new illuminated signage.				
Observations :				
22/00114/F	01/02/22	Emma Whitley	Co Living Capital	64 North Street Bicester OX26 6NF
Proposal : Ward: East Proposal: Change of Use of building from Sui Generis and C3 residential to 6 bedroom House in Multiple Occupation (C4) with insertion of new windows.				
Observations :				
22/00160/F	01/02/22		Mr David Barrie	26 Reedmace Road Bicester OX26 3WW
Proposal : Ward: North Proposal: RETROSPECTIVE - Conversion of the rear half of the integral garage.				
Observations :				
22/00170/CLUP	01/02/22		Mr A Mr Mrs B Harris	5 Goodwood Close Bicester OX26 1AA
Proposal : Ward: South Proposal: Certificate of Lawfulness of Proposed Development for installation of 3 No. rooflights at rear and 3 No. at front of dwelling, in conjunction with loft conversion.				
Observations :				
22/00218/F	01/02/22		Bicester uPVC Direct Ltd	The Willow Banbury Road Bicester OX26 3NP
Proposal : Ward: North Proposal: Single storey side extension to create lounge and utility room; forward garage extension with infill between the existing garage and the main house including two storey extension to the main bedroom.				
Observations :				

New Applications Received Between 07/01/2022 and 14/02/2022

Item No : 6

Ref No : PL10/2122

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
22/00219/F	01/02/22		Mr Paul Hollidge	Longfields Primary School Longfields Bicester OX26 6QL
Proposal : Ward: East Proposal: Single storey extension to create two new rooms.				
Observations :				
22/00248/DISC	01/02/22		Morley Stores	Former VOSA Site Launton Road Bicester OX26 4UR
Proposal : Ward: East Proposal: Discharge of Condition 7 (scheme of remediation and/or monitoring) of 20/02139/F.				
Observations :				
22/00277/TPO	01/02/22	Iain Osenton	Mr Trevor Clarkson	The New Coach House Queens Avenue Bicester OX26 6TA
Proposal : Ward: East Proposal: T1 & T2 (Horse Chestnut) - reduce by 2 m and remove deadwood; T3 & T4 (Ash) - fell trees; T5 (Ash) remove multi-stem branches - subject to TPO 10/2017.				
Observations :				
22/00321/F	09/02/22		Mr Chris Howells	37 Oxlips Leyes Bicester OX26 3ED
Proposal : Ward: East Proposal: Removal of existing detached garage and construction on new detached garage with pitched roof.				
Observations :				
22/00326/F	09/02/22		Mr Chauhan	8 Wenlock Drive Bicester OX26 1FY
Proposal : Ward: South Proposal: Rear conservatory and veranda.				
Observations :				
22/00343/F	09/02/22		Mr Ian Lorimer	61 Longfields Bicester OX26 6QR
Proposal : Ward: East Proposal: Construction of side extension with materials to match existing - re-submission of 21/02515/F.				
Observations :				

New Applications Received Between 07/01/2022 and 14/02/2022

Item No : 6

Ref No : PL10/2122

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
22/00364/DISC	09/02/22		ERM	EWRN Phase 2 Scheme Railway from London Rd Bicester to Station Rd
Proposal : Ward: East Proposal: Discharge of Conditions 31 and 32 (Year Four Air Quality Monitoring in relation to Oxford Meadows SAC and Hook Meadow and The Trap Grounds SSSI) of 18/01430/TWAO.				

Observations :

22/00367/TCA	09/02/22	Iain Osenton	Mr Matthew Dehavillande	Priory Barn Priory Lane Bicester OX26 6BG
Proposal : Ward: South Proposal: G1 x Popular Nos 6 - Pollard up to 15 - 20 feet.				

Observations :

Applications Received :- 20

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref 11

Mon 21 February 2022

District Ref PL10 2122

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

20/01325/F	Approved (With conditions)	Home Farm
21/02558/OBL	Approved (With conditions)	c/o Phase 2 SW Bicester,
21/03476/F	Approved (With conditions)	7 Shannon Road
21/03565/F	Approved (With conditions)	32 Orchard Way
21/03653/F	Approved (With conditions)	8 Turnberry Close
21/03765/REM	Approved (With conditions)	Sites B C D and E
21/03772/LB	Approved (With conditions)	1 & 3 Church Terrace
21/03809/F	Approved (With conditions)	26 Brashfield Road
21/03853/F	Approved (With conditions)	Land Adjacent
21/0388/F	Approved (With conditions)	22 Windmill Avenue
21/03888/F	Approved (With conditions)	4-6 Arkwright Road
21/03895/F	Approved (With conditions)	1 Aspen Close
21/03929/F	Approved (With conditions)	21 Whimbrel Close
21/03962/TPO	Approved (With conditions)	South East of
21/03973/F	Approved (With conditions)	86 Orchard Way
21/04075/F	Approved (With conditions)	14 Welland Croft
21/04077/F	Approved (With conditions)	61 Osprey Close
21/04164/F	Approved (With conditions)	Acacia Lodge
21/04213/F	Approved (With conditions)	7 Walpole Close

REFUSED PLANNING PERMISSIONS

21/03917/F	Refused	76 Longfields
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OTHER PLANNING DETAILS

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref 11

Mon 21 February 2022

District Ref PL10 2122

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 2

21/02478/F	Withdrawn	86 Sheep Street
21/02731/F	Withdrawn	86 Sheep Street
21/03117/LB	Withdrawn	
21/04036/F	Withdrawn	13 Fair Close



OXFORDSHIRE COUNTY COUNCIL

OXFORDSHIRE COUNTY COUNCIL

- 1. (OXFORD – MODIFICATION OF CONTROLLED PARKING ZONE ORDERS TO ENABLE ONLINE APPLICATIONS FOR VIRTUAL PARKING PERMITS) ORDER 20****
- 2. (VARIOUS ROADS – CHERWELL DISTRICT) (MAP BASED) (PROHIBITION AND RESTRICTION OF WAITING AND PERMITTED PARKING) (VARIATION No.4) ORDER 20****
- 3. (VARIOUS ROADS - SOUTH OXFORDSHIRE) (MAP BASED) (PROHIBITION AND RESTRICTION OF WAITING AND PERMITTED PARKING) ORDER 2021 (VARIATION No.4*) ORDER 20****
- 4. VALE OF WHITE HORSE DISTRICT EXCLUDING THE PARISH OF NORTH HINKSEY) (MAP BASED) (PROHIBITION AND RESTRICTION OF WAITING AND PERMITTED PARKING) (VARIATION No.3*) ORDER 20****

STATEMENT OF REASONS

The Council continues to consider the provision of suitable and adequate parking and to facilitating the expeditious, convenient and safe movement of vehicles and other traffic, and parking for residents and visitors and procedures in support.

Administrative changes to orders in respect of existing and proposed Oxfordshire parking areas and the Controlled Parking Zones (CPZs) in Oxford City are proposed. Each of the CPZ orders subject of amendment are listed in order 1. named above.

The proposals seek to modernise the issue of Residents Parking Permits as Virtual Permits in electronic form, which will not have to be physically displayed on vehicles. Applications will be more efficiently dealt with, and with a reduction in the preparation and production of printed documents savings will be made.

This is an alternative to current postal applications and the need to issue, and to display permits on vehicles. Enforcement officers will have necessary access to the issue records of physical and virtual permits.

The proposed measures - detailed in the attached documentation - are in accordance with the Councils policies on traffic management and parking restraint.

Dated: January 2022

Traffic Regulation Team
for the Corporate Director for Environment & Place
Oxfordshire County Council
County Hall
New Road
Oxford OX1 1ND

**THE OXFORDSHIRE COUNTY COUNCIL
(VARIOUS ROADS – CHERWELL DISTRICT) (MAP BASED)
(PROHIBITION AND RESTRICTION OF WAITING AND PERMITTED PARKING)
(VARIATION No.4) ORDER 20****

The Oxfordshire County Council ("the Council") in exercise of its powers under Sections 1(1) and 2(1), (2) & (3) 4(2), 32(1), 35(1), 37, 45, 46, 49(4) and 53 and Part IV of Schedule 9 of the Road Traffic Regulation Act 1984 ("the Act") and of all other enabling powers, and after consultation with the Chief Officer of Police in accordance with Part III of Schedule 9 to the 1984 Act hereby makes the following Order.

1. This Order may be cited as the Oxfordshire County Council (Various Roads – Cherwell) (Map Based) (Prohibition and Restriction of Waiting and Permitted Parking) (Variation No.4) Order 20** and shall come into force on the day of 20**.
2. Any reference in this Order to any enactment shall be construed as a reference to that enactment as amended, applied, consolidated, re-enacted by or as having effect by virtue of any subsequent enactment.
3. The Oxfordshire County Council (Various Roads – Cherwell) (Map Based) (Prohibition and Restriction of Waiting and Permitted Parking) Order 2021, as amended by the Oxfordshire County Council (Various Roads – Cherwell) (Map Based) (Prohibition and Restriction of Waiting and Permitted Parking) (Variation No.1) Order 2021, and the Oxfordshire County Council (Various Roads – Cherwell) (Map Based) (Prohibition and Restriction of Waiting and Permitted Parking) (Variation No.2) Order 2021 ("the 2021 Order") is amended in the manner and to the extent specified in the Schedule to this order.

GIVEN UNDER the Common Seal of the Oxfordshire County Council

this day of 20**.

SCHEDULE

Amendments to the "2021 Order":

1.)

New definition to be added:

"Virtual Parking Permit" means a permit issued by the County Council in electronic format only, not requiring same to be displayed on a Resident Permit Holders Vehicle";

2.)

Definition to be amended:

"Permit Parking Place" means any length of road specified as such in the Map Schedule to this Order which is authorised to be used as a parking place, subject to the provisions of this Order, by a Permitted Vehicle which displays in the Relevant Position a Valid Permit, *or to which a Resident has been issued a Virtual Parking Permit";*

Amendments to article or sub-paragraphs of articles:

3.)

Application Process (Residents)

45. "(1) An application for a Residents' Permit must be made on a form issued by and obtainable from the Council, *or via the online portal* and include the particulars and information required by such form and must be accompanied by a remittance for the Residents' Permit Charge;"

4.)

Application Process (Visitors)

51. "(1) An application for an allocation (25) of Visitors' Permit must be made on a form issued by and obtainable from the Council, *or via the online portal* and include the particulars and information required by such form."

THE COMMON SEAL of THE OXFORDSHIRE COUNTY COUNCIL

was hereunto affixed in the presence of:

Solicitor / Designated Officer

**BICESTER TOWN COUNCIL
PLANNING COMMITTEE FORWARD PLAN**

Monday 21st February 2022

Date/ Item/ Comment

1. London Road level crossing.
2. Low Traffic Neighbourhoods.
3. Banbury Road Roundabout.