

Bicester Town Council



BICESTER
TOWN COUNCIL

Planning Committee Meeting

Ref: PL12/2021

Tuesday 20th April 2021 at 19:30hrs by Zoom (please see Agenda for login details)

Circulation: Town Mayor - Councillor Jason Slaymaker

Members:

Cllr Nick Mawer – **Chairman**, Cllr Lynn Pratt – **Vice Chairman**, Cllr Nick Cotter, Cllr Dan Hallett, Cllr Harry Knight, Cllr Zoe McLernon, Cllr James Metcalf, Cllr Richard Mould, Cllr Robert Nixon, Cllr Les Sibley, Cllr Jason Slaymaker

Other Circulation, Substitute Members:

Cllr Dan Sames, Cllr Alex Thrupp, Cllr Fraser Webster

Other Circulation:

Cllr John Broad – CDC, Cllr Lawrie Stratford – OCC, Cllr Michael Waine – OCC, Cllr Tom Wallis – CDC, Cllr Lucinda Wing – CDC



Council Offices, The Garth,
Launton Road,
Bicester,
Oxon. OX2 6PS
Telephone: 01869 252915
Email: enquiries@bicester.gov.uk
www.bicester.gov.uk

Tuesday 13th April 2021

Sir/ Madam

A meeting of the **Planning Committee** will be held on **Tuesday 20th April 2021 at 19:30hrs** on Zoom.

In line with the Coronavirus Act 2020 and subsequent regulations governing local authorities' meetings, the Council will be holding this meeting via the online video conference facility, Zoom.

<https://us02web.zoom.us/j/84040511941?pwd=dmsvZzhXZGNnRW5XbEd1VkNNcjdDdz09>

Meeting ID: 840 4051 1941

Password: (to ensure online security it is recommended that meeting passwords are not publicised and are given directly to those intending to attend the meeting. Please therefore email enquiries@bicester.gov.uk for the password at least 24 hours before the scheduled meeting date). Telephone number to join by audio only: 0203 051 2874 (you will be prompted to enter the meeting ID and password before joining the meeting).

Phil Evans
Service Manager

Agenda

All Council Meetings are open to the public and press, unless otherwise stated.

1. Apologies for Absence

To consider apologies and reasons for absence. Committee members who are unable to attend the meeting should notify Bicester Town Council (enquiries@bicester.gov.uk) prior to the meeting, stating the reason for absence.

2. Declarations of Interest

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

2.2 Declarations of Interest for District & County Councillors

District Councillors and County Councillors on this Planning Committee will make their comments and decisions based upon information available at the time of the Meeting. It is accepted that District and County Councillors may come to different decisions in the light of more information being made available at District or County Planning Meetings.

3. Minutes of the Planning Meeting

To confirm the **MINUTES** and **RESOLUTIONS** of the following Planning meeting:
PL11/2021 – Monday 15th March 2021.

4. Public Session

In accordance with Standing Orders 1 d-f, members of the public may make representations, ask questions and give evidence in respect of any item of business included in the agenda.

Time allocated shall not exceed 10 minutes. No member shall speak for more than 2 minutes.

5. Updates on large developments and associated issues

5.1 North West Bicester

5.2 Graven Hill

5.3 Garden Town

5.4 Other business strategic sites

6. Consultations

None to report.

7. Planning applications from Cherwell District Council

Committee is asked to consider and comment on the attached list of applications.

Members are advised that the full planning applications are available for inspection on the Cherwell District Council website.

8. Amended plans

None to report.

9. Withdrawn plan

Committee is asked to note the following withdrawn plans:

21/00159/F – Two storey side and front extension, new front 1m high gate and fence – re-submission of 20/02583/F – 11 Ravencroft, Bicester.

21/00312/ADV – The proposal is to install a dual aspect non-illuminated sign to advertise the College's presence. The sign will be installed on the grass area in front of the building along Churchill Road. It will be a dual aspect sign to ensure visibility from both directions due to the shape of the building – Abingdon and Witney College, 126 Churchill Road, Bicester.

10. Appeal against refusal

Committee is asked to note the appeal against refusal:

19/00934/F - Change of Use of Agricultural land and extension of the existing Bicester Sports Association facilities for enhanced sports facilities including relocation and reorientation of existing pitches and archery zone, 2 No training pitches with floodlighting, 2 No match pitches, new flexible sports pitch, new rugby training grids, new clubhouse with events space, new rifle and shooting range, cricket scorers building, storage and maintenance buildings and provision of associated car parking, amended access, landscaping and other associated works.

11. Notification of planning decisions from Cherwell District Council

Committee is asked to review the attached planning decisions.

12. Forward plan

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

13. Date of next Meeting

Tuesday 11th May 2021 – 7pm

Minutes of the Planning Committee Meeting

A meeting of the **Bicester Town Council Planning Committee** was held on **Monday 15th March 2021** at **19:00hrs** on **Zoom**.

Present:

Cllr Nick Mawer – Chairman
Cllr Lynn Pratt – Vice Chairman
Cllr Dan Hallett
Cllr Harry Knight
Cllr Zoe McLernon
Cllr James Metcalf
Cllr Robert Nixon
Cllr Les Sibley

In Attendance:

Phil Evans – Service Manager
Julie Trinder – Administration Officer
Cllr John Broad – CDC

Resident:

Donna Ford
Mr and Mrs Simms
Paul Troop

1. 371/2021 Apologies for Absence

RESOLVED that apologies were received from Cllr Richard Mould, Cllr Jason Slaymaker and Samantha Shippen – Chief Officer.

2. 372/2021 Declarations of Interest

2.1 RESOLVED that no declarations of interest were received.

2.2 Declarations of Interest for District & County Councillors

RESOLVED that Cllr Nick Mawer, Cllr Lynn Pratt and Cllr Les Sibley District Councillors and County Councillor 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. 373/2021 Minutes of Planning Committee

RESOLVED to confirm the minutes of the Planning Committee meeting **PL010/2021** held on **Monday 8th February 2021 to be signed at a later date.**

4. 374/2021 Public Session

4.1 Residents strongly object to this submission and aired their concerns with application number **21/00178/F** - 70 Windmill Avenue, Bicester OX26 3DZ. Bicester Town Councillors support the residents' concerns regarding the following:

- over development of front of site
- out of character with property and buildings in the avenue
- out of keeping with street scene
- loss of light
- setting a precedent within the neighbourhood
- effect on dual access of driveway

Bicester Town Council members to bring application before Cherwell District Council Planning Committee.

4.2 Cherwell District Councillor John Broad expressed his disappointment regarding the number of trees that have been cut down to offset roundabout on the A41. Cllr Broad stated that if the roundabout had now been offset, then the trees would not have been cut down.

4.3 A resident of Graven Hill addressed the Committee asking for Bicester Town Council to recognise the need for a provision for cycling and walking routes to Bicester Village. Bicester Town Council support this request and will outline this comment with their response to Bicester Village application numbers **21/00266/F, 21/00267/F, 21/00268/F, 21/00271/F, 21/00272/F, 21/00273** and **21/00274.**

5. 375/2021 Updates on Large Developments and Associated Issues

5.1 North West Bicester

Chairman reported that a second phase of housing being developed next to North West Bicester has begun. Land not being developed by A2 Dominion.

5.2 Graven Hill

Nothing to report.

5.3 Garden Town

Nothing to report.

5.4 Other Business Strategies Sites

- Building works by Wyevalle of the gym and offices under way.
- An invitation to attend a consultation on 19th March regarding the A41 has been sent to all North Ward residents.
- Works scheduled for Easter weekend at 'Ten-Ten' bridge still going ahead.

6. 376/2021 Consultations

RESOLVED no consultations to note.

7. 377/2021 Planning applications from Cherwell District Council

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

20/03483/F – Bicester Town Council welcome this application bringing more sustainable living to the town centre.

20/03656/F – Bicester Town Council has no objection to this application.

21/00238/F – Bicester Town Council has no objection to this application.

21/00071/F – Bicester Town Council has no objection to this application.

21/00082/F – Bicester Town Council has no objection to this application.

21/00136/F – Bicester Town Council has concerns with the proposed flat roof with this application.

21/00159/F – Bicester Town Council has no objection to this application.

21/00178/F Bicester Town Council strongly object to this application due to overdevelopment and the potential impact on neighbouring properties; it is not in keeping with the current street scene; loss of light impacting on neighbours; setting a precedent within the neighbourhood. Concern was also expressed with dual access of driveway.

21/00197/F – Bicester Town Council has no objection to this application.

21/00228/F – Bicester Town Council has no objection to this application.

21/00229/F – Bicester Town Council welcome this application through its increase in renewable energy in the town.

21/00239/F – Bicester Town Council has no objection to this application.

21/00266/F, 21/00267/F, 21/00268/F, 21/00271/F, 21/00272/F, 221/00273 and 21/00274

RESOLVED that Bicester Town Council has no objection to these applications in principal but believes Bicester Village should seek to make provisions for a cycling and pedestrian route from Graven Hill to the shopping outlet.

21/00270/F – Bicester Town Council strongly object to this application due to overdevelopment and the potential impact on neighbouring properties.

Cllr Nick Mawer declared an interest in this application.

21/00313/ADV – Bicester Town Council welcomes this application.

21/00314/F – Bicester Town Council welcomes this application.

21/00321/F – Bicester Town Council has no objection to this application.

21/00325/F – Bicester Town Council has no objection to this application.

21/00332/F – Bicester Town Council strongly object to this application due to overdevelopment and the potential impact on neighbouring properties. Concern has also been expressed with the loss of parking and the property being on a local bus route with the potential of this property becoming an HMO.

Cllr Mawer and the Chairman of Policy to liaise with CDC officers for a policy and guidance as to what is permissible regarding the development of HMO's.

21/00333/F, 21/00334/LB – Bicester Town Council welcomes the application due to energy and efficiency to the building but must ensure this is acceptable with Listed Building rules.

21/00409/F – Bicester Town Council has no objection to this application.

21/00417/F – Bicester Town Council has no objection to this application.



BICESTER
TOWN COUNCIL

PL11/2021

21/00418/F – Bicester Town Council welcomes this application. Councillors to make applicant aware of Disabled Facility grant.

21/00460/F – Bicester Town Council has no objection to this application.

21/00492/LB – Bicester Town Council has no objection to this application.

21/00555/F – Bicester Town Council has no objection to this application.

21/00585/REM – Bicester Town Council have no objection to this application.

8. 378/2021 Amended Plans

RESOLVED no amended plans to note.

9. 379/2021 Withdrawn Plans

RESOLVED that Committee **NOTED** the following withdrawn plans:

20/02334/LB – Proposed change of use from A1 shops to C3 Residential with associated internal/external works – 86 Sheep Street, Bicester OX26 6LP.

20/03330/F – Erection of 2no detached, three-bedroom dwellings with associated parking and gardens – Land Adj to 20 Almond Road, Bicester OX26 2HT

10. 380/2021 Notification of planning decisions from Cherwell District Council

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

11. 381/2021 Forward Plan

RESOLVED no amendments were made.

12. 382/2021 Date of next meeting Monday 19th April 2021 – 19.30hrs.

Close of meeting: 20.22hrs

New Applications Received Between 09/03/2021 and 12/04/2021

Item No :

Ref No :

Application No	Date Recd	Case Officer	Applicant Name	Location
New Application				
	12/04/2021	Emma Whitely	Mr T Hughes	4 Swallow Close Bicester OX26 6YL
	Proposal : Ward: South Proposal: Conversion of store to habitable accommodation and single storey front extension / associated internal and external works.			
	Observations :			
20/00206/OBL				
	18/03/2021	Caroline Ford	Quod	Axis J9 Phase 1 OS Parcel 4200 Adjoining Middleton Road & Howes Lane
	Proposal : Ward: West Proposal: Submission of details pursuant to Clause 14, 14.1.16 (Notification), Clause 2.5 of Schedule 8 (Annual Monitoring Report for TEP), Clause 2.8 of Schedule 11 (Design Assessment Certificate relating to BREEAM rating), Clause 2.9 of Schedule 11 (Post Construction Certificate relating to BREEAM rating - all units within Phase 1), Clause 2.6 of Schedule 12 (Construction Stage Monitoring Report) of the S106 Agreement of 19/00347/OUT.			
	Observations :			
21/00498/F				
	12/04/2021	Emma Whitley	Mr Peter Ball	17 Forsythia Close Bicester OX26 3GA
	Proposal : Ward: North Proposal: Rear single story extension, front single story extension and block pathed driveway.			
	Observations :			
21/00590/ADV				
	18/03/2021	Emma Whitely	DPD Group UK Limited	Unit D, Symmetry Park Morrell Way Ambrosden OX26 6GF
	Proposal : Ward: South Proposal: No internally illuminated fascia signs and 1 No non-illuminated glazing logo sign.			
	Observations :			
21/00625/F				
	18/03/2021	Emma Whitely	Mrs Heidi Ryan	2 The Priory Priory Road Bicester OX26 6BE
	Proposal : Ward: South Proposal: Installation of four rooflights; removal of render to expose stone construction; repointing of exposed stone work; replacement of any brick patches found under existing render with stone work to match existing; remove two ground floor windows; installation of one new soil pipe; re-route existing waste water pipe into new soil pipe; replace existing waste pipes, soil pipe and guttering on Priory Lane side of property with like-for-like new black plastic.			
	Observations :			
21/00632/F				
	12/04/2021	Emma Whitely	Mr T Hughes	4 Swallow Close Bicester OX26 6YL
	Proposal : Ward: South Proposal: Conversion of store to habitable accommodation and single storey front extension /			

New Applications Received Between 09/03/2021 and 12/04/2021

Item No :

Ref No :

Application No	Date Recd	Case Officer	Applicant Name	Location
----------------	-----------	--------------	----------------	----------

associated internal and external works.

Observations :**21/00645/F**

18/03/2021	Emma Whitley	1 Turnberry Close	Bicester Oxon OX26 4YQ
------------	--------------	-------------------	------------------------------

Proposal : Ward: East
 Proposal: Single storey rear extension and covered way to side of house, including demolition of existing conservatory.

Observations :**21/00664/TCA**

11/03/2021	Jonathan Emanuel	Cherwell District Council	Bicester Town Council The Garth, Launton Road Bicester OX26 6PS
------------	------------------	---------------------------	--

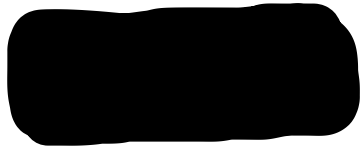
Proposal : Ward: South
 Proposal: T1 x Prunus - Crown reduce 1.5m to reduce biomechanical stress on decayed branches. T2 x Morus - Fell due to multiple branch failures, remaining crown is unbalanced.

Observations :**21/00667/F**

18/03/2021	Emma Whitley	Mr Ronald Carlaw	10 Kestrel Way Bicester OX26 6YA
------------	--------------	------------------	--

Proposal : Ward: South
 Proposal: Single storey rear extension.

Observations :**21/00669/F**

18/03/2021	Emma Whitley	Mr Marka Brinded	
------------	--------------	------------------	---

Proposal : Ward: West
 Proposal: Single storey porch extension.

Observations :**21/00682/TCA**

11/03/2021	Jonathan Emanuel	Bicester Town Council	St Edburg's Church Church Street Bicester OX26 6AR
------------	------------------	-----------------------	---

Proposal : Ward: South
 Proposal: 1 Prunus - Fell. Ganoderma and Phellinus present, recent branch failures, significant portion of crown dieback.

Observations :**21/00688/F**

24/03/2021	Michael Sackey	Mr Tom Lawless	32 Reedmace Road Bicester OX26 3WW
------------	----------------	----------------	--

Proposal : Ward: North
 Proposal: Conversion of integral garage into another room. Removal of garage door, bricked up with a window.

Observations :

New Applications Received Between 09/03/2021 and 12/04/2021

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
21/00689/F	18/03/2021	Emma Whitley	Mr Rajohn Ali	14 Fallowfields Bicester OX26 6QS
Proposal : Ward: East Proposal: Conversion of single storey bungalow into a two storey semi-detached house, with a single storey rear extension, and conversion of existing garage into an ancillary building for recreational uses.				
Observations :				
21/00744/F	18/03/2021	Rebekah Morgan	Empire Homes	Building 118 Bicester Heritage Buckingham Road OX27 2AL
Proposal : Ward: North Proposal: Change of use from Sui Generis MOD use to Class B2 / E to create workshop and office space.				
Observations :				
21/00773/F	18/03/2021	Emma Whitely	James & Gemma Allan	31 North Street Bicester OX26 6NB
Proposal : Ward: East Proposal: Demolition of attached timber outbuilding, outdoor WC, and flank wall section of existing single storey extension. First floor addition over existing single storey structure, and erection of single storey rear extension and roof lanterns. Insertion of new window opening to existing bathroom, reposition soil vent pipe. Infill void to form pantry and airing cupboard.				
Observations :				
21/00790/F	23/03/2021	George Smith	Mr Adrian White	32 Orchard Way Bicester OX26 2EJ
Proposal : Ward: West Proposal: Demolition of existing garage. Erection of 2 storey end of terrace dwelling.				
Observations :				
21/00803/DISC	18/03/2021	David Lowin	Graven Hill Village D'ment Co	Proposed School Site at Grave Hill Graven Hill Road
Proposal : Ward: South Proposal: Discharge of condition 2 (finished floor levels) 3 (means of access) 4 (car parking provision) 5 (external wall and roof materials schedule) 6 (sample brick panel) of 20/00342/REM.				
Observations :				
21/00815/F	18/03/2021	Emma Whitley	Mr Mark Linieres	3 Woodfield Road Bicester OX26 3HW
Proposal : Ward: North Proposal: Single storey side and rear extension.				
Observations :				

New Applications Received Between 09/03/2021 and 12/04/2021

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
21/00867/F	24/03/2021	Emma Whitley	Mr G Radford & Ms K Boyes	56 Buckingham Road Bicester OX26 6EF
Proposal : Ward: East Proposal: Conversion of roof void to habitable accommodation with rear facing flat roofed dormer; with hip to gable end alteration to main house roof.				
Observations :				
21/00874/F	24/03/2021	Rebekah Morgan	Mr M Ridgway	Unit E1 Bicester Shopping Park Kelso Road OX26 1ES
Proposal : Ward: South Proposal: Change of use from Class A1 to Class E.				
Observations :				
21/008805/REM	18/03/2021	Rebekah Morgan	Block C	Postal Adresses 12 to 38 Roberts Drive Ambrosden OX25 2AW
Proposal : Ward: South Proposal: Reserved matters application to 19/00937/OUT - Proposed details of Block C, Graven Hill (26 apartments). The outline planning application was subject to an environment impact assessment submitted to the planning authority at that time.				
Observations :				
21/00895/F	12/04/2021	Michael Sackey	Mr Adrian White	16 Poppylands Bicester OX26 3ZP
Proposal : Ward: North Proposal: Erection of a new timber framed car port on existing driveway.				
Observations :				
21/00911/F	01/04/2021	Emma Whitley	Mr Paul Lloyd	71 Lucerne Avenue Bicester OX26 3EG
Proposal : Ward: North Proposal: Single storey side extension (to include change of use of land owned by applicant, from amenity to domestic garden).				
Observations :				
21/00951/F	26/03/2021	Emma Whitley	Mr and Mrs G and R Kruger	20 Woodfield Road Bicester OX26 3HN
Proposal : Ward: North Proposal: Erection of new front porch and single storey side and rear extension.				
Observations :				
21/00953/F	01/04/2021	Emma Whitley	Mr Brian Davies	27 London Road Bicester OX26 6BU

New Applications Received Between 09/03/2021 and 12/04/2021

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Proposal : Ward: South Proposal: Single storey rear extension and demolition of existing store; extension to garage at the rear. Observations :				
21/00960/F	01/04/2021	Emma Whitely	Mr Ken Rowley	23 Launton Road Bicester OX26 6PY
Proposal : Ward: East Proposal: Erection of garage to the side, conversion of existing garage to habitable accommodation (with replacement pitched roof) and erection of single storey rear extension. Observations :				
21/00969/F	12/04/2021	Caroline Ford	EZ Charing Ltd	Cattle Market Car Park Victoria Road Bicester OX26 6QB
Proposal : Ward: East Proposal: Electricity kiosk to facilitate charging stations. Observations :				
21/00990/F	01/04/2021	Gemma Magnuson	The White Horse Federation	Southwold County Primary School Holm, Bicester OX26 3UU
Proposal : Ward: North Proposal: Alteration of existing gate and fence lines to subdivide existing school playground and provide enhanced security and safeguarding arrangements; creation of additional vehicle access through existing fence line and provision of new double, lockable vehicle gates. Observations :				
21/01016/F	01/04/2021	Emma Whitley	Mr Clive Schafer	59 Beckdale Close Bicester OX26 2GT
Proposal : Ward: West Proposal: Ground floor side and rear extension. Observations :				
Applications Received :- 29				

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref 11

Mon 26 April 2021

District Ref PL12/2021

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

Page No : 1

GRANTED PLANNING PERMISSIONS

20/03091/PIPTech	Approved (With conditions)	Lords Farm
20/03260/F	Approved (With conditions)	24 Flanders Close
20/03461/F	Approved (With conditions)	Evelyn House
20/03485/LB	Approved (With conditions)	36-38 Sheep Street
20/03553/F	Approved (With conditions)	4-8 North Street
20/03567/F	Approved (With conditions)	12 Haydock Road
20/03657/F	Approved (With conditions)	27 Browning Drive
20/03671/F	Approved (With conditions)	Unit 2 Perch Co Working Comm
20/03679/F	Approved (With conditions)	The Old Vicarage
20/03680/LB	Approved (With conditions)	The Old Vicarage
20/03699/F	Approved (With conditions)	12 Maple Road
21/00082/F	Approved (With conditions)	36 Ray Road
21/00115/F	Approved (With conditions)	5 Swallow Close
21/00120/F	Approved (With conditions)	21 Beverley Gardens
21/00135/F	Approved (With conditions)	84 Buckingham Road
21/00136/F	Approved (With conditions)	45 Bucknell Road
21/00154/F	Approved (With conditions)	48 Benson Close
21/00155/F	Approved (With conditions)	Phase 2 SW Bicester Parcel
21/00193/F	Approved (With conditions)	71 Lyneham Road
21/00214/F	Approved (With conditions)	65 Hawksmead
21/00228/F	Approved (With conditions)	48 Kennedy Road

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref 11

Mon 26 April 2021

District Ref PL12/2021

Page No : 2

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

GRANTED PLANNING PERMISSIONS

21/00229/F	Approved (With conditions)	Brita House
21/00239/F	Approved (With conditions)	27 Causeway
21/00321/F	Approved (With conditions)	40 Maple Road
21/00417	Approved (With conditions)	20 Kennedy Road

REFUSED PLANNING PERMISSIONS

21/00117/F	Refused	26 Cosford Gardens
21/00178/F	Refused	70 Windmill Avenue

OTHER PLANNING DETAILS

21/00159/F	Withdrawn	11 Ravencroft
21/00313/ADV	Withdrawn	126 Churchill Road

BICESTER TOWN COUNCIL PLANNING COMMITTEE FORWARD PLAN

Tuesday 20th April 2021 - 7.30pm

Date/ Item/ Comment

1. Dec 2021: London Road level crossing.