

**Bicester Town Council**



**Planning Committee Meeting**

**Ref: PL12/2122**

**Monday 25th April 2022  
at 19:30hrs**

**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 and Cllr Alex Thrupp, Cllr Fraser Webster

**Other Circulation, Substitute Members:**

Cllr Richard Mould, Cllr Dan Sames

**Other Circulation:**

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



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19 April 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 25th April 2022** to commence at **19:30hrs** for the transaction of the following business.

**Phil Evans**  
Town Clerk

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## **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](mailto:enquiries@bicester.gov.uk)) prior to the meeting, stating the reason for absence.

### **2. Declarations of Interest**

Councillors are reminded to declare any interests on any item on this Agenda in accordance with Bicester Town Council's Code of Conduct.

#### **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

(Pages 5 - 9)

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

**PL11/2122 – 21<sup>st</sup> March 2022**

**PL11a/2122 – 5<sup>th</sup> April 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

North West Bicester  
Graven Hill  
Garden Town  
Other business strategic sites

#### 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 10 - 18)

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

**COMMITTEE** is asked to **NOTE** the following Amended Plan:

**21/03177/F - Albion Land, Axis J9 Phase 3, Howes Lane;** Amended scheme – reduced red line and development to the west of the strategic road only with associated supporting and amended information as summarised within agent's letter of the 18<sup>th</sup> March 2022.

### 8. Withdrawn plan

**COMMITTEE** is asked to **NOTE** the following Withdrawn Planning Application:

**21/02810/LB – 7 Market Square, Bicester –** Replacing timber windows with like-for-like single glazed, vertical sliders with traditional cords and weights.

### 9. Appeal

(Pages 19 - 20)

**COMMITTEE** is asked to **NOTE** the attached Appeal Decision:

Agenda: PL12 /2122 Planning Committee  
Monday 25th April 2022

**21/02867/F** – 62 Mallards Way – To erect a timber pergola (retrospective).

**10. Appeal Against Refusal**

**COMMITTEE** is asked to **NOTE** the Appeal Against Refusal:

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

**11. Notification of planning decisions from Cherwell District Council** (Page 21)

Committee is asked to review the attached planning decisions.

**12. Forward Plan** (Page 22)

The Committee is asked to **REVIEW** and **COMMENT** on the Forward Plan.

**13. Date of Next Meeting**  
**Wednesday 11<sup>th</sup> May – 7pm**

Close of meeting -

## Minutes of the Planning Committee

A meeting of the **Planning Committee** was held on **Monday 21st March 2022** at **19:00 hrs** at the **The Chamber Room, Bicester Town Council, The Garth, Launton Road, Bicester, Oxon OX26 6PS**.

### Present:

Cllr Lynn Pratt (Vice-Chairman)  
Cllr Dan Hallett  
Cllr Donna Ford  
Cllr Harry Knight  
Cllr Les Sibley  
Cllr Jason Slaymaker  
Cllr Alex Thrupp  
Cllr Fraser Webster

### In Attendance:

Callum McMahon – RFO  
Julie Trinder – Office Administrator – Civic and Democratic  
Cllr John Broad - OCC

### Residents:

Derek Hedges  
John Knightley  
Adrian Langdale  
Charlie Ross  
Sally-Ann Ross  
Lorna Nicholls  
Flo van Diemen van Thor

### 548/ Apologies for Absence

**2122 RESOLVED** that apologies were received from Cllr Sandy Dallimore, Cllr Nicholas Mawer and Cllr Zoe McLernon.

### 549/ Declarations of Interest

**2122 RESOLVED** that no declarations of interest were received.

### 550/ Declarations of Interest for District & County Councillors

**2122 RESOLVED** that declarations of interest were received from Cllr Lynn Pratt, Cllr Jason Slaymaker, Cllr Les Sibley and Cllr Fraser Webster 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.

### 551/ Minutes of the Planning Meeting

**2122 RESOLVED** that Planning Committee meeting minutes **PL10/2122** held on **Monday 21<sup>st</sup> February 2022** were approved.

**552/ Public Session**

**2122 RESOLVED** that members and residents of Bucknell Parish Council aired their concerns regarding the outline Planning Application number **21/04275/OUT – Part of OS Parcel 8149 Adjacent to Lords Land and South East of Hawkwell Farm, Lords Lane, Bicester.**

A resident of Bicester asked committee what Bicester Town Council plans were for the replacement of appropriate trees and shrubs in Mallards Way.

Cllr Slaymaker informed the resident that discussions will be taking place regarding this in next week's Environment Committee meeting. Officers will respond to the resending following the meeting in due course.

**553/ Updates on large developments and associated issues****2122 5.1 North West Bicester**

Discussions regarding planning application number outline Planning Application number **21/04275/OUT – Part of OS Parcel 8149 Adjacent to Lords Land and South East of Hawkwell Farm, Lords Lane, Bicester** had already taken place earlier in the meeting.

**5.2 Graven Hill**

It was reported that residents of Graven Hill are unhappy with the revised plans based around the new amenity centre.

**5.3 Garden Town**

No report given.

**5.4 Other Business Strategic Sites**

Committee was informed that following a successful site visit to the old Kings Antiques site, officers were disappointed to hear the outcome and permission for 10 flats to be built on the site.

**554/ Planning applications from Cherwell District Council**

**2122 RESOLVED** that Bicester Town Council commented on the following planning applications :

**21/04048/OBL – RESOLVED** that committee has no objection to this planning application.

**22/00045/F – RESOLVED** that committee object to this planning application due to over development of the site and potential parking issues.

**22/00083/F – RESOLVED** that committee has no objection to this planning application.

**22/00352/F – RESOLVED** that committee has no objection to this planning application.

**22/00426/F – RESOLVED** that committee has no objection to this planning application.

**22/00433/F – RESOLVED** that committee object to this planning application due to parking becoming a potential issue.

**22/00458/** that committee has no objection to this planning application.

**22/00459/LB – RESOLVED** that committee has no objection to this planning application.

**22/00491/ADV – RESOLVED** that committee welcome this planning application.

**22/00540/F – RESOLVED** that committee has concerns with this planning application and request a check of ownership of land be made.

**22/00606/F - RESOLVED** that committee has no objection to this planning application.

**22/00669/NMA – RESOLVED** that committee has no objection to this planning application.

**22/0142/LB - RESOLVED** that committee has no objection to this planning application.

**555/ LCWIP**

**2122 RESOLVED** that committee agreed to bring back this agenda item back to a later meeting for discussion with the Chairman of Planning committee.

**556/ Amended plans**

**2122** No amended plans to note.

**557/ Withdrawn plan**

**2122** No withdrawn plans to note.

**558/ Appeal Against Refusal**

**2122 RESOLVED** that committee **NOTED** the appeal against refused plans.

**559/ Refused Plans**

**2122 RESOLVED** that committee **NOTED** the refused plans.

**560/ Notification of planning decisions from Cherwell District Council**

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

**561/ Forward Plan**

**2122 RESOLVED** that committee **REVIEWED** the forward plan.

**562/ Date of Next Meeting**

**2122** Monday 25<sup>th</sup> April 2022 – 7.30pm

## Minutes of the Planning Committee

A meeting of the **Planning Committee** was held on **Tuesday 5th April 2022** at **19:00 hrs** at the **The Chamber Room, Bicester Town Council, The Garth, Launton Road, Bicester, Oxon OX26 6PS.**

### Present:

Cllr Lynn Pratt (Vice-Chairman)  
Cllr Nicholas Mawer  
Cllr Sandy Dallimore  
Cllr Dan Hallett  
Cllr Donna Ford  
Cllr James Metcalf  
Cllr Les Sibley  
Cllr Jason Slaymaker  
Cllr Richard Mould

### In Attendance:

Phil Evans – Town Clerk  
Julie Trinder – Office Administrator  
R Johnson  
J Knightley  
A Langdale  
T J Matthews  
D Robertshaw  
C Penne  
C Ross  
S-A Ross  
Flo van Diemen van Thor

### 578/ Apologies for Absence

**2122 RESOLVED** that apologies were accepted from Cllr Harry Knight, Cllr Zoe McLernon and Cllr Alex Thrupp.

### 579/ Declarations of Interest

**2122 RESOLVED** that no declarations of interest were given.

### 580/ Declarations of Interest for District & County Councillors

**2122 RESOLVED** that declarations of interest were received from Cllr Sandy Dallimore, Cllr Nicholas Mawer, Cllr Richard Mould, Cllr Lynn Pratt, Cllr Jason Slaymaker, 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.

### 581/ Public Session

**2122 RESOLVED** that members and residents of Bucknell Parish Council aired their concerns regarding the outline Planning Application number **21/04275/OUT – Part of OS Parcel 8149 Adjacent to Lords Land and South East of Hawkwell Farm, Lords Lane, Bicester.**

Minutes: PL11a Special Planning: Planning Committee Meeting  
Tuesday 5th April 2022

Page 1 of 2

Signed .....

Dated .....

**582/ Part OS Parcel 8149 Adj Lords Lane and SE of Hawkwell Farm, Lords  
2122 Lane, Bucknell**

**RESOLVED** that Bicester Town Council **RECOMMEND** to the District Council that Planning Application number **21/04275/OUT** be refused for the following reasons:

1. A significant part of the proposed site falls outside the area previously adopted in the local plan. As a result of this there is a substantial danger of coalescence
2. between Bicester and Bucknell. The Town Council has particular concern that the area allotted for the cemetery is on land outside of the current Local Plan, it is outside the current parish boundary and concerns about the proposed access of the site. The new application contains 500 more houses than were required at that site and are also outside the Local Plan

The Town Council is also yet to be convinced that the proposed site is suitable due to concerns over the water table and other environmental considerations.

3. The regrettable removal of funding for the realignment of Howes Lane, means that the proposed development cannot go ahead; in other words, Howes Lane and Lords Lane must be re-aligned before any houses can be built on this site.

The proposed junction at Lords Lane and Germander Way should be traffic light controlled, but, this junction should not be taken in isolation but must be made to work with Oxfordshire County Council's proposed re-development of the junction A4095 and the B4100. The County Council must find the shortfall in funding before this can happen.

4. Bicester Town Council has concerns over the traffic generated by the site on the existing road network. The Town Council regrets the lack of health provisions on the site and notes that soon the only health provision will be on the opposite side of the town.

The Town Council also has concerns about the balance of employment use proposed for the site and noting that we prefer employment sites to have a greater density of jobs per square meter.

**CLOSE OF MEETING: 7:30pm.**

## New Applications Received Between 11/03/2022 and 19/04/2022

Item No :

Ref No :

| <u>Application No</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <u>Date Recd</u> | <u>Case Officer</u> | <u>Applicant Name</u>      | <u>Location</u>                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------|----------------------------|-------------------------------------------------------------------------------------------------|
| <b>New Application</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |                     |                            |                                                                                                 |
| <b>21/00821/F</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 23/03/2022       |                     | Ms Elaine Whittaker        | 8 Avon Crescent<br>Bicester<br>OX26 2LZ                                                         |
| <b>Proposal :</b> Ward: West<br>Proposal: Single storey porch extension to dwelling house.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |                     |                            |                                                                                                 |
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                  |                     |                            |                                                                                                 |
| <b>21/01630/OUT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 05/04/2022       | Caroline Ford       | Firethorn Developments Ltd | Land at NW Bicester<br>Home Farm<br>Lower Farm & SRG2<br>OX26 6RD                               |
| <b>Proposal :</b> Ward: Fringford & Heyford<br>Proposal: Outline planning application for residential development (within Use Class C3), open space provision, access, drainage and all associated works and operations including but not limited to demolition, earthworks, and engineering operations, with the details of appearance, landscaping, layout and scale reserved for later determination.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |                     |                            |                                                                                                 |
| <b>Observations :</b> Bicester Town Council commented that this could be a chance for the developers to use the wild space and ponding to mitigate flooding which currently occurs in this area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |                     |                            |                                                                                                 |
| <b>21/02573/F</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 16/03/2022       | Wayne Campbell      | GG Oxford Investments Ltd  | Waverley House<br>Queens Avenue<br>Bicester<br>OX26 2PY                                         |
| <b>Proposal :</b> Ward: West<br>Proposal: Demolition of existing building and erection of building to form 48 no apartments together with landscaping, car parking, bin stores, secure cycle parking and associated infrastructure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                     |                            |                                                                                                 |
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                  |                     |                            |                                                                                                 |
| <b>21/04158/F</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 16/03/2022       | Ray Deans           | Great Lakes UK Limited     | Land Approx 1 Mile from J9<br>East of M40, Part of M40<br>Through Chesterton Parish<br>OX26 2GD |
| <b>Proposal :</b> Ward: Fringford and Heyfords<br>Proposal: Variation of condition 2 (plans) of 19/02550/F - 1. Alterations to the Family Entertainment Centre including adjustments to the number and type of leisure attractions. 2. Reconfiguration of the Conference Centre orientation and floor plan to consolidate the guest experience and improve internal circulation. 3. General internal spatial co-ordination in line with operational requirements. Generally, this is local to internal layouts but do affect a small number of external door and window positions. 4. Updates to the landscape design proposal as a result of the building footprint changes and reconfiguration of the Conference Centre and fire tender access to the site. 5. Extension of the Porte cochere as a result of shifting the building southwards 3.6m to allow for a larger drop off / set down point for arriving guest vehicles/buses. 6. Waterpark updates including slide and external terrace paving area modifications. The overall height of the waterslide is maintained below the height of the turret which remains as per the consented scheme. 7. Relocation of Great Wolf entrance statue. 8. Roof updates in line with revised roof access strategy. 9. Minor MEP and utility updates across the site. 10. Waste yard ramp dimensions updated with wider radius ramp and integrated vehicular protection zones. |                  |                     |                            |                                                                                                 |
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                  |                     |                            |                                                                                                 |

**New Applications Received Between 11/03/2022 and 19/04/2022**

Item No :

Ref No :

| <u>Application No</u> | <u>Date Recd</u> | <u>Case Officer</u> | <u>Applicant Name</u> | <u>Location</u>                           |
|-----------------------|------------------|---------------------|-----------------------|-------------------------------------------|
| <b>21/04190/F</b>     | 23/03/2022       | Emma Whitely        | Mr and Mrs R Magara   | 61 Lucerne Avenue<br>Bicester<br>OX26 3EG |

**Proposal :** Ward: North

Proposal: Two storey rear extension, conversion of garage to habitable accommodation and associated internal and external works.

**Observations :**

|                     |            |               |                            |                                                                            |
|---------------------|------------|---------------|----------------------------|----------------------------------------------------------------------------|
| <b>21/04275/OUT</b> | 29/03/2022 | Caroline Ford | Hallam Land Management Ltd | Part OS Parcel 8149<br>Ajd Lords Lane & SE<br>of Hawkwell Farm, Lords Lane |
|---------------------|------------|---------------|----------------------------|----------------------------------------------------------------------------|

**Proposal :** Ward: Fringford And Heyfords

Proposal: OUTLINE - with all matters reserved except for Access - Mixed Use Development of up to 3,100 dwellings (including extra care); residential and care accommodation(C2); mixed use local centre (comprising commercial, business and service uses, residential uses, C2 uses, local community uses (F2(a) and F2(b)), hot food takeaways, public house, wine bar); employment area (B2, B8, E(g)); learning and non-residential institutions (Class F1) including primary school (plus land to allow extension of existing Gagle Brook primary school); green Infrastructure including formal (including playing fields) and informal open space, allotments, landscape, biodiversity and amenity space; burial ground; play space (including Neaps/Leaps/MUGA); changing facilities; ground mounted photovoltaic arrays; sustainable drainage systems; movement network comprising new highway, cycle and pedestrian routes and access from highway network; car parking; infrastructure (including utilities); engineering works (including ground modelling); demolition.

**Observations :** RESOLVED that Bicester Town Council RECOMMEND to the District Council that Planning Application number 21/04275/OUT be refused for the following reasons:

1. A significant part of the proposed site falls outside the area previously adopted in the local plan. As a result of this there is a substantial danger of coalescence
2. between Bicester and Bucknell. The Town Council has particular concern that the area allotted for the cemetery is on land outside of the current Local Plan, it is outside the current parish boundary and concerns about the proposed access of the site. The new application contains 500 more houses than were required at that site and are also outside the Local Plan. The Town Council is also yet to be convinced that the proposed site is suitable due to concerns over the water table and other environmental considerations.
3. The regrettable removal of funding for the realignment of Howes Land, means that the proposed development cannot go ahead; in other words, Howes Lane and Lords Lane must be re-aligned before any houses can be built on this site. The proposed junction at Lords Lane and Germander Way should be traffic light controlled, but, this junction should not be taken in isolation but must be made to work with Oxfordshire County Council's proposed re-development of the junction A4095 and the B4100. The County Council must find the shortfall in funding before this can happen.
4. Bicester Town Council has concerns over the traffic generated by the site on the existing road network. The Town Council regrets the lack of health provisions on the site and notes that soon the only health provision will be on the opposite side of the town.

The Town Council also has concerns about the balance of employment use proposed for the site and noting that we prefer employment sites to have a greater density of jobs per square meter.

## New Applications Received Between 11/03/2022 and 19/04/2022

Item No :

Ref No :

| <u>Application No</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <u>Date Recd</u> | <u>Case Officer</u> | <u>Applicant Name</u>   | <u>Location</u>                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------|-------------------------|------------------------------------------------------------------|
| <b>22/00059/LB</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 13/04/2022       | Catherine Harker    | Mrs Caroline Holdsworth | Old Manor House<br>16 Kings End<br>Bicester<br>OX26 6DT          |
| <b>Proposal :</b> Ward: East<br>Proposal: Alterations to bathroom facilities upstairs. Relocation of a downstairs family shower room to upstairs.                                                                                                                                                                                                                                                                                                                                   |                  |                     |                         |                                                                  |
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |                     |                         |                                                                  |
| <b>22/00333/F</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 16/03/2022       | Dale Jones          | Mr & Mrs Pittaway       | 4 Campion Place<br>Bicester<br>OX26 3EH                          |
| <b>Proposal :</b> Ward: North<br>Proposal: Single storey rear extension and insertion of side window and door (resubmission of 21/02608/F),                                                                                                                                                                                                                                                                                                                                         |                  |                     |                         |                                                                  |
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |                     |                         |                                                                  |
| <b>22/00383/F</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 16/03/2022       | Dale Jones          | Mrs Nada White          | Four Winds<br>Banbury Road<br>Bicester<br>OX26 2HH               |
| <b>Proposal :</b> Ward: West<br>Proposal: Rear extension to provide 3 flats. Demolish existing garage. Alter existing access to Banbury Road.                                                                                                                                                                                                                                                                                                                                       |                  |                     |                         |                                                                  |
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |                     |                         |                                                                  |
| <b>22/00570/F</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 16/03/2022       | Jordan Campbell     | Mr Maruf Miah           | 3 Welland Croft<br>Bicester<br>OX26 2GD                          |
| <b>Proposal :</b> Ward: West<br>Proposal: Side single storey extension.                                                                                                                                                                                                                                                                                                                                                                                                             |                  |                     |                         |                                                                  |
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |                     |                         |                                                                  |
| <b>22/00601/CDC</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 23/03/2022       | Emma Whitley        | Kim Swallowe            | 2, 4 and 6 Priory Mews<br>Old Place Yard<br>Bicester<br>OX26 6AU |
| <b>Proposal :</b> Ward: South<br>Proposal: RETROSPECTIVE - Adaptation to Eastern boundary to improve privacy for both residents and neighbours. The existing boundary consists of two limestone walls that sit either side of a taller timber fence. The proposal seeks to retain the existing limestone walls but to increase the height of these by attaching new, higher quality timber panels together with the removal and replacement of the existing fence section to match. |                  |                     |                         |                                                                  |
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |                     |                         |                                                                  |
| <b>22/00643/F</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 16/03/2022       | Jordan Campbell     | Mr Neil Thompson        | 47 Churchill Road<br>Bicester<br>OX26 4UW                        |
| <b>Proposal :</b> Ward: East<br>Proposal: Single storey rear extension. Render finish to the existing house.                                                                                                                                                                                                                                                                                                                                                                        |                  |                     |                         |                                                                  |

## New Applications Received Between 11/03/2022 and 19/04/2022

Item No :

Ref No :

| <u>Application No</u>                                                                                                                               | <u>Date Recd</u> | <u>Case Officer</u> | <u>Applicant Name</u> | <u>Location</u>                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------|-----------------------|-----------------------------------------------|
| <b>Observations :</b>                                                                                                                               |                  |                     |                       |                                               |
| <b>22/00646/LB</b>                                                                                                                                  | 16/03/2022       |                     | Green King Ltd        | Kings Arms Hotel<br>40 Market Square          |
| <b>Proposal :</b> Ward: South<br>Proposal: Repairs and reinstatement of existing dilapidated outbuilding.                                           |                  |                     |                       |                                               |
| <b>Observations :</b>                                                                                                                               |                  |                     |                       |                                               |
| <b>22/00647/ADV</b>                                                                                                                                 | 16/03/2022       |                     | Network Rail          | Network Rail Land<br>Launton Road<br>Bicester |
| <b>Proposal :</b> Ward: East<br>Proposal: Application to upgrade existing advertisement billboard to a digital LED advertisement.                   |                  |                     |                       |                                               |
| <b>Observations :</b>                                                                                                                               |                  |                     |                       |                                               |
| <b>22/00680/F</b>                                                                                                                                   | 13/04/2022       | Tomaz Akhter        | Mr Ian Davis          | 11 Croxton Square<br>Bicester<br>OX26 1FD     |
| <b>Proposal :</b> Ward: South<br>Proposal: Single storey rear extension.                                                                            |                  |                     |                       |                                               |
| <b>Observations :</b>                                                                                                                               |                  |                     |                       |                                               |
| <b>22/00681/F</b>                                                                                                                                   | 16/03/2022       |                     | Mr & Mrs A Hayes      | 26 Grebe Road<br>Bicester<br>OX26 6EL         |
| <b>Proposal :</b> Ward: South<br>Proposal: Single storey rear extension and insertion of side window and door (resubmission of 21/02608/F).         |                  |                     |                       |                                               |
| <b>Observations :</b>                                                                                                                               |                  |                     |                       |                                               |
| <b>22/00699/F</b>                                                                                                                                   | 16/03/2022       |                     | Mr & Mrs Fill         | 3 Draymans' Croft<br>Bicester<br>OX26 6EA     |
| <b>Proposal :</b> Ward: East<br>Proposal: Proposed removal of existing conservatory and replacement with new extension to the side of the property. |                  |                     |                       |                                               |
| <b>Observations :</b>                                                                                                                               |                  |                     |                       |                                               |
| <b>22/00721/F</b>                                                                                                                                   | 23/03/2022       |                     | D & A Harvey & Withey | 2 East Street<br>Bicester<br>OX26 2EX         |
| <b>Proposal :</b> Ward: West<br>Proposal: Front and rear single storey extensions.                                                                  |                  |                     |                       |                                               |
| <b>Observations :</b>                                                                                                                               |                  |                     |                       |                                               |
| <b>22/00729/F</b>                                                                                                                                   | 23/03/2022       |                     | Hegarty               | 2 Priory Close<br>Bicester<br>OX26 6AB        |
| <b>Proposal :</b> Ward: South                                                                                                                       |                  |                     |                       |                                               |

## New Applications Received Between 11/03/2022 and 19/04/2022

Item No :

Ref No :

| <u>Application No</u>                                                                                                                                                                                                                                                                              | <u>Date Recd</u> | <u>Case Officer</u> | <u>Applicant Name</u> | <u>Location</u>                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------|-----------------------|-------------------------------------------------|
| <p>Proposal: Garage conversion to provide ground floor accessible WC/shower and bedroom plus associated alterations involving accessible front entrance door. Garage doors to be replaced with windows.</p> <p><b>Observations :</b></p>                                                           |                  |                     |                       |                                                 |
| 22/00732/F                                                                                                                                                                                                                                                                                         | 16/03/2022       |                     | D & A Harvey & Withey | 2 East Street<br>Bicester<br>OX26 2EX           |
| <p><b>Proposal :</b> Ward: West<br/>Proposal: Single storey rear extension.</p> <p><b>Observations :</b></p>                                                                                                                                                                                       |                  |                     |                       |                                                 |
| 22/00742/F                                                                                                                                                                                                                                                                                         | 14/04/2022       | Hansah Iqbal        | Mr & Mrs Philip Baker | 35 Partridge Close<br>Bicester<br>OX26 6XF      |
| <p><b>Proposal :</b> Ward: South<br/>Proposal: Two storey rear extension to existing dwelling with associated minor alterations.</p> <p><b>Observations :</b></p>                                                                                                                                  |                  |                     |                       |                                                 |
| 22/00775/TPO                                                                                                                                                                                                                                                                                       | 23/03/2022       |                     | Ms Richards           | 19 Lodge Close<br>Bicester<br>OX26 3TE          |
| <p><b>Proposal :</b> Ward: North<br/>Proposal: T1 (Sycamore) - Crown reduce the lower canopy south by 3m and the mid canopy south by 2m to reshape. Crown clean/thin into the upper canopy south to balance the overall appearance, removing up to 15% leaf area.</p> <p><b>Observations :</b></p> |                  |                     |                       |                                                 |
| 22/00800/CLUE                                                                                                                                                                                                                                                                                      | 13/04/2022       |                     | Antonina Nieson       | 8 The Crescent<br>Bicester<br>OX26 2EU          |
| <p><b>Proposal :</b> Ward: West<br/>Proposal: Certificate of Lawfulness Existing - Creaction of an outbuilding for recreational use.</p> <p><b>Observations :</b></p>                                                                                                                              |                  |                     |                       |                                                 |
| 22/00812/TCA                                                                                                                                                                                                                                                                                       | 23/03/2022       | Carolie Morrey      | Mr Jon Tremlett       | The Willows<br>Causeway<br>Bicester<br>OX26 6DY |
| <p><b>Proposal :</b> Ward: South<br/>Proposal: T1 x Silver Birch - Reduce the height down by 4 metres and reduce the sides by 2 metres leaving a balanced appearance.</p> <p><b>Observations :</b></p>                                                                                             |                  |                     |                       |                                                 |
| 22/00818/CLUE                                                                                                                                                                                                                                                                                      | 23/03/2022       |                     | Mr Rick Henstridge    | 26 Scampton Close<br>Bicester<br>OX26 4FF       |
| <p><b>Proposal :</b> Ward: East<br/>Proposal: Certificate of Lawfulness for the Existing Use of a new single storey extension to rear of property. It will be used as a Kitchen/diner and a utility room. It will have a flat roof with</p>                                                        |                  |                     |                       |                                                 |

## New Applications Received Between 11/03/2022 and 19/04/2022

Item No :

Ref No :

| <u>Application No</u> | <u>Date Recd</u> | <u>Case Officer</u> | <u>Applicant Name</u> | <u>Location</u> |
|-----------------------|------------------|---------------------|-----------------------|-----------------|
|-----------------------|------------------|---------------------|-----------------------|-----------------|

rooflight. We would also like to add 2 windows to the north elevation to give light to the living room once the extension is in place. These will be at high level and privacy glass will be used.

**Observations :****22/00819/LB**

13/04/2022

Mr &amp; Mrs Holdsworth

Old Manor House  
16 Kings End  
Bicester  
OX26 6DT

**Proposal :** Ward: East

Proposal: Following a fire internally, the property is to be reinstated to its previous condition. The main staircase is to be renewed either in part or its entirety, depending on an assessment of its condition following the fire. A lath and plaster wall, which encloses the main staircase from the utility room is to be reconstructed. 3 no internal timber doors are to be renewed, inclusive of frames and architraves. The ceiling is to be repaired. Timber skirtings are to be repaired. Single glazing above internal door openings are to be replaced as these were destroyed during the fire.

**Observations :****22/00823/F**

23/03/2022

Mr Ian Boshier

50 King End  
Bicester  
OX26 2AD

**Proposal :** Ward: West

Proposal: Dropped curb vehicle access from a lay-by on main road (Resubmission of 21/00961/F).

**Observations :****22/00835/F**

13/04/2022

Mr Mark Goulding

Units D1, Graven Hill  
Circular Road  
Ambrosden

**Proposal :** Ward: South

Proposal: Demolition of existing buildings and structures at the site and provision of a bat barn..

**Observations :****22/00842/F**

13/04/2022

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. (follow-up to 22/00087/F).

**Observations :****22/00843/F**

13/04/2022

Mr Kwan Leung

1 Orchid Close  
Bicester  
OX26 3WT

**Proposal :** Ward: North

Proposal: Single storey side / front extension.

**Observations :**

## New Applications Received Between 11/03/2022 and 19/04/2022

Item No :

Ref No :

| <u>Application No</u>                                                                                                                                                                                                                                                                                                           | <u>Date Recd</u> | <u>Case Officer</u> | <u>Applicant Name</u>      | <u>Location</u>                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------|----------------------------|----------------------------------------------------------------------|
| <b>22/00853/REM</b>                                                                                                                                                                                                                                                                                                             | 13/04/2022       |                     | Mr Michael Pooley          | Plot 565<br>Graven Hill Road<br>Ambrosden                            |
| <b>Proposal :</b> Ward: South<br>Proposal: Reserved Matters to 19/00937/OUT - construction of a 3-bed detached residential dwelling on Plot 565 of the Graven Hill development site.                                                                                                                                            |                  |                     |                            |                                                                      |
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                           |                  |                     |                            |                                                                      |
| <b>22/00876/F</b>                                                                                                                                                                                                                                                                                                               | 13/04/2022       |                     | Mr Juraj Bugar             | 28 Lerwick Croft<br>Bicester<br>OX26 4XL                             |
| <b>Proposal :</b> Ward: East<br>Proposal: Single storey side extension.                                                                                                                                                                                                                                                         |                  |                     |                            |                                                                      |
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                           |                  |                     |                            |                                                                      |
| <b>22/00897/F</b>                                                                                                                                                                                                                                                                                                               | 13/04/2022       |                     | Gordon                     | Blue Cross Warehouse<br>Victoria Road<br>Bicester<br>OX26 6LG        |
| <b>Proposal :</b> Ward: East<br>Proposal: Existing asbestos clad roof to be replaced with a pre-fab metal finish roof system. Change of Use from Class B8 to Class E. Replacing double metal door unit on the North elevation with a glazed double door unit, with protective metal roller shutter. New door on West Elevation. |                  |                     |                            |                                                                      |
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                           |                  |                     |                            |                                                                      |
| <b>22/00910/F</b>                                                                                                                                                                                                                                                                                                               | 13/04/2022       |                     | City Plumbing Supplies Ltd | Unit 1.2, Launton Trade Park<br>Launton Road<br>Bicester<br>OX26 4AG |
| <b>Proposal :</b> Ward: East<br>Proposal: Single storey rear extension.                                                                                                                                                                                                                                                         |                  |                     |                            |                                                                      |
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                           |                  |                     |                            |                                                                      |
| <b>22/00918/REM</b>                                                                                                                                                                                                                                                                                                             | 13/04/2022       |                     | Mr Jiwan Thinju            | Plot 566<br>Graven Hill Road<br>Ambrosden<br>OX25                    |
| <b>Proposal :</b> Ward: South<br>Proposal: Reserved Matters application to 21/03749/F - self-build plot, 4-bedroom detached dwelling on plot 566 of the Graven Hill Development site.                                                                                                                                           |                  |                     |                            |                                                                      |
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                           |                  |                     |                            |                                                                      |
| <b>22/00921/NMA</b>                                                                                                                                                                                                                                                                                                             | 13/04/2022       | Rebekah Morgan      | Grave Hill DevCo           | 2-8 Chadwick Place<br>Ambrosden<br>Bicester<br>OX25 2BG              |
| <b>Proposal :</b> Ward: South<br>Proposal: Non-material amendment to 21/02326/REM - Turnberry Multi are proposed to replace the approved Zinnia (plots 136-139).                                                                                                                                                                |                  |                     |                            |                                                                      |

## New Applications Received Between 11/03/2022 and 19/04/2022

Item No :

Ref No :

| <u>Application No</u>                                                                                                                                                                                                                                                                                                       | <u>Date Recd</u> | <u>Case Officer</u> | <u>Applicant Name</u>     | <u>Location</u>                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------|---------------------------|--------------------------------------------------------------------------------------|
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                       |                  |                     |                           |                                                                                      |
| <b>22/00922/NMA</b>                                                                                                                                                                                                                                                                                                         | 13/04/2022       | Rebekah Morgan      | Graven Hill DevCo         | 30 Read Place<br>Ambrosden<br>Bicester<br>OX25 2BH                                   |
| <b>Proposal :</b> Ward: South<br>Proposal: Non-material amendment to 21/02621/REM - Heritage Multi are proposed to replace the approved Old Saxon,                                                                                                                                                                          |                  |                     |                           |                                                                                      |
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                       |                  |                     |                           |                                                                                      |
| <b>22/00923/F</b>                                                                                                                                                                                                                                                                                                           | 13/04/2022       |                     | Mr Adrian Unitt           | Trinity House West<br>Graven Hill Road<br>Ambrosden                                  |
| <b>Proposal :</b> Ward: South<br>Proposal: Proposed shop fronts.                                                                                                                                                                                                                                                            |                  |                     |                           |                                                                                      |
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                       |                  |                     |                           |                                                                                      |
| <b>22/00926/F</b>                                                                                                                                                                                                                                                                                                           | 13/04/2022       |                     | Mr & Mrs Ayres            | 51 Shearwater Drive<br>Bicester<br>OX26 6YR                                          |
| <b>Proposal :</b> Ward: South<br>Proposal: Single storey rear extension.                                                                                                                                                                                                                                                    |                  |                     |                           |                                                                                      |
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                       |                  |                     |                           |                                                                                      |
| <b>22/00935/F</b>                                                                                                                                                                                                                                                                                                           | 13/04/2022       |                     | Mr & Mrs Mortiboys        | 6 Wellington Close<br>Bicester<br>OX26 4TQ                                           |
| <b>Proposal :</b> Ward: East<br>Proposal: Rear and wrap-around single level side extension, re-modelling and proposed replacement new roof to the garage; partial garage conversion - re-submission of 21/02643/F                                                                                                           |                  |                     |                           |                                                                                      |
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                       |                  |                     |                           |                                                                                      |
| <b>22/00956/F</b>                                                                                                                                                                                                                                                                                                           | 13/04/2022       |                     | CALA Homes (Midlands) Ltd | Parcel 1, Phase 2<br>SW Bicester Parcel 7849<br>North of Whitelands Farm Adj<br>OX25 |
| <b>Proposal :</b> Ward: South<br>Proposal: Lighting scheme to a car park, serving plots 32-49 of approved development for 247 dwellings in Bicester, Kingsmere (reference for approved development 18/00647/REM). Lighting scheme, if approved, will be within private land maintained by the management company appointed. |                  |                     |                           |                                                                                      |
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                       |                  |                     |                           |                                                                                      |
| <b>22/01007/REM</b>                                                                                                                                                                                                                                                                                                         | 13/04/2022       |                     | Ms Su-Yina Farmer         | Plot 569, Phase 3A & 3B<br>Zone 3, Graven Hill Road<br>Ambrosden                     |
| <b>Proposal :</b> Ward: South<br>Proposal: Reserved matters application to 19/00937/OUT - self-build plot, 3-bedroom detached dwelling on plot 569 of the Graven Hill Development site.                                                                                                                                     |                  |                     |                           |                                                                                      |

## New Applications Received Between 11/03/2022 and 19/04/2022

Item No :

Ref No :

| <u>Application No</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <u>Date Recd</u> | <u>Case Officer</u> | <u>Applicant Name</u> | <u>Location</u>                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------|-----------------------|----------------------------------------------------------------------------------|
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |                     |                       |                                                                                  |
| <b>22/01008/REM</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 13/04/2022       |                     | Mr Paul Dhanji        | Plot 575<br>Phase 3A and 3B Zone 3                                               |
| <b>Proposal :</b> Ward: South<br>Proposal: Reserved matters application to 19/00937/OUT - self-build plot, 3-bedroom detached dwelling on plot 575 of the Graven Hill Development site.                                                                                                                                                                                                                                                                                                                                                     |                  |                     |                       |                                                                                  |
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |                     |                       |                                                                                  |
| <b>22/01015/F</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 13/04/2022       |                     | Mr Shravesh Patel     | 7 Tayberry Close<br>Bicester<br>OX27 8AU                                         |
| <b>Proposal :</b> Ward: North<br>Proposal: Single storey rear extension.                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |                     |                       |                                                                                  |
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |                     |                       |                                                                                  |
| <b>22/014070/SCOP</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 19/04/2022       | Caroline Ford       | A2 Dominion           | Land Adj to Bicester Rd<br>& South West of Avonbury<br>Business Park, Howes Lane |
| <b>Proposal :</b> Ward: North<br>Proposal: Scoping Opinion - Environmental Impact Assessment in accordance with Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 to provide residential dwellings (Class C3), commercial and leisure floor space (Class E), social and community facilities and education provision (Class F). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes and associated infrastructure. |                  |                     |                       |                                                                                  |
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |                     |                       |                                                                                  |
| <b>22/0933/REM</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 13/04/2022       |                     | Ms Fiona Cohn         | Plot 562, Phase 3A and 3B<br>Zone 3, Graven Hill Road<br>Ambrosden               |
| <b>Proposal :</b> Ward: South<br>Proposal: Reserved Matters application to 21/03749/F - self-build plot, 5-bedroom detached dwelling on plot 562 of the Graven Hill Development site.                                                                                                                                                                                                                                                                                                                                                       |                  |                     |                       |                                                                                  |
| <b>Observations :</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |                     |                       |                                                                                  |
| <b>Applications Received :- 46</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |                     |                       |                                                                                  |

## Appeal Decision

Site visit made on 29 March 2022

by **David Murray** BA (Hons) DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31 March 2022

**Appeal Ref: APP/C3105/D/21/3289695**

**62 Mallards Way, Bicester, Oxon, OX26 6WT.**

- 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 Mrs N Roberts against the decision of Cherwell District Council.
- The application Ref. 21/02867/F, dated 18 August 2021, was refused by notice dated 29 November 2021.
- The development proposed is the erection of a timber pergola (retrospective).

### Decision

1. The appeal is allowed and planning permission is granted for the erection of a timber pergola at 62 Mallards Way, Bicester, Oxon, OX26 6WT, in accordance with the terms of the application Ref. 21/02867/F, dated 18 August 2021, and the plans submitted with it. This permission is not subject to any conditions.

### Main Issue

2. The main issue is the effect on the character and appearance of the area.

### Reasons

3. The appeal site comprises a detached two storey house which fronts Mallards Way but the side garden runs alongside an access to a small cul-de-sac of houses to the rear and there is a 2m high stone wall along this side of the curtilage. The timber pergola extends to about 8m long and internally is about 2.5m high and so about 0.7m of the structure is seen above the wall from outside of the site.
4. Most of the visual impact of the timber pergola is screened from the public realm by the side wall and the wooden framework that projects above the wall is not obtrusive or at odds with the fabric and appearance of this residential estate. The wooden structure is used as a climbing frame for plants and it has a simple and well considered open design. Both of the factors contribute to the residential character of the area rather than detract from it. The pergola is also sited away from the curtilage of any other property and it does not cause overshadowing or a loss of amenity.
5. I find that the pergola meets the requirements on design matters set out in Local Plan Policy ESD15, the saved local policies mentioned, as well as the general guidance in the National Planning Policy Framework on achieving well designed places, and this accordance is not outweighed by any other factor. The appeal should therefore be allowed.

6. The Council requests a condition that the pergola is erected in accordance with the submitted plans but as it already has been this condition is not necessary.

*David Murray*

INSPECTOR

## NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

### Minute Ref

Mon 25 April 2022

### District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

### GRANTED PLANNING PERMISSIONS

|              |                            |                           |
|--------------|----------------------------|---------------------------|
| 21/03301/F   | Approved (With conditions) | 4-8 North Street          |
| 22/00065/LB  | Approved (With conditions) | Clifton Villa             |
| 22/00073/F   | Approved (With conditions) | 19 Stratford Way          |
| 22/00095/F   | Approved (With conditions) | Unit Ey1, Pionner Square  |
| 22/00096/ADV | Approved (With conditions) | Unit Ey1, Pioneer Square  |
| 22/00114/F   | Approved (With conditions) | 64 North Street           |
| 22/00160/F   | Approved (With conditions) | 26 Reedmace Road          |
| 22/00219/F   | Approved (With conditions) | Longfields Primary School |
| 22/00277/TPO | Approved (With conditions) | The New Coach House       |
| 22/00321/F   | Approved (With conditions) | 37 Oxlips Leyes           |
| 22/00326/F   | Approved (With conditions) | 8 Wenlock Drive           |
| 22/00343/F   | Approved (With conditions) | 61 Longfields             |
| 22/00352/F   | Approved (With conditions) | 24 Victoria Court         |
| 22/00426/F   | Approved (With conditions) | 79 Barry Avenue           |
| 22/00433/F   | Approved (With conditions) | 52 Fair Close             |
| 22/00466/ADV | Approved (With conditions) | 128 Churchill Road        |

### REFUSED PLANNING PERMISSIONS

|            |         |               |
|------------|---------|---------------|
| 22/00083/F | Refused | 23 Maple Road |
|------------|---------|---------------|

**BICESTER TOWN COUNCIL  
PLANNING COMMITTEE FORWARD PLAN**

Monday 25<sup>th</sup> April 2022

***Date/ Item/ Comment***

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