

Bicester Town Council



BICESTER
TOWN COUNCIL

Planning Committee Meeting

Ref: PL03/2425

Tuesday 3rd September 2024 at 19:00hrs
Council Chamber, Garth House, Launton Road,
OX26 6PS

Members:

Cllr Nick Mawer – **Chair**, Cllr Tom Beckett – **Vice Chair**
Cllr Nick Cotter, Cllr Dan Hallett, Cllr Sam Holland, Cllr Harry Knight,
Cllr Damien Maguire, Cllr Rachel Mallows, Cllr Chris Pruden,
Cllr Jim Webb and Cllr John Willett

Other Circulation, Substitute Members:

Cllr Donna Ford, Cllr Alisa Russell, Cllr Les Sibley and Cllr Paul Wheatley

Other Circulation:

Cllr John Broad (CDC), Cllr Frank Ideh (CDC), Cllr Simon Lytton (CDC),
Cllr Calum Miller (OCC), Cllr Rob Parkinson (CDC) and Cllr Michael Waine (OCC)

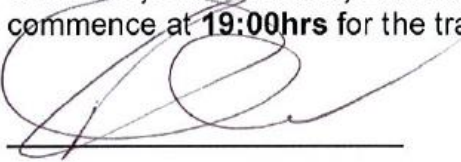


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Tuesday 27th August 2024

To all members of the Planning Committee,

You are hereby summoned to attend a meeting of the **Planning Committee at the Council Chamber, Garth House, Launton Road, OX26 6PS on Tuesday 3rd September 2024** 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 the Town Clerk (phil.evans@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.

3. Minutes of the Planning Committee

(Pages 4 – 9)

To **APPROVE** the **MINUTES** and **RESOLUTIONS** of the following Planning Committee Meeting held on:

- **PL02/2425** – Tuesday 23rd July 2024

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
Other business Strategic Sites

6. Planning applications from Cherwell District Council (Pages 10 – 16)

The 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. Appeals

The Committee is asked to **CONSIDER** and **COMMENT** on the Appeals. (Pages 17 – 18)

8. Amended Plans (Pages 19 – 22)

The Committee is asked to **CONSIDER** and **COMMENT** on the Amended Plans.

9. Notification of planning decisions from Cherwell District Council (Pages 23 – 24)

The Committee is asked to **NOTE** the attached planning decisions.

10. Forward Plan (Page 25)

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

11. Date of Next Meeting:

Tuesday 1st October 2024 – 7pm, The Chamber Room, Garth House

Minutes of the Planning Committee

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

Present:

Cllr Nicholas Mawer – Chairman
Cllr Tom Beckett – Vice Chair
Cllr Dan Hallett
Cllr Sam Holland
Cllr Damien Maguire
Cllr Jim Webb
Cllr John Willett
Cllr Paul Wheatley (Substitute for Cllr Harry Knight)

In Attendance:

Paul Canning – Office Manager
Maria Galic – Administrator
2 Representatives from Puy du Fou

Four Members of the public

13/ Apologies for Absence

2425 RESOLVED that apologies for absence were received from Cllr Harry Knight, Cllr Chris Pruden and Cllr Rachel Mallows.

14/ Declarations of Interest

2425 RESOLVED that no declarations of interest were received.

15/ Declarations of Interest for District & County Councillors

2425 RESOLVED that declarations of interest were received from Cllr Nick Mawer and Cllr Tom Beckett as Cherwell District Councillors, and Cllr Les Sibley as Cherwell District and Oxfordshire County Councillor.

16/ Minutes of the Planning Meeting

2425 RESOLVED that MINUTES of the following Planning Committee Meeting were APPROVED:

- PL01/2425 – Tuesday 11th June 2024

17/ Puy du Fou Planning Proposal

2425 RESOLVED that Standing Orders were suspended. A presentation was received from Puy du Fou (PdF).

Councillors considered the presentation and raised the following points as questions to PdF:

- **Not for profit:** 50% are other shareholders
- **Net gain biodiversity achievement:** PdF suggest they will exceed the net gain
- **Local concession:** PdF have yet to define the concession radius
- **Barrier for noise / light pollution:** PdF are solution makers and have yet to develop detailed plans and designs to incorporate bunding, forests to both enclose the sound and prevent M40 noise pollution. Still working on a strategy for

light pollution and a schedule for show timings. Road networks and impact on travel will also be considered in the next few months

- **Number of visitors / provisions to accommodate all:** PdF shared that at the park in Spain there were 550,000 visitors last year and would suggest a similar figure for the UK. The proximity of the land near Bucknell is an opportune location for local, regional and international tourist traffic already. Access for those with disabilities will be considered with the provision of a solar train to transport visitors to the farthest part of the park. PdF recommend visiting the park in France
- **Number, timing and variety of shows:** Shows are performed on a seasonal basis. Comparatively in Spain, the park opens at 11 and has evening performances. A clear schedule has not yet been defined for the UK but will consider impact on traffic/ rush hours / junction 10 and PdF have the ability to control the peak flow of tourist traffic. No major changes to variety of shows, e.g. in France the Viking show has remained the same for 25 years with improvements being made over time
- **Planting of trees:** will depend on budget and be utilised for landscaping and screening
- **Current local developments / transport:** PdF are to consider the current developments like North West Bicester, understand the needs of the local areas and the need to mitigate the impact on transport links
- **Job opportunities / Apprenticeships:** PdF estimate 700 direct jobs and 2,000 indirect jobs and project this figure could triple over 10 years. PdF emphasise the notion of employing local people even though unemployment figures in Cherwell are low. PdF are to consider the provision of apprenticeships and will seek advice from other local tourist attractions, e.g. Blenheim Palace
- **Proposed planning timeline:** End of 2025 for planning permission with and 2028/29 opening date

18/ Public Session

2425 RESOLVED that members of the public were present and therefore Standing Orders were resumed. Members of the public presented concerns over the following planning application:

- **24/01704/CLUP - Land to South of Isis Avenue to Eden Way, Middleton Stoney Road**

The public **STRONGLY OBJECT** to this application due to:

- Loss of Open Space
- Over 200 residents objected to the previous application to build on this land
- This land has been maintained by Cherwell District Council and Bicester Town Council for numerous years
- Suggested the option of a compulsory purchase of this land by Bicester Town Council

19/ Appointment of the Vice Chair of the Planning Committee

2425 RESOLVED that Cllr Tom Beckett was appointed the Vice Chair of the Planning Committee with a seconder vote from Cllr Damien Maguire.

20/ Updates on large Developments and associated issues

2425 RESOLVED that no updates were received.

21/ Planning applications from Cherwell District Council

2425 RESOLVED that Committee CONSIDERED and COMMENTED on the following applications:

23/02355/F – Waverley House, Queens Avenue

RESOLVED that Bicester Town Council made no further comment on this planning application as have already submitted a comment previously.

24/00190/F – 28 Forsythia Close

RESOLVED that Bicester Town Council have concerns over out of keeping with the street scene.

24/00214/F – 12-14 Sheep Street

RESOLVED that Bicester Town Council made no further comment on this planning application as have already submitted a comment previously.

24/00401/F – 20 Almond Road

RESOLVED that Bicester Town Council made no comment on this application.

24/01172/CDC – Cattle Market Car Park

RESOLVED that Bicester Town Council made no comment on this application.

24/01205/F – 53 Buckingham Road

RESOLVED that Bicester Town Council made no comment on this application.

24/01323/F – 74 Fair Close

RESOLVED that Bicester Town Council made no comment on this application.

24/01364/LB – Tysul House, 3 Church Terrace

RESOLVED that Bicester Town Council made no comment on this application.

24/01384/F – 42 Windmill Avenue

RESOLVED that Bicester Town Council have concerns over out of keeping with the street scene.

24/01402/F – 1 George Street

RESOLVED that Bicester Town Council STRONGLY OBJECT to this application due to:

- Overdevelopment of the site
- Concerns about parking
- Concerns about the location of drop kerbs
- Missing cycle racks on site
- Requests that EV Chargers be provided

24/01420/F – 42 Redwing Close

RESOLVED that Bicester Town Council made no comment on this application.

24/01423/F – 67 Shearwater Drive

RESOLVED that Bicester Town Council made no comment on this application.

24/01430/F – Baker and Taylor, Charbridge Way

RESOLVED that Bicester Town Council made no comment on this application.

24/01441/F – 12 Dove Green

RESOLVED that Bicester Town Council made no comment on this application.

24/01470/F – Electricity Sub Station, Edmunds Drive, Graven Hill

RESOLVED that Bicester Town Council made no comment on this application.

24/01478 – 64 Lucerne Avenue

RESOLVED that Bicester Town Council made no comment on this application.

24/01489/F – 17 Read Place

RESOLVED that Bicester Town Council **WELCOME** this application.

24/01501/F – 4 Heather Road

RESOLVED that Bicester Town Council made no comment on this application.

24/01512/LB - Tysul House, 3 Church Terrace

RESOLVED that Bicester Town Council have no objection to this application.

24/01513/F – 95 Buckingham Road

RESOLVED that Bicester Town Council have concerns over loss of light to neighbouring properties.

24/01535/F – 13 Beckett Way

RESOLVED that Bicester Town Council made no comment on this application.

24/01536/F – Phillips Tyres Unit 2

RESOLVED that Bicester Town Council **WELCOME** this application.

24/01578/F – 8 Saffron Close

RESOLVED that Bicester Town Council made no comment on this application.

24/01584/F – 13 Orchard Way

RESOLVED that Bicester Town Council **OBJECT** to this application due to:

- Overdevelopment of the site
- Out of keeping with the street scene
- Request the option of a pitched roof

24/01595/TPO – 23 Hawksmead

RESOLVED that Bicester Town Council made no comment on this application.

24/01601/F – 42 Goodwood Close

RESOLVED that Bicester Town Council made no comment on this application.

24/01628/F – 91 Lucerne Avenue

RESOLVED that Bicester Town Council have no objection to this application.

24/01632/F – 4 Heather Road

RESOLVED that Bicester Town Council made no comment on this application.

24/01634/F – 51 George Street

RESOLVED that Bicester Town Council made no comment on this application.

24/01674/F – 7 Demuth Street

RESOLVED that Bicester Town Council made no comment on this application.

24/01677/F – 43 Cranesbill Drive

RESOLVED that Bicester Town Council made no comment on this application.

24/01697/F – 11 Beckett Way

RESOLVED that Bicester Town Council made no comment on this application.

24/01744/F – 46 Mullein Road

RESOLVED that Bicester Town Council made no comment on this application.

24/01443/DISC – 10 Bugloss Walk

RESOLVED that Bicester Town Council **OBJECT** to this application and have concerns as to whether the discharge of conditions have been fulfilled. In particular we have concerns about the management of noise and dust.

We accept that condition 4 is met

Condition 6 is not met in any way

24/01704/CLUP – Land to South of Isis Avenue to Eden Way, Middleton Stoney Road

RESOLVED that Bicester Town Council **STRONGLY OBJECT** to this application due to:

- Current active use by community of Amenity land and consequent loss of open space
- High level of public interest
- TPO trees within the site
- Current character and layout of the area
- The Planning Committee further endorses comments made by the Town Council's Services manager below

Hello, I'm emailing regarding the above application re the land to the south of isis avenue in Bicester where planning for two properties was recently refused. The owner has now applied for a 1.8m high security fence and the town council strongly object to this application. this and many other areas in the greenwood estate are and have been maintained as public open space since the development f=was completed and the installation of a security fence would spoil the aesthetics of the open space and prevent residents from accessing it. This space is well used by the local residents and children for football, walking dogs, exercise, and general recreation Can you confirm that the Section 52 Agreement makes the Application 24/01704/CLUP for a Certificate of Lawfulness, unlawful in accordance with section 12(c) of the Section 52 Agreement dated 22nd April 1983. I attach a refusal on a similar basis for reference to this site as an example from wye close and note that on this current application the owner has not asked for change of use on the land but permission to install a fence, surely this must be refused as to fence off this land without change of use is in contradiction of the original planning agreement for these areas of land around the green wood estate. I also have concerns with regards to all of the trees on the site given that a mature oak was recently felled on isis avenue in the hope that planning permission would go through. Can the trees on this particular open space which include some very nice mature oak trees be protected by TPO as a group TPO, I note there are several ash tree specimens on the site and there are two which don't look very healthy which I plan to have checked in case we have ash die back present

22/01978/DISC – South East Bicester, Wretchwick Way

RESOLVED that Bicester Town Council made no comment on this application

22/ Amended Plan

2425 RESOLVED that Committee NOTED the Amended Plan.

23/ Refused Plans

2425 RESOLVED that Committee NOTED the Refused Plans.

24/ Notification of planning decisions from Cherwell District Council

2425 RESOLVED that Committee NOTED the planning decisions.

25/ Forward Plan

2425 RESOLVED that Committee NOTED the Forward Plan.

Councillors raised suggestions regarding the format of future Agendas, and the possibility of excluding plans which have already been commented and approved.

26/ Date of next Meeting: Tuesday 3rd September at 7pm, The Chamber Room, Garth House

2425

CLOSE OF MEETING: 21:20hrs

Agenda Item 6

Printed on :- 27/08/2024

Bicester Town Council

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New Applications Received Between 08/07/2024and 27/08/2024

Item No :

Ref No :

Application No	Date Recd	Case Officer	Applicant Name	Location
New Application				
24/01311/F	08/07/2024	Gemma Magnuson	Mr M Hammond	55 Montgomery Road Launton, Bicester OX27 8FG
Proposal : Ward: North & Caversfield Removal of conservatory. Erection of single storey rear extension.				
Observations :				
24/01535/F	21/08/2024	Hansah Iqbal	Jiwan Thinju	13 Beckett Way Graven Hill Ambrosden OX25 2EH
Proposal : Ward: Bicester South & Ambrosden Lower the internal ceilings and window heights to create an attic and add windows to the attic - proposed amendments to 22/00918/REM				
Observations :				
24/01552/F	07/08/2024	Tomaz Akhter	Mr D Chamdal	76 Mallards Way Bicester OX26 6WT
Proposal : Ward: South & Ambrosden Replacement of existing shed with a garden pod for use as a home/garden office				
Observations :				
24/01743/F	08/07/2024	Hansah Iqbal	Mr H Davies	The Burrows Bicester OX26 6XB
Proposal : Ward: South & Ambrosden Partially Retrospective- Front and rear extensions with associated internal and external works				
Observations :				
24/01756/TEL	08/07/2024	Sophie Browne	EE Ltd	Street Record Old Skimmingdish Lane Launton, Bicester
Proposal : Ward: East Remove 1 no. existing cabinet and replace with 2 no. cabinets				
Observations :				
24/01777/DISC	08/07/2024	Tom Webster	Tesco Stored Ltd	TESCO Lakeview Drive Bicester OX26 1DE
Proposal : Ward: South & Ambrosden Discharge of Condition 10 (air quality impact assessment) of 20/00059/F				
Observations :				

New Applications Received Between 08/07/2024 and 27/08/2024

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
24/01810/F	09/07/2024	Emma Whitley	Mr L James	60 Comcrake Way Bicester OX26 6UE
Proposal : Ward: South & Ambrosden Two storey rear extension with associated internal and external works Observations :				
24/01813/DISC	15/07/2024	Laura Bell	Graven Hill Purchaser Ltd	Unit D1 Graven Hill Circular Road Ambrosden, Bicester
Proposal : Ward: South & Ambrosden Discharge of condition 6 (species licence) of 24/00896/F Observations :				
24/01815/DISC	15/07/2024	Laura Bell	Graven Hill Purchaser Ltd	Unit D1 Graven Hill Circular Road Ambrosden, Bicester
Proposal : Ward: South & Ambrosden Discharge of condition 10 (species licence) of 22/01829/OUT Observations :				
24/01817/F	09/07/2024	Hansah Iqbal	Mr Castle	38 Shearwater Drive Bicester OX26 6YS
Proposal : Ward: South & Ambrosden RETROSPECTIVE - extension to rear of property Observations :				
24/01829/F	11/07/2024	Hansah Iqbal	Mr J Reed	71 Lyneham Road Bicester OX26 4FN
Proposal : Ward: East Single storey side extension Observations :				
24/01843/F	15/07/2024	Sophie Browne	Primesquare Ltd	Land Adj to 53&54 Hambleside Bicester
Proposal : Ward: West Construction of self build 2 storey, 2 bed, 3 person house Observations :				
24/01868/F	30/07/2024	Hansah Iqbal	Ms C Kayondo	12 Lily Close Bicester OX26 3EJ
Proposal : Ward: North & Caversfield Proposed loft conversion with rooflights to front roof slope and dormer extension to rear roof slope. Single-storey rear extension with mono-pitched roof with roof lights and bi-folding doors Observations :				

New Applications Received Between 08/07/2024 and 27/08/2024

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
24/01876/F	18/07/2024	Hansah Iqbal	S Best	4 Sycamore Gardens Bicester OX26 3XS
Proposal : Ward: North & Caversfield Conversion of existing garage to habitable space, construction of infill side extension and rear extension Observations :				
24/01894/DISC	22/07/2024	Carlos Chikwamba	Albion Land	Axis J9 Phase 3 Howes Lane Bicester
Proposal : Ward: North & Caversfield Discharge of Condition 30 (Real Time Energy Display) of 21/03177/F (APP/C3105/W/22/3304021) Observations :				
24/01895/DISC	22/07/2024	Carlos Chikwamba	Albion Land	Axis J9 Phase 3 Howes Lane Bicester
Proposal : Ward: North & Caversfield Discharge of Condition 27 (water consumption) of 21/03177/F (APP/C3105/W/22/3304021) Observations :				
24/01896/DISC	22/07/2024	Carlos Chikwamba	Albion Land	Axis J9 Phase 3 Howes Lane Bicester
Proposal : Ward: North & Caversfield Discharge of Condition 23 (air source heat pump details) of 21/03177/F (APP/C3105/W/22/3304021) Observations :				
24/01897/DISC	22/07/2024	Carlos Chikwamba	Albion Land	Axis J9 Phase 3 Howes Lane Bicester
Proposal : Ward: North & Caversfield Discharge of Condition 22 (boundary enclosures) of 21/03177/F (APP/C3105/W/22/3304021) Observations :				
24/01921/F	30/07/2024	Sophie Browne	Urban & Country	111 Buckingham Road Bicester OX26 3ES
Proposal : Ward: North & Caversfield Proposed two storey side extension and change of use from dwelling to six flats (resubmission of 23/02073/F) Observations :				
24/01924/REM	05/08/2024	Carlos Chikwamba	Mulberry Homes	OS Parcel 3489 Adj&SW of B4011 Allectus Avenue Ambrosden
Proposal : Ward: South & Ambrosden Reserved Matters submission for approval of details of appearance, layout, scale, landscaping, open spaces for 75 residential dwellings pursuant to the outline application reference				

New Applications Received Between 08/07/2024 and 27/08/2024

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
22/01976/OUT, including 5 x bungalows and 27 affordable houses; open spaces (including children's play space); community woodland and associated internal roads, landscaping and infrastructure				
Observations :				
24/01927/F	16/08/2024	Sophie Browne	All Bright Cleaner Ltd	Bicester Avenue Garden Centre Oxford Road Bicester OX25 2NY
Proposal : Ward: Fringford And Heyfords Hand car wash comprising 2 drying parasols, office unit, polycarbonate screening				
Observations :				
24/01933/DISC	05/08/2024	Rebekah Morgan	Mr S Parkhurst	Bicester East Community Centre Keble Road Bicester OX26 4TP
Proposal : Ward: East Discharge of Conditions 7 (lighting details), 9 (bin storage), 10 (covered cycle parking facilities) & 11 (boundary enclosures) of 22/02491/CDC				
Observations :				
24/01954/DISC	05/08/2024	Carlos Chikwamba	Albion Land	Axis J9 Phase 3 Howes Lane Bicester OXON
Proposal : Ward: North & Caversfield Discharge of Condition 21 (Landscape Ecology Management Plan) of 21/03177/F (APP/C3105/W/22/3304021)				
Observations :				
24/01966/F	05/08/2024	Linda Griffiths	Mr G Di Genova	Austin House Chapel Drive Ambrosden OX25 2RS
Proposal : Ward: South & Ambrosden Change of use of part of land, previously approved for car parking, to domestic garden				
Observations :				
24/01971/F	02/08/2024	Hasnah Iqbal	Mr T Marshall	95 Isis Avenue Bicester OX26 2GR
Proposal : Ward: West Proposed single storey rear and side extension (resubmission of 24/01002/F)				
Observations :				
24/01983/DISC	05/08/2024	Linda Griffiths	PHL (Bicester) Ltd	Parcel R Bishops Road Bicester
Proposal : Ward: South & Ambrosden Discharge of Conditions 16 (LEMP) and 17 (bird and bat boxes) of 23/03073/HYBRID				
Observations :				

New Applications Received Between 08/07/2024 and 27/08/2024

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
24/01984/DISC	05/08/2024	Linda Griffiths	PHL (Bicester) Ltd	Parcel R Bishops Road Bicester
Proposal : Ward: South & Ambrosden Discharge of Conditions 15 (lighting) and 19 (CETMP) of 23/03073/HYBRID Observations :				
24/01985/F	31/07/2024	Hansah Iqbal	Mr Castle	38 Shearwater Drive Bicester OX26 6YS
Proposal : Ward: South & Ambrosden RETROSPECTIVE - Construction of single storey extension at the rear of the property with pitched tiled roof Observations :				
24/02003/NMA	05/08/2024	Hansah Iqbal	Mr M Gamroudi	122 Anniversary Avenue East Ambrosden Bicester OX25 2EE
Proposal : Ward: South & Ambrosden Non-material Amendment to 23/03603/F - changing the pitched roof to a flat roof and raising the eaves level Observations :				
24/02018/DISC	05/08/2024	Tomaz Akhter	Mrs C Beckett	Brecon House 12 Almond Road Bicester OX26 2HT
Proposal : Ward: West Discharge of Condition 3 (heat pump model certificate) of 24/00532/F Observations :				
24/02020/CLUE	02/08/2024	Tomaz Akhter	Mr & Mrs P & S Brogden	4 Sandpiper Close Bicester OX26 6UX
Proposal : Ward: South & Ambrosden Certificate of Lawfulness of Existing Development for a rear extension Observations :				
24/02054/NMA	09/08/2024	Hansah Iqbal	Oxfordshire County Council	St Edburgs CofE Primary Sch
Proposal : Ward: South & Ambrosden Non-Material Amendment to 22/02717/REM - removal of bell mouth adjacent to main entrance of school and replace with continuous slabbed footway with the remaining area between the path and carriageway landscaped. New pedestrian slabbed footway link from a fire emergency access gate on the northern school boundary to the existing footway on the highway Observations :				
24/02058/F	08/08/2024	Laura Bell	LNT Care Developments	Land to Nth of Anniversary Avn Graven Hill Bicester OX25 2BF
Proposal : Ward: South & Ambrosden				

New Applications Received Between 08/07/2024 and 27/08/2024

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Full application for the proposed erection of a two storey building to form a 66 no. bedroom care home for older people with parking, access, landscaping and associated ground works.				
Observations :				
24/02088/TPO	14/08/2024	Iain Osenton	R Parkinson	The Old Priory, Priory Lane Bicester OX26 6BG
Proposal : Ward: South & Ambrosden Tree T1- fell it to make room and light for the surrounding native trees				
Observations :				
24/02101/TPO	09/08/2024	Iain Osenton	Bicester Town Council	4 Tinkers Lane Bicester OX26 6ES
Proposal : Ward: East T1 Group TPO (Horse Chestnut) - reduce the encroachment into the rear of the property garden 4 Tinkers lane, reduce the face back over the Tinkers lane property's by approximately 2.5 meters and where possible behind or at least inline with boundary wall, This may mean tracing a few of the bigger laterals back to forks as there are little in terms of growth points at the boundary level				
Observations :				
24/02190/F	16/08/2024	Tomaz Akhter	Swarco Smart Charging Ltd	Car Park, Holm Square Bicester
Proposal : Ward: North & Caversfield Provision of electric vehicle charging bays and associated works				
Observations :				
24/02202/F	22/08/2024	Hansah Iqbal	S Hine	Chestnut Barn Whitelands Farm Vendee Drive Bicester OX26 1AX
Proposal : Ward: South & Ambrosden New doors and windows and conversion of part of existing garage space.				
Observations :				
24/02287/TEL	27/08/2024		EE Ltd	Vodafone Tel Mast 80559 Police Station Queens Avenue Bicester OX26 2NT
Proposal : Ward: West Adding 3 no. new antennas, removing 3 no. MHA's and 6 no. RRU's and replacing with 9 no. new RRU's at height, add 1 no. GPS node at ground level together with works within the existing cabin				
Observations :				

Applications Received :- 44

New Applications Received Between 08/07/2024 and 27/08/2024

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Appeal				
24/00542/F	07/08/2024		Mr & Mrs K Massey	Land Adj to No1 St Peters Crst Bicester OX26 4XA
Proposal : Ward: East Proposed detached two storey dwelling and two number car spaces.				
Observations :				
24/00620/F	22/07/2024		Mr J and Ms C Otwell	7 Launton Road Bicester OX26 6PX
Proposal : Ward: East Demolition of existing detached garage and erection of new 2 bedroom dwelling. Existing 3 bedroom dwelling to be retained.				
Observations :				
Applications Received :- 44				
Amended Plans				
22/01978/DISC	21/08/2024	Emma Whitley	Harrow Estates (Redrow Grp)	South East Bicester Bicester
Proposal : Ward: Launton & Otmoor Discharge of Condition 10 (Masterplan and Design Code) of 16/01268/OUT				
Observations : RESOLVED that Bicester Town Council made no comment on this application				
23/01496/DISC	10/07/2024	Suzanne Taylor	Cala Homes	Proposed Himley Village NW BIC Bicester
Proposal : Ward: Fringford & Heyfords Discharge of Condition 8 (Site Wide Masterplan and Design Code) of 14/02121/OUT				
Observations :				
23/01586/REM	16/07/2024	Suzanne Taylor	Cala Home (Cotswolds) Ltd	Proposed Himley Village NW Bic Bicester
Proposal : Ward: North & Caversfield Reserved Matters Application pursuant to Outline planning permission 14/02121/OUT for the erection of 123 dwellings (including 37 affordable dwellings), parking, landscaping and other associated infrastructure including the part compliance of conditions 12 (Building for Life 12), 13 (future climate risks statement), 14 (noise assessment), 16 (means of vehicular access), 17 (means of pedestrian/cycle links), 18 (Travel Plan) and 19 (detailed surface water drainage scheme) at Phase 2A				
Observations :				
24/01192/F	14/08/2024	Hansah Iqbal	Crest Nicholson Chiltern	2 Morello Close Bicester OX27 8AT

Planning and Development

Development Management



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

Phil Evans, Town Clerk
Clerk to Bicester Town Council
The Garth Lodge, Launton Rd, Bicester OX26 6PS

Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA
www.cherwell.gov.uk

Please ask for:

Direct Dial: **01295 227006**

Email: Submit.appeal@cherwell-dc.gov.uk

Our Ref: **24/00620/F**

22nd July 2024

TOWN AND COUNTRY PLANNING ACT 1990 – Appeal against Refusal

Appellant's Name: Mr Jordan Otwell & Ms Chloe Otwell

Proposal: Demolition of existing detached garage and erection of new 2 bedroom dwelling. Existing 3 bedroom dwelling to be retained.

Location: 7 Launton Road, Bicester, OX26 6PX

Parish(es): Bicester

Appeal Reference: APP/C3105/W/24/3345198

Appeal Start Date: 19 July 2024

I am writing to let you know that an appeal has been made to the Secretary of State for Communities and Local Government in respect of the above site. The appeal follows refusal of a Planning Application.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

Any comments that may have been made following the original application for planning permission will be forwarded to the Planning Inspectorate and copied to the appellant and will be considered by the Inspector in deciding the appeal.

Should you wish to make any additional comments, you must use the Planning Inspectorate's online appeals service. You can find the service through the Appeals area of the Appeals Casework Portal – see <https://acp.planninginspectorate.gov.uk>. Do not send or forward further email comments to us, as neither we, nor the Planning Inspectorate will be able to accept them.

If you do not have access to the internet, you can send your comments to Daniel Reid, The Planning Inspectorate, Room Temple Quay House, 2 The Square, Bristol, BS1 6PN. All representations must quote the appeal reference.

Planning and Development Development Management



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Please ask for:	Direct Dial:	01295 227006
Email: Submit.appeal@cherwell-dc.gov.uk	Our Ref:	24/00542/F

7th August 2024

TOWN AND COUNTRY PLANNING ACT 1990 – Appeal against Refusal

Appellant's Name: Mr & Mrs K Massey
Proposal: Proposed detached two storey dwelling and two number car spaces.
Location: Land Adjacent To No 1, St Peters Crescent, Bicester, OX26 4XA
Parish(es): Bicester
Appeal Reference: APP/C3105/W/24/3347192
Appeal Start Date: 7 August 2024

I am writing to let you know that an appeal has been made to the Secretary of State for Communities and Local Government in respect of the above site. The appeal follows refusal of a Planning Application.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

Any comments that may have been made following the original application for planning permission will be forwarded to the Planning Inspectorate and copied to the appellant and will be considered by the Inspector in deciding the appeal.

Should you wish to make any additional comments, you must use the Planning Inspectorate's online appeals service. You can find the service through the Appeals area of the Appeals Casework Portal – see <https://acp.planninginspectorate.gov.uk>. Do not send or forward further email comments to us, as neither we, nor the Planning Inspectorate will be able to accept them.

If you do not have access to the internet, you can send your comments to Caroline Tranter, The Planning Inspectorate, Room Temple Quay House, 2 The Square, Bristol, BS1 6PN. All representations must quote the appeal reference.

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Please ask for: **Suzanne Taylor**
Email: suzanne.taylor@cherwell-dc.gov.uk

Direct Dial: **01295221656**
Our Ref: **23/01496/DISC**

10th July 2024

TOWN AND COUNTRY PLANNING ACT 1990 Application Re-consultation - Amendments

Application No.: 23/01496/DISC
Applicant's Name: Cala Homes (Cotswolds) Ltd
Proposal: Discharge of Condition 8 (Site Wide Masterplan and Design Code) of 14/02121/OUT
Location: Proposed Himley Village North West Bicester, Middleton Stoney Road, Bicester
Parish(es): Bucknell
Details of amendment Amended Design Code received in response to comments and recommendations by LPA, OCC and other consultees

This is a re-consultation on the above proposal, following the receipt of amendments. If you have any comments to make, please make them by **31 July 2024**.

If you need more time you should contact us no later than **31 July 2024**. We can only grant more time in exceptional circumstances and we would need your reasons for the request, together with a firm date by which we will have received your comments.

Plans and relevant documents can be viewed on the Council's online planning register using the hyperlink below. **Please submit your comments by following the hyperlink at the end of this letter and clicking on the 'comments' tab. This will take you to a personalised page unique to you as a consultee.**

The comments field is restricted to 1000 characters. However, you can submit your comments via a letter or separate document which can be uploaded to the website page.

<https://planningregister.cherwell.gov.uk/planning/Display/23/01496/DISC?cuuid=9CD397C9-4B3E-47F0-B125-D0A08B2CF5D7>

Yours faithfully

Cherwell Planning Team

Planning and Development

Development Management



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Please ask for: **Suzanne Taylor**
Email: **suzanne.taylor@cherwell-dc.gov.uk**

Direct Dial: **01295221656**
Our Ref: **23/01586/REM**

16th July 2024

Application Re-consultation - Amendments

Application No.: 23/01586/REM

Applicant's Name: Cala Homes (Cotswolds) Ltd

Proposal: Reserved Matters Application pursuant to Outline planning permission 14/02121/OUT for the erection of 123 dwellings (including 37 affordable dwellings), parking, landscaping and other associated infrastructure including the part compliance of conditions 12 (Building for Life 12), 13 (future climate risks statement), 14 (noise assessment), 16 (means of vehicular access), 17 (means of pedestrian/cycle links), 18 (Travel Plan) and 19 (detailed surface water drainage scheme) at Phase 2A

Location: Proposed Himley Village North West Bicester, Middleton Stoney Road, Bicester

Parish(es): Bicester

Details of amendment Amended plans received

This is a re-consultation on the above proposal, following the receipt of amendments. If you have any comments to make, please make them by **6 August 2024**.

If you need more time you should contact us no later than **6 August 2024**. We can only grant more time in exceptional circumstances and we would need your reasons for the request, together with a firm date by which we will have received your comments.

Plans and relevant documents can be viewed on the Council's online planning register using the hyperlink below. **Please submit your comments by following the hyperlink at the end of this letter and clicking on the 'comments' tab. This will take you to a personalised page unique to you as a consultee.**

The comments field is restricted to 1000 characters. However, you can submit your comments via a letter or separate document which can be uploaded to the website page.

<https://planningregister.cherwell.gov.uk/planning/Display/23/01586/REM?cuuid=1CDF6513-75D0-4338-AD38-009F125EF013>

Yours faithfully

Cherwell Planning Team

Planning and Development Development Management



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Please ask for: **Hansah Iqbal**
Email: **hansah.iqbal@cherwell-dc.gov.uk**

Direct Dial: **01295 753705**
Our Ref: **24/01192/F**

14th August 2024

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) **Application Re-consultation - Amendments**

Application No.: 24/01192/F
Applicant's Name: Crest Nicholson Chiltern
Proposal: Erection of one detached 5 bedroom dwelling to form part of Elmsbrook's exemplar site phase 1
Location: 2 Morello Close, Bicester, OX27 8AT
Parish(es): Bicester
Details of amendment Amended information for BNG received

This is a re-consultation on the above proposal, following the receipt of amendments. If you have any comments to make, please make them by **4 September 2024**.

If you need more time you should contact us no later than **4 September 2024**. We can only grant more time in exceptional circumstances and we would need your reasons for the request, together with a firm date by which we will have received your comments.

Plans and relevant documents can be viewed on the Council's online planning register using the hyperlink below. **Please submit your comments by following the hyperlink at the end of this letter and clicking on the 'comments' tab. This will take you to a personalised page unique to you as a consultee.**

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<https://planningregister.cherwell.gov.uk/planning/Display/24/01192/F?cuuid=71CFCE17-A564-4406-A0AE-56EC9ADA4ED2>

Yours faithfully

Cherwell Planning Team

Planning and Development Development Management



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www.cherwell.gov.uk

Please ask for: **Emma Whitley**
Email: **Emma.Whitley@cherwell-dc.gov.uk**

Direct Dial: **01295 221504**
Our Ref: **22/01978/DISC**

21st August 2024

TOWN AND COUNTRY PLANNING ACT 1990 Application Re-consultation - Amendments

Application No.: 22/01978/DISC

Applicant's Name: Harrow Estates (Part of Redrow Group)

Proposal: Discharge of Condition 10 (Masterplan and Design Code) of 16/01268/OUT

Location: South East Bicester, Wretchwick Way, Bicester

Parish(es): Launton

Details of amendment Amended Design Code August 2024

This is a re-consultation on the above proposal, following the receipt of amendments. If you have any comments to make, please make them by **11 September 2024**.

If you need more time you should contact us no later than **11 September 2024**. We can only grant more time in exceptional circumstances and we would need your reasons for the request, together with a firm date by which we will have received your comments.

Plans and relevant documents can be viewed on the Council's online planning register using the hyperlink below. **Please submit your comments by following the hyperlink at the end of this letter and clicking on the 'comments' tab. This will take you to a personalised page unique to you as a consultee.**

The comments field is restricted to 1000 characters. However, you can submit your comments via a letter or separate document which can be uploaded to the website page.

<https://planningregister.cherwell.gov.uk/planning/Display/22/01978/DISC?cuuid=7E43512D-B4CC-4950-B31C-1AED9CBFD019>

Yours faithfully

Cherwell Planning Team

Agenda Item 9

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref

Tue 27 August 2024

District Ref

'C' Contrary to District 'CD' Contrary Delegated

'D' Delegated

'E' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

23/01447/OUT	Approved (With conditions)	46 Bucknell Road
23/01493/REM	Approved (With conditions)	Proposed Himley Village
24/00401/F	Approved (With conditions)	20 Almond Road
24/00796/F	Approved (With conditions)	4 Orchard Way
24/00891/F	Approved (With conditions)	Units B7 And B7A
24/01054/LB	Approved (With conditions)	Corals 10, Sheep Street
24/01083/F	Approved (With conditions)	56 Longfields
24/01172/CDC	Approved (With conditions)	Cattle Market Car Park
24/01184/LB	Approved (With conditions)	Sarnie67
24/01194/F	Approved (With conditions)	81, 83 and 85
24/01247/F	Approved (With conditions)	Plum Tree Cottage
24/01323/F	Approved (With conditions)	74 Fair Close
24/01364/LB	Approved (With conditions)	Tysul House, 3 Church Terrace
24/01402/F	Approved (With conditions)	1 George Street
24/01420/F	Approved (With conditions)	42 Redwing Close
24/01423/F	Approved (With conditions)	67 Shearwater Drive
24/01430/F	Approved (With conditions)	Baker And Taylor
24/01441/F	Approved (With conditions)	12 Dove Green
24/01470/F	Approved (With conditions)	Electricity Sub Station
24/01478/F	Approved (With conditions)	64 Lucerne Avenue
24/01512/LB	Approved (With conditions)	Tysul House, 3 Church Terrace

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref

Tue 27 August 2024

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 2

GRANTED PLANNING PERMISSIONS

24/01513/F	Approved (With conditions)	95 Buckingham Road
24/01536/F	Approved (With conditions)	Phillips Tyres Unit 2
24/01578/F	Approved (With conditions)	8 Saffron Close
24/01584/F	Approved (No Conditions)	13 Orchard Way
24/01601/F	Approved (With conditions)	42 Goodwood Close
24/01617/F	Approved (With conditions)	8 Avon Crescent
24/01634/F	Approved (With conditions)	51 George Street
24/01744/F	Approved (With conditions)	46 Mullein Road

REFUSED PLANNING PERMISSIONS

23/02355/F	Refused	Waverley House
24/01183/F	Refused	67 Sheep Street

**BICESTER TOWN COUNCIL
PLANNING COMMITTEE FORWARD PLAN**

Tuesday 3rd September 2024

- 1. London Road level crossing**
- 2. A41 Review**
- 3. Market Square**
- 4. Local Plan**
- 5. S106 funding for Cemetery**