

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.**

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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.