

Bicester Town Council



Planning Committee Meeting

Ref: PL02/2324

Tuesday 13th June 2023

at 19:00hrs

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

Members:

Cllr Nick Cotter – **Chairman**, Cllr Damien Maguire – **Vice-Chairman**
Cllr Tom Beckett, Cllr Donna Ford, Cllr Dan Hallett, Cllr Sam Holland, Cllr
Damien Maguire, Cllr Rachel Mallows, Cllr Nicholas Mawer, Cllr Rich Oliver, Cllr
Christopher Pruden, Cllr Les Sibley, Cllr Jim Webb and Cllr Paul Wheatley

Other Circulation:

Cllr John Broad, Cllr Calum Miller, Cllr Sandy Dalimore, Cllr Simon Lytton,
Cllr Lynn Pratt, Cllr Dan Sames and Cllr Michael Waine



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

07 June 2023

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 **Tuesday 13th June 2023** to commence at **19:00hrs** for the transaction of the following business.

Phil Evans
Town Clerk

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

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 4 - 5)
To confirm the **MINUTES** and **RESOLUTIONS** of the following Planning meeting:

PL01/2324 23rd May 2023
- 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 Other Business Strategic Sites**
- 6. Approval of Substitutes**
Committee is asked to **APPROVE** Cllr Harry Knight and Cllr Jamie Jessop as substitute members for the Planning Committee.
- 7. Planning applications from Cherwell District Council** (Pages 6 - 8)
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. Appeal Decision** (Pages 9 - 12)
Committee is asked to **NOTE** the attached Appeal Decision.
- 9. Appeal Against Refusal** (Pages 13 - 16)
Committee is asked to **NOTE** the attached Appeal Against Refusal.
- 10. Notification of planning decisions from Cherwell District Council** (Page 17)
Committee is asked to review the attached planning decisions.
- 11. Forward Plan** (Page 18)
The Committee is asked to review and comment on the Forward Plan.
- 12. Date of Next Meeting**
4th July 2023 – 7pm -The Chamber Room, Garth House

Meeting closed:

Minutes of the Planning Committee

A meeting of the **Planning Committee** was held on **Tuesday 23rd May 2023** at **19:00 hrs** at the **The Chamber Room, Bicester Town Council, The Garth, Launton Road, Bicester, Oxon OX26 6PS.**

Present:

Cllr Nick Cotter (Chairman)
Cllr Damien Maguire (Vice-Chairman)
Cllr Dan Hallett
Cllr Sam Holland
Cllr Rachel Mallows
Cllr Rich Oliver
Cllr Jim Webb
Cllr Paul Wheatley

In Attendance:

Sharon Botham, Responsible Financial Officer
Dominic Hilton, Administration Officer (Civic and Democratic)

1/232 Election of Vice-Chairman

4 **RESOLVED** Nominations of Vice-Chair was received:

- Cllr Hallett (3 votes)
- Cllr Maguire (4 Votes)

RESOLVED Councillor Damien Maguire was elected Vice-Chair

2/232 Apologies for Absence

4 **RESOLVED** that apologies of absence were received from Cllr Nicholas Mawer and Cllr Christopher Pruden, Cllr Donna Ford, Cllr Harry Knight and Cllr Les Sibley.

3/232 Declarations of Interest

4

4/232 **Councillors are reminded to declare any interests on any item on this agenda in accordance with Bicester Town Council's Code of Conduct.**

4

RESOLVED No Declarations received

5/232 Declarations of Interest for District & County Councillors

4

RESOLVED No declarations received

6/232 Minutes of the Planning Meeting

4

RESOLVED that **MINUTES** and **RESOLUTIONS** of the following Planning Committee were **APPROVED**:

PL 12/2324 – 18th April 2023

7/232 Public Session

4

RESOLVED No members of the public were present.

8/232 Updates on large developments and associated issues**4 RESOLVED** Nothing to report.**9/232 Planning applications from Cherwell District Council****4 RESOLVED** that Bicester Town Council commented on the following planning applications:**23/00905/LB** - Old Manor House, 16 Kings End**RESOLVED** that Bicester Town Council has no objection to this planning application.**23/01039** – My Village Bakery**RESOLVED** that Bicester Town Council has no objection to this planning application. But have concerns with parking and pitch of the roof.**23/01053/F** – 116 Churchill Road**RESOLVED** that Bicester Town Council has no objection to this planning application.**23/01082/F** – 20 Conifer Drive**RESOLVED** that Bicester Town Council has no objection to this planning application.**23/01191/F** – 42 Brashfield Road**RESOLVED** that Bicester Town Council has no objection to this planning application.**23/01213/TPO** - Vervain Close**RESOLVED** that Bicester Town Council has no objection to this planning application.**10/23 Appeal****24 RESOLVED** that the Appeal Against Refusal was **NOTED**.**11/23 Refused Plans****24 RESOLVED** that the Refused Plans was **NOTED**.**12/23 Appeal Against Non-Determination****24 RESOLVED** that the Appeal Against Non-Determination was **NOTED**.**13/23 Notification of planning decisions from Cherwell District Council****24 RESOLVED** that committee **NOTED** the attached Planning Decisions**14/23 Forward Plan****24 RESOLVED** that committee **NOTED** the forward plan**15/23 Date of Next Meeting****24 Date of next meeting 13th June 2023 at 7pm – The Chambers, The Garth OX26 6PS****Close of meeting: 20:02**

New Applications Received Between 17/05/2023 and 06/06/2023

Item No : 6

Ref No : PL02/2324

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
New Application				
23/00963/F	19/05/2023		Mrs Jacqueline Huntley	20 Bernwood Road Bicester OX26 6RS

Proposal : Ward: Bicester East

Proposal Dropping kerb to front of property

Observations :

23/01057/F	31/05/2023		Mr Stephen Mitchell	1 Orpine Close Bicester OX26 3ZJ
-------------------	------------	--	---------------------	--

Proposal : Ward: North

Proposal: Proposed first floor front extension and two storey rear extension.

Observations :

23/01085/F	31/05/2023	Rebekah Morgan	Bicester Motion	Bicester Heritage Buckingham Road Bicester OX26
-------------------	------------	----------------	-----------------	--

Proposal : Ward: Launton and Otmoor

Proposal: RETROSPECTIVE - Change of Use of land to allow for aviation, vehicle exercising and other uses/events.

Observations :

23/01193/TPO	31/05/2023	Iain Osenton	Miss Trudy Such	Autumn Glory 16 and 18 Bucknell Road Bicester OX26 2DA
---------------------	------------	--------------	-----------------	---

Proposal : Ward: West

Proposal: 2x Beech Trees - trim over hanging branches by 3-4m - Subject to TPO 21/2011.

Observations :

23/01252/F	31/05/2023	Hansah Iqbal	Mrs Maureen Henwood	12 York Close Bicester OX26 3XE
-------------------	------------	--------------	---------------------	---------------------------------------

Proposal : Ward: East

Proposal: Dropped kerb.

Observations :

23/01304/ADV	31/05/2023	Hansah Iqbal	Howden Group Holdings Ltd	A-plan Insurance 47A Market Square Bicester OX26 6AJ
---------------------	------------	--------------	---------------------------	---

Proposal : Ward: East

Proposal: Replacement of shopfront signage which will include: One x fascia sign (Sign 1) measuring 3035mm x 245mm x 3mm; One x fascia sign (Sign 3) measuring 2948mm x

New Applications Received Between 17/05/2023 and 06/06/2023

Item No : 6

Ref No : PL02/2324

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
260mm x 3mm; One x fascia sign (Sign 5) measuring 2450mm x 260mm x 3mm; One x fascia sign (Sign 7) measuring 2945mm x 260mm x 3mm and One x fascia sign (Sign 8) measuring 1408mm x 260mm x 3mm. Observations :				
23/01305/LB	31/05/2023	Hansah Iqbal	Howden Group Holdings Limited	A-Plan Insurance 47A Market Square Bicester OX26 6AJ
Proposal : Ward: East Proposal: Replacement of shopfront signage which will include: One x fascia sign (Sign 1) measuring 3035mm x 245mm x 3mm; One x fascia sign (Sign 3) measuring 2948mm x 260mm x 3mm; One x fascia sign (Sign 5) measuring 2450mm x 260mm x 3mm; One x fascia sign (Sign 7) measuring 2945mm x 260mm x 3mm and One x fascia sign (Sign 8) measuring 1408mm x 260mm x 3mm. Observations :				
23/01363/F	31/05/2023		Mr Richard Kemble	The Cottage Kings Head Court London Road OX26 6DZ
Proposal : Ward: South Proposal: Replacement of iron railing fence and gates to front of property with stone wall and timber boarded gate. Observations :				
23/01364/LB	31/05/2023		The Cottage	Kings Head Court London Road Bicester OX26 6DZ
Proposal : Ward: South Proposal: Replacement of iron railing fence and gates to front of property with stone wall and timber boarded gate. Observations :				
23/01384/F	31/05/2023		Mr Peter Bennett	1 Colridge Close Bicester OX26 2XR
Proposal : Ward: West Proposal: Replacement of iron railing fence and gates to front of property with stone wall and timber boarded gate. Observations :				
23/01424/F	05/06/2023		B-Hive Living Ltd	1 George Street Bicester OX26 2EB
Proposal : Ward: Bicester West Proposal:				

New Applications Received Between 17/05/2023 and 06/06/2023

Item No : 6

Ref No : PL02/2324

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
			Change of Use from a domestic dwelling to a 9-bed House of Multiple Occupancy (HMO); demolition of the existing dwelling of non-standard PRC (pre-cast reinforced concrete) construction and erection of a new dwelling with modern and sustainable building standards; drop the kerb to form a larger access to the public road to allow safe and abundant off-street parking	

Observations :

23/01447/OUT

05/06/2023

Mr I Mitev

46
Bucknell Road
Bicester
OX26 2DG

Proposal : Ward: Bicester West

Proposal:

Demolition of an existing bungalow and proposed development of 6 no. apartments with external works. Parking spaces and amenity space

Observations :

R3.0068/23

31/05/2023

Nathan Pearce

Oxford County Hall

Langford Village School
Langford Village School
Peregrine Way
OX26 6SX

Proposal : Ward: North

Proposal: Renewal of consent and continued use of relocatable building, Unit T1 for a period of five years.

Observations :

Applications Received :- 13



Appeal Decision

Site visit made on 17 May 2023

by John Felgate BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State for Levelling Up, Housing and Communities

Decision date: 22 May 2023

Appeal Ref: APP/C3105/W/22/3308356

Land at Lords Lane, Bicester, Oxfordshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Article 3(1) and Schedule 2, Part 16, Class A, of the Town and Country Planning (General Permitted Development) (England) Order 2015.
 - The appeal is made by C K Hutchison Networks (UK) Limited against the decision of Cherwell District Council.
 - The application Ref 22/01908/TEL56, dated 25 June 2022, was refused by notice dated 22 August 2022.
 - The development proposed is described as "proposed 5G telecoms installation: H3G street pole and additional equipment cabinets".
-

Decision

1. The appeal is allowed and approval is granted under the provisions of Article 3(1) and Schedule 2, Part 16, Class A, of the Town and Country Planning (General Permitted Development) (England) Order 2015, for the siting and appearance of a proposed 5G telecoms installation comprising H3G street pole and additional equipment cabinets, on at land at Lords Lane, Bicester, Oxfordshire, in accordance with the application Ref 22/01908/TEL56, dated 25 June 2022, subject to the following condition:
 - 1) The development shall be carried out in accordance with the following approved plans: 002 Site Location Plan and 215 Proposed Site Plan.

Preliminary matters

2. Under the relevant provisions of the 2015 Order, the proposed development constitutes permitted development, subject only to prior approval with regard to matters of siting and appearance only. My decision is made on this basis.
3. In the plans provided to me, there appears to be a minor discrepancy between the submitted site plan and elevation drawing, with regard to the siting of the proposed equipment cabinets. This discrepancy does not appear to affect the siting of the mast. In the absence of any further clarification, I have treated the scheme as shown on drawing No 215, Proposed Site Plan, as the definitive proposal with regard to siting.

Main issue

4. Having regard to the Council's reason for refusal, and the other submissions before me, the main issue is the effect of the proposed mast on living conditions at nearby properties, with particular regard to matters of outlook and visual impact.

Reasons for decision

5. The proposed mast and cabinets would be sited on the grassed highway verge adjacent to Lords Lane, which forms part of the A4095 Bicester Ring Road, at its junction with Lucerne Avenue. To the south of Lords Lane is the Bure Park residential area, which includes Lucerne Avenue and Germander Way. In this part of the estate, the properties are mostly arranged in small groups, around shared driveways or courtyards, with no direct access from Lords Lane. The edges of the housing area are landscaped with hedgerows and tree belts, and there is further tree planting along the highway verges.
6. On my visit I saw that, in the vicinity of the appeal site, the boundary hedge is about 6m tall, and quite broad and dense. The nearby trees are of varying heights, with some a good deal taller, although spaced with gaps between in some cases. All were in full leaf, and although this would be different in winter, it seems to me that even then, the hedge in particular would be likely to continue to provide a considerable amount of screening, due to its breadth and density.
7. The mast now proposed would be taller than either the hedge or the trees. But nevertheless, for the reasons already explained, it seems to me that the screening role that they play would be likely to be highly effective in relation to many potential viewpoints, and especially those closest to the site itself. In addition, as well as providing screening, I saw that the vegetation has the effect of creating a clear visual and physical separation between the housing areas and the roadside environment of Lords Lane. This sense of separation is further reinforced by the design and layout of the dwellings, with the main focus being directed inwards towards the shared, enclosed spaces of the access ways, rather than beyond.
8. The nearest property to the site is No 1 Germander Way. From the first floor windows in the property's front elevation, the top part of the new mast would be potentially visible above the hedge, albeit filtered by the trees. However, the angle of view would be oblique, and the two windows in question are dormers, and therefore likely to have a somewhat restricted field of view. At ground floor level, views towards the appeal site are obstructed by the projecting garage, as well as the hedge and trees behind. The property's rear windows face away from the development. The two side windows face directly into the hedge, and thus appear to afford no outward view at all. The top of the mast would be likely to be visible from part of the rear garden, but from the remainder it would be hidden by the house itself. The mast would in any event have a slim, neat design and inoffensive appearance. Overall, given the limited nature of the views obtainable, together with the filtering effects of the vegetation, and the physical and visual separation that I have referred to, it seems to me that the development's impact on the outlook from No 1, and on living conditions at the property, would be no more than slight.
9. No 3 Germander Way would have a similar relationship to the development, but at a slightly greater distance, and with No 1 in between. Any views of the mast from the property's first floor windows would be even more oblique. No views would be possible from the rear garden. The considerations applying to No 31 are again similar. In none of these cases would living conditions be significantly affected.

10. Partial views of the top of the mast would also be visible on the approach to all three properties, along their respective shared driveways, but the effects on these semi-public spaces would not amount to an impact on living conditions, which forms the basis for the Council's reason for refusal.
11. Some properties in Lucerne Avenue would also have potential views towards the development, but at a greater distance, and with substantial trees intervening. In my view, none of these dwellings would suffer any undue impact.
12. Having regard to all of the above, I find that the proposed mast would have, at most, only a slight adverse impact on the outlook from No 1 Germander Way, and no significant effects on any other properties. In my judgement, the effect would be neither unduly imposing nor overbearing. Living conditions would thus be materially unharmed. In this respect no conflict would arise with Policy ESD15 of the 'Cherwell Local Plan 2011 – 2031' which seeks to protect the character of the built environment, including residential amenity.

Other matters

13. The Council has drawn my attention to saved Policy C39 of the earlier Cherwell Local Plan, adopted in November 1996, relating to telecommunications structures. This policy provides that permission for such developments will normally be granted, provided that various criteria are met. In the present case, the most relevant criteria are that it is not possible to share existing facilities, or to make use of an existing building or structure. The appellants submit that these options are not available as alternatives to the appeal proposal, and their contentions on these matters have not been challenged. The policy contains no requirements as to effects on neighbouring occupiers. From the evidence before me, the appeal proposal appears to comply fully with Policy C39.
14. The appellants have also presented evidence of the need for the proposed development, to assist in the roll-out of advanced 5G mobile communications services to consumers; and also regarding the area of search, and the other alternative locations considered, as well as the reasons for preferring the present appeal site. This evidence is again substantially unchallenged. The National Planning Policy Framework (the NPPF), at paragraph 114, provides support in principle for such developments, in the national interest.
15. The appeal scheme is accompanied by a declaration of conformity with the guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP), with regard to the safeguarding of human health. I note that a legal challenge relating to this issue is to be considered by the Courts, but in the absence of any resolution to that matter, NPPF paragraph 118 makes it clear that such a declaration should be regarded as sufficient.

Conclusion

16. For the reasons given above I conclude that, in terms of its siting and appearance, the proposed development would cause no significant harm to living conditions or residential amenities at any nearby properties.
17. The development would also comply with the relevant development plan policies, and advance the NPPF's aims for the expansion of advanced telecommunications networks, in the national interest.

18. A condition specifying the approved plans is necessary, to ensure certainty as to the details of the development that is permitted. For the reasons set out elsewhere in this decision, those plans are limited to the submitted location and site plans.
19. Subject to this condition therefore, the appeal is allowed, and approval to the proposed siting and appearance is granted.

J Felgate

INSPECTOR



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Name and Address of Agent/Applicant:

Mr Dean Lennon
19 Fairford Way
Bicester
OX26 4YG

Full Planning Determination

Date Registered: 30th September 2022

Proposal: RETROSPECTIVE - Change of Use from amenity land to domestic garden and erection of fence along the boundary line adjacent to footpath

Location: 19 Fairford Way, Bicester, Oxfordshire, OX26 4YG

Parish(es): Bicester

REFUSAL OF PERMISSION FOR DEVELOPMENT

Cherwell District Council, as Local Planning Authority, hereby **REFUSES** to grant planning permission for the development described in the above-mentioned application, the accompanying plans and drawings and any clarifying or amending information. **THE REASONS FOR REFUSAL ARE SET OUT IN THE ATTACHED SCHEDULE.**

Cherwell District Council
Bodicote House
Bodicote
BANBURY
OX15 4AA

David Peckford

Assistant Director – Planning and Development

Date of Decision: 24th November 2022

Checked by: Paul Ihringer

REASONS FOR REFUSAL

1. The proposed change of use of amenity land to residential garden land, and the erection of a close boarded fence adjacent to the footpath, results in the loss of an open amenity space, which detracts from the open, spacious and green character of this residential area to the significant detriment of its visual amenity. The proposal is therefore contrary to Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and paragraph 38 of the National Planning Policy Framework, Cherwell Council has given consideration to whether amendments or additional information would overcome its concerns with the application, but unfortunately it has concluded that it would not be possible to resolve those concerns within the scope and timescales of this application. Cherwell Council has resolved that the application proposals do not amount to sustainable development and consent must accordingly be refused.

The case officer's report and recommendation in respect of this application provides a detailed assessment of the merits of the application when considered against current planning policy and guidance, including consideration of the issues raised by the comments received from consultees and members of the public. This report is available to view online at: <http://www.cherwell.gov.uk/viewplanningapp>.



NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTES TO THE APPLICANT

REFUSAL OF PERMISSION

The Local Planning Authority has refused consent for the reasons set out in the schedule forming part of this notice of refusal. A further explanation of the reasons for the decision can be found in the planning officer's report, which can be viewed in Public Access via the council's web site.

If you wish to examine any of the development plans which set out the Local Planning Authority's policies and proposals for the development and use of land in its area, these are available for inspection on our website, or at the District Council offices, Bodicote House, Bodicote, during normal office hours.

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Local Planning Authority to refuse to grant planning permission or grant planning permission subject to conditions, you can appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990.

If you wish to appeal, then;

- For **Householder** applications you must do so within **12 weeks** of the date of the decision
- For **Minor Commercial** applications you must do so within **12 weeks** of the date of the decision
- For **all other types** of planning applications, you must do so within **6 Months** of the date of the decision

Unless;

- The decision on the application relates to the same or substantially the same land and the development is already the **subject of an enforcement notice** then you must appeal within **28 days** of the date of the Local Planning Authority's decision on the planning application.
- If an **enforcement notice is served** relating to the same or substantially the same land and development as in your application and if you want to appeal the decision, then you must do so within **28 days** of the service of the enforcement notice, or 6 months (12 weeks for householder and minor commercial) of the date of this decision whichever is the sooner

Forms can be obtained from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel 0303 444 5000. Or online at <https://acp.planninginspectorate.gov.uk>**. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that permission or approval for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the First Secretary of State refuses planning permission or approval for the development of land, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref 9

Tue 13 June 2023

District Ref PL02/2324

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

22/03593/F	Approved (With conditions)	Chapter and Verse
22/03594/LB	Approved (With conditions)	Chapter and Verse
23/00004/F	Approved (With conditions)	48 Ray Road
23/00593/F	Approved (No Conditions)	109 Spruce Drive
23/00637/LB	Approved (No Conditions)	Spratt Endicott Solicitors
23/00701/ADV	Approved (No Conditions)	The Old Court House
23/00744/F	Approved (No Conditions)	17 Newton Close
23/00764/F	Approved (With conditions)	1 Eaves Road
23/00792/F	Approved (With conditions)	4 Draymans' Croft
23/00816/F	Approved (With conditions)	138 Anniversary Ave East
23/00847/F	Approved (With conditions)	7 Spindleside
23/00873/REN56	Approved (No Conditions)	1 Tallisman Road
23/00910/F	Approved (With conditions)	18 Newton Close

**BICESTER TOWN COUNCIL
PLANNING COMMITTEE FORWARD PLAN**

Tuesday 13th June 2023

Date/ Item/ Comment

1. London Road level crossing
2. A41 Review
3. Market Square