

Bicester Town Council



Planning Committee Meeting

Ref: PL07/2324

**Tuesday 7th November 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 Rachel Mallows, Cllr Nicholas Mawer, Cllr Rich Oliver, Cllr Christopher Pruden,
Cllr Les Sibley, Cllr Jim Webb, Cllr Paul Wheatley,

Other Circulation, Substitute Members:

Cllr Harry Knight and Cllr Alisa Russell

Other Circulation:

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



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31 October 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 7th November 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 5 - 8)
To confirm the **MINUTES** and **RESOLUTIONS** of the following Planning meeting:

PL06/2324 – 3rd October 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. Cherwell Local Plan Review

A presentation will be given by Paul Fong and Matthew Roberts of JBP Associates Ltd regarding the Cherwell Local Plan Review.

(Pages 9 - 28)

6. Updates on large developments and associated issues

6.1 North West Bicester

6.2 Graven Hill

6.3 Other Business Strategic Sites

7. Planning applications from Cherwell District Council

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

(Pages 29 - 32)

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

8. Amended plans

Committee is asked to **NOTE** the attached Amended Plan.

(Page 33)

9. Refused Plans

Committee is asked to **NOTE** the following Refused plans:

23/01805ADV – 73 Sheep Street

Internally illuminated fascia board and illuminated panel sign.

23/01990/F – 23 Taylor Close

Erection of fence and change of use of amenity land (Retrospective).

23/02170/F – 10 Lerwick Croft

Demolish existing outbuilding, two-storey side extension and single-storey rear extension.

23/02261/F – Spec Savers, 25 Sheep Street

Replacement windows to upper floors of front elevation.

10. Notification of planning decisions from Cherwell District

(Pages 34 -

Agenda: PL07/2324 Planning Committee
Tuesday 7th November 2023

Council

35)

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

11. Forward Plan

(Page 36)

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

12. Date of Next Meeting

Tuesday 5th December 2023 – 7pm, The Chamber Room, Garth House

Close of meeting:

Minutes of the Planning Committee

A meeting of the **Planning Committee** was held on **Tuesday 3rd October 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 Tom Beckett
Cllr Donna Ford
Cllr Dan Hallett
Cllr Damien Maguire
Cllr Rachel Mallows
Cllr Christopher Pruden
Cllr Jim Webb
Cllr Paul Wheatley
Cllr Harry Knight (Substitute)

In Attendance:

Paul Canning – Service Manager
Jodi Clarke – Administration Officer

78/2 Apologies for Absence

324 RESOLVED that apologies were received from Cllr Nick Mawer, Cllr Paul Wheatley and Cllr Les Sibley.

Cllr Harry Knight substituted for Cllr Les Sibley.

79/2 Declarations of Interest

324 RESOLVED that declarations were received from the following councillors:

- Cllr Mallows – Due to knowing an Applicant.
- Cllr Webb – Due to knowing an Applicant.
- Cllr Pruden – Due to knowing and Applicant at 188 Whitelands Way.
- Cllr Hallett – Due to knowing an Applicant at 1 Stevenson Close.
- Cllr Maguire – Due to being a resident at the Graven Hill site.
- Cllr Beckett – Due to an Applicant being his next door neighbour.

80/2 Councillors are reminded to declare any interests on any item on this agenda in accordance with Bicester Town Council's Code of Conduct.
324 19:04 Cllr Beckett arrived.

RESOLVED that declarations were received from the following councillors:

- Cllr Pruden – Due to knowing and Applicant at 188 Whitelands Way & as a councillor for Cherwell District Council.
- Cllr Beckett – Due to an Applicant being his next door neighbour & as a councillor

for Cherwell District Council.

- Cllr Ford – As a councillor for Cherwell District Council and Oxfordshire County Council.

81/2 Declarations of Interest for District & County Councillors

324 RESOLVED that declarations of interest were received from Cllr Tom Beckett, Cllr Nick Cotter, Cllr Donna Ford and Cllr Christopher Purden, as Cherwell District Councillors and Cllr Donna Ford as Oxfordshire County Council on the Planning Committee will make their comment's 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.

82/2 Minutes of the Planning Meeting

324 RESOLVED that the Minutes from the following meetings were **APPROVED** with the following amendments being made:

- **PL04/2324 – 8th August 2023.**
- **PL05/2324 – 5th September 2023**, with the amendments to page 2 section **70/2324**: To remove the section regarding the Community Centre due to incorrect information.

83/2 Public Session

324 2 members from the Impact Centre expressed their interest in the old Magistrates Court on Queens Avenue, they would like to turn this into a community centre for the town instead of having flats built. They expressed what they would like to do with the building and what they would offer to the community.

19:08 Cllr Nick Cotter arrived.

Paul Canning wrote to Cherwell District Council regarding this matter and asked for the building to remain in the communities hands.

RESOLVED that Paul Canning will share the ownership with councillors along with the Forward Plan for the Impact Centre once received from the members.

84/2 Updates on large developments and associated issues

324

85/2 North West Bicester

324 RESOLVED that no update was given.

86/2 Graven Hill

324 RESOLVED that no update was given.

87/2 Other Business Strategic Sites

324 RESOLVED that no update was given.

88/2 Planning applications from Cherwell District Council

Minutes: PL06/2324: Planning Committee Meeting
Tuesday 3rd October 2023

Page 2 of 4

Signed

Dated

324 23/00018/F – Whitelands Farm Sports Grounds

RESOLVED that Bicester Town Council did not comment on this planning application.

23/1039/F – My Village Bakery, 19 Field Street

RESOLVED that Bicester Town Council has no objections to this planning application but however, do have concerns regarding bins & drainage alongside the residents' concerns.

23/01990/F – 23 Taylor Street

RESOLVED that Bicester Town Council did not support amenity land being taken before permission was granted.

23/02034/F – Land to the rear of Langford Park Cottages

RESOLVED that Bicester Town Council raise concerns on behalf of residents, these concerns were: Road access, the mud path that is already an issue will become worse, Sound barrier between the cottages and the A41 if trees' are removed and the removal of the trees'.

23/02050/F – 1 Ashdene Road

RESOLVED that Bicester Town Council has no objections to this planning application.

23/02131/F – 18 Beckett Way

RESOLVED that Bicester Town Council **NOTED** the planning application.

23/02355/F & 23/02604/DEMPA – GG Oxford Investment Ltd, Central Government, Registrar

RESOLVED that Bicester Town Council **STRONGLY** object to this planning application and question why the building is to be demolished and request it is kept as is for use by the local community.

23/02399/REM – Land north of Bicester Ave Garden Centre

RESOLVED that Bicester Town Council has no objections to this planning application and request that the roof to support solar panels.

23/02412/F – 20 Almond Road

RESOLVED that Bicester Town Council welcome this renovation but have concerns with:

- With parking in this area
- Overdevelopment of site
- Concerns with potential HMO being on dangerous bend on the road
- Will be out of keeping with current street scene

23/02416/ – Mixu Oxford, 73 Sheep Street

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

23/02420/LB – 24 Sheep Street

RESOLVED that Bicester Town Council has no objection to this planning application.

23/02432/F – 17 Ravencroft

RESOLVED that Bicester Town Council has no objection to this planning application.

23/02437/F – 1 Stevenson Close

RESOLVED that Bicester Town Council has no objection to this planning application.

23/02439/F – 7 Jubilee Way

RESOLVED that Bicester Town Council has no objections to this planning application but do however have concerns with parking in this area.

23/02455/TCA – The Old Priory, Priory Lane

RESOLVED that Bicester Town Council leaves this to the Arboriculturalist.

23/02585/F – 188 Whitelands Way

RESOLVED that Bicester Town Council has no objection to this planning application.

23/02485/F – 7 Ashdene Road

RESOLVED that Bicester Town Council has no objection to this planning application.

23/02620/TCA – First Port Retirement Property, Hometree House

RESOLVED that Bicester Town Council leaves this to the Arboriculturalist.

R3.0108/23, R3.0110/23, R3.0111/23, R3.0112/23, R3.0114.23, R3.0155/23

Land at existing roundabout junction of the B4100 Banbury Road and the A4095 Southwold Land and the agricultural/open space adjacent to it, Bicester, Oxfordshire.

RESOLVED that Bicester Town Council **NOTED** the above applications from Oxfordshire County Council.

89/2 Withdrawn Plan

324 RESOLVED that Committee **NOTED** the Withdrawn Plan.

90/2 Refused Plans

324 RESOLVED that Committee **NOTED** the Refused Plans.

91/2 Notification of planning decisions from Cherwell District Council

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

92/2 Forward Plan

324 RESOLVED that Committee **REVIEWED** and **COMMENTED** on the Forward Plan.

Officers to arrange with Cherwell District Council planning officers to address Bicester Town Council councillors regarding the Local Plan.

93/2 Date of Next Meeting

324 Tuesday 7th November 2023 – 7pm, The Chamber Room, Garth House

Close of meeting: 20.16 hrs.

Date of next Meeting: Tuesday 7 November 2023 at 19:00

CLOSE OF MEETING: Time Not Specified hrs

Bicester:

An alternative strategy: alleviating pressure for growth
October 2023



Overview and introductions: Why we're here today

Brief introductions

Overview: Our alternative to the Council's strategy

- Based on building new communities, rather than unsustainably bolting on more housing to existing towns
- Places for People has a proposed site in Shipton, put forward to Cherwell District Council
- This would help relieve the relentless pressure to continue building in Banbury and Bicester
- Our development would be a new sustainable growth point for Cherwell designed around the Garden Communities principles.

Cherwell: new local plan

- Extending the plan period to 2040
- Meeting the challenges of climate change
- Providing sustainable development
- Providing for new housing and employment needs



Cherwell Local Plan Review 2040

Planning for Cherwell to 2040

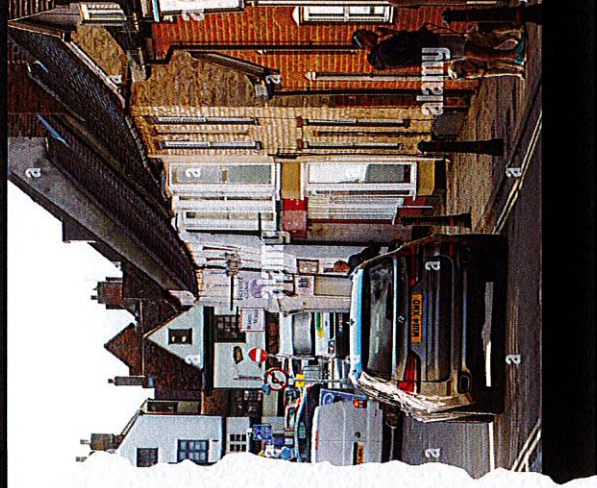
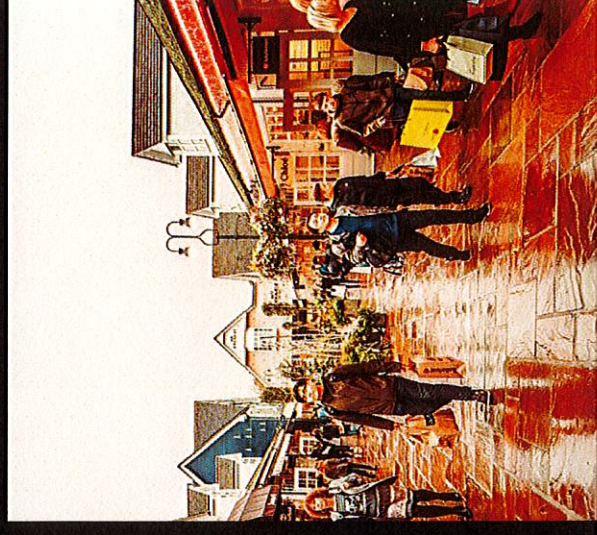
A community involvement paper

July 2020

A collage of four small images: a building, a street scene, a person, and a building.

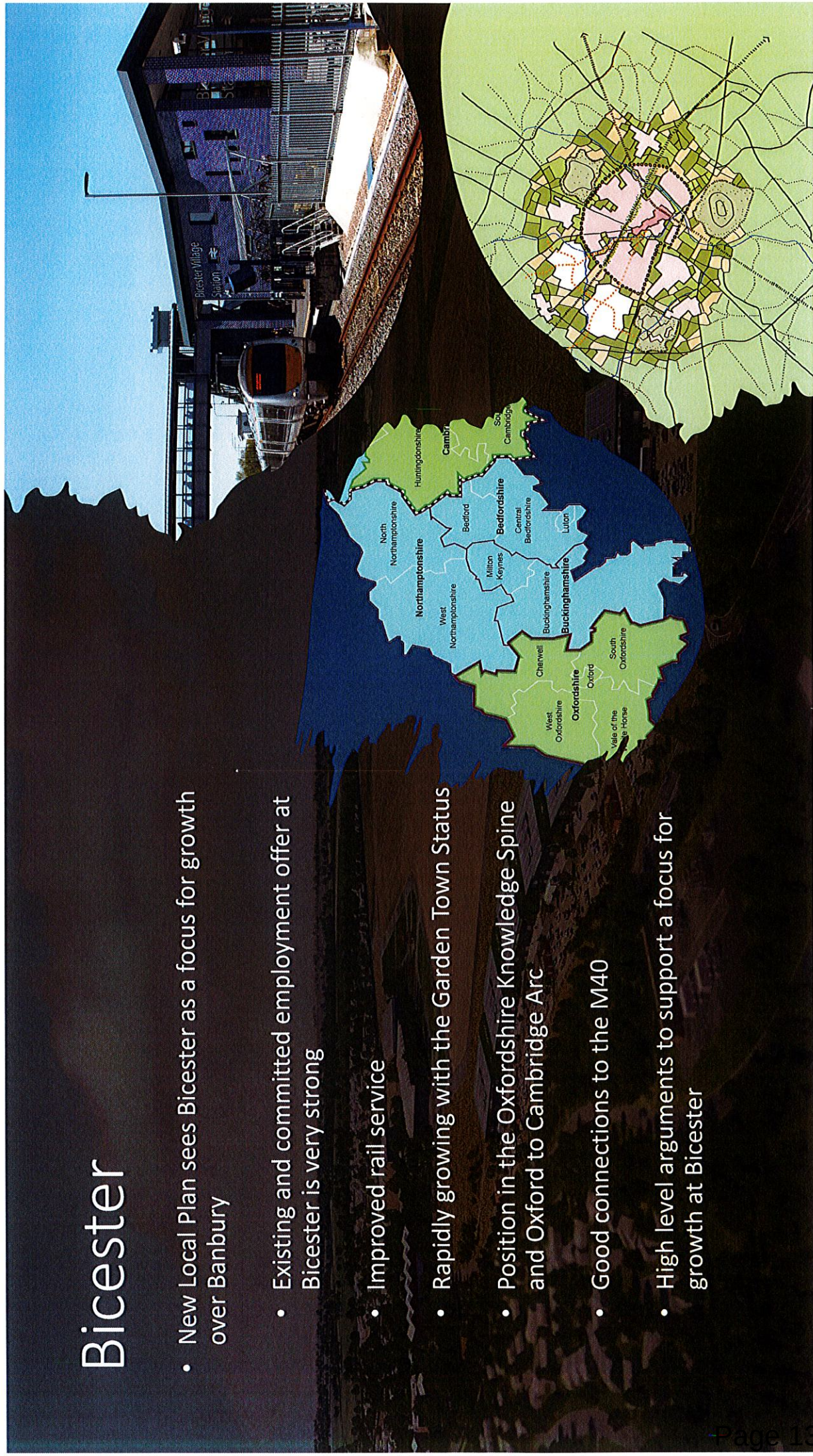
The Growth Strategy

- The Constants
 - Banbury
 - Bicester
 - Rural Areas
- Historically taken the majority of the District's growth
- Revised plan will feature the constants in all future growth scenarios



Bicester

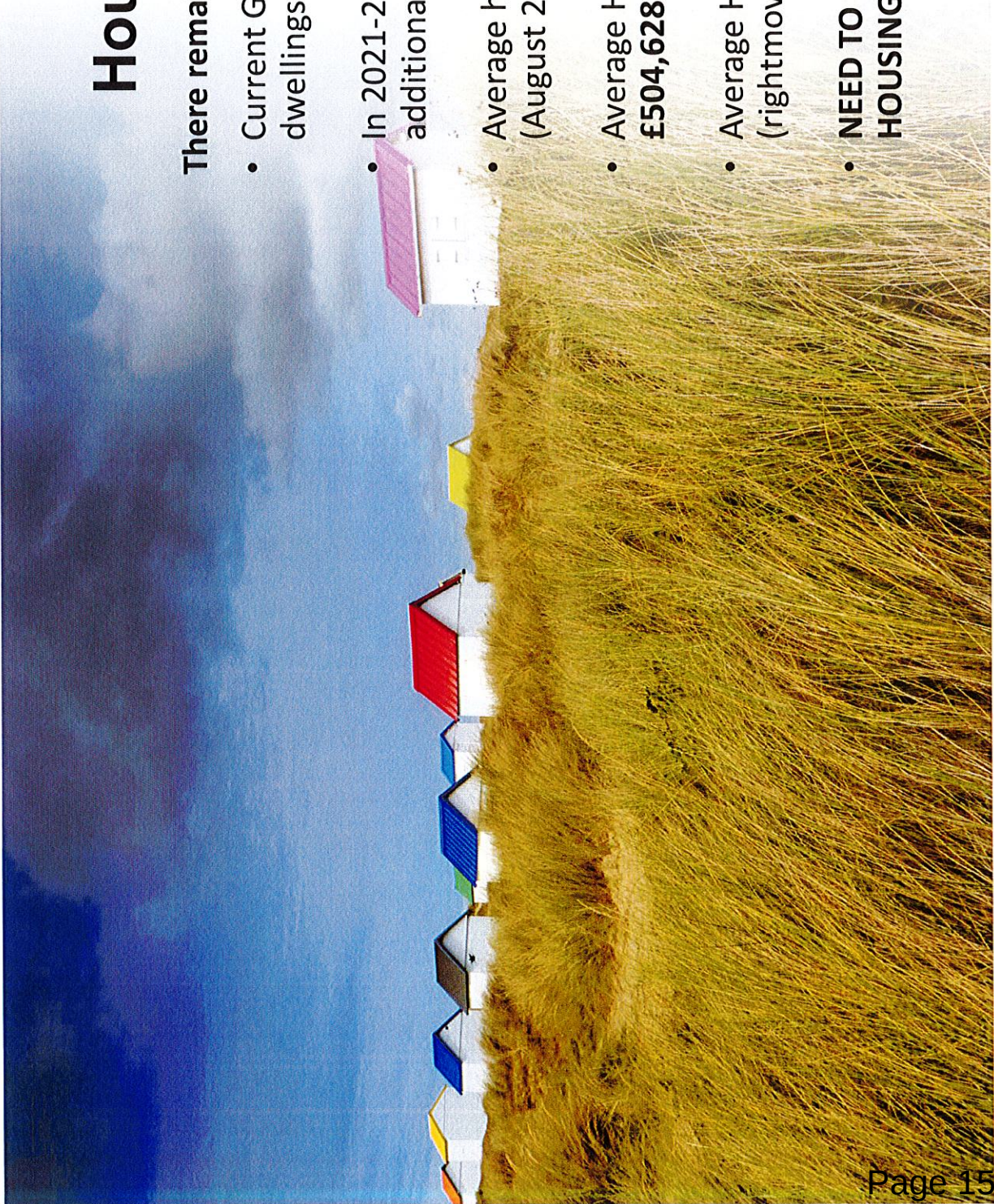
- New Local Plan sees Bicester as a focus for growth over Banbury
 - Existing and committed employment offer at Bicester is very strong
 - Improved rail service
 - Rapidly growing with the Garden Town Status
 - Position in the Oxfordshire Knowledge Spine and Oxford to Cambridge Arc
 - Good connections to the M40
 - High level arguments to support a focus for growth at Bicester





Preferred Growth Scenario

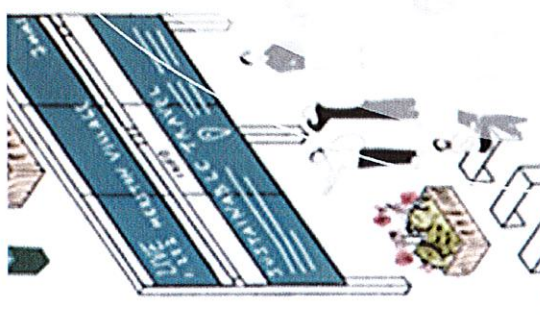
- Scenario 7
- Banbury: 1,320
- **Bicester: 2,300**
- Heyford Park: 750
- Kidlington: 1,235
- Rural Areas: 500
- Windfall: 2,800
- Total New Homes: 29,559
- Per Annum: 1,478
- Buffer: 14%



Housing Crisis

There remains a housing crisis

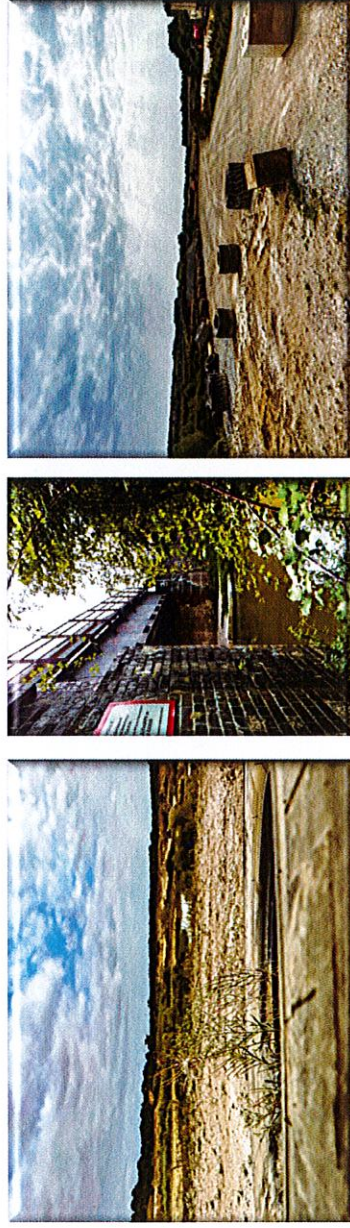
- Current Government Target: 300,000 dwellings in England per annum?
- In 2021-22, there were **232,820** net additional dwellings.
- Average house price in the UK: **£291,000** (August 2023 - ONS)
- Average House Price in Oxfordshire: **£504,628** (rightmove)
- Average House Price in Bicester: **£370,516** (rightmove)
- **NEED TO BUILD MORE SUSTAINABLE HOUSING**



New settlements

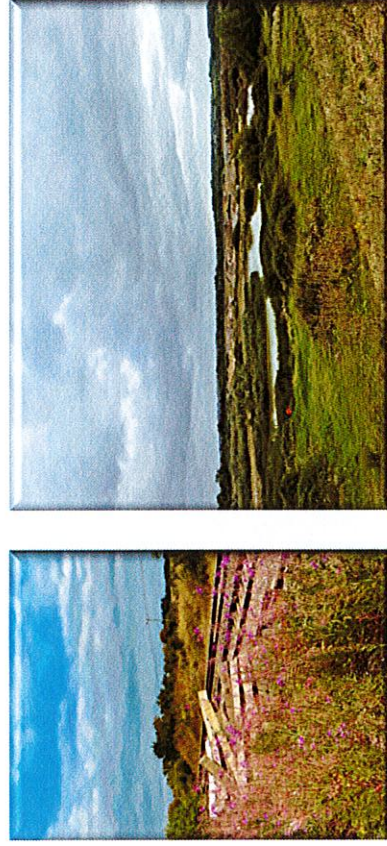
- New settlements – secure sustainable development quickly.
- We can influence every aspect of both living and working and the way we move about.
- New settlements - positively designed around a green infrastructure that secure more sustainable ways of both living and working.
- Easier to produce this green infrastructure in a new settlement than it would be within conventional forms of development.

The Shiptons: where is it and what does the site look like now?



Shipton Quarry

- **Working limestone** quarry located immediately north of Shipton-on-Cherwell.
- **North** of Oxford City, capable of assisting with Oxford City's needs.



The Shiptons: Our proposals will include:

1. A new business park - up to 7ha;
2. 15-minute communities – 2,000 to 2,500 sustainably designed new homes up to 2040;
3. Provision of a range of affordable housing;
4. A network of new personal transport routes that will accommodate walkers, cyclists as well as other forms of personal transport.
5. A new rail station serving the development, with direct links to Oxford and London;
6. A sustainable link from Shipton to Woodstock.



Building a carbon neutral community

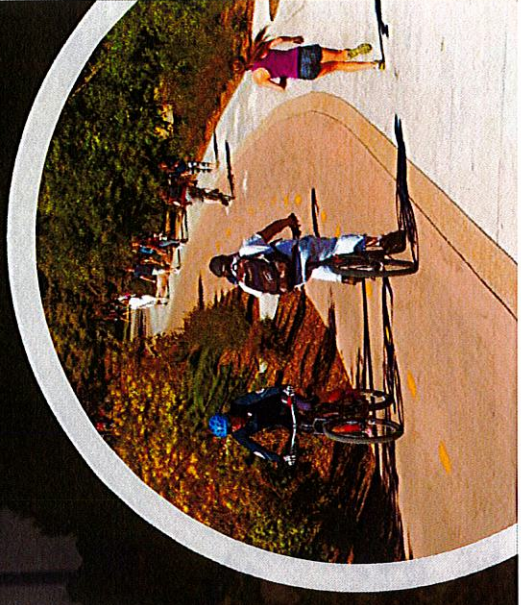
- Embracing change in Oxfordshire
- CAR FREE new settlement, to drive change and carbon neutrality
- Abandoning fossil fuels
- Accelerate carbon neutrality in the region
- Min. 40% affordable housing





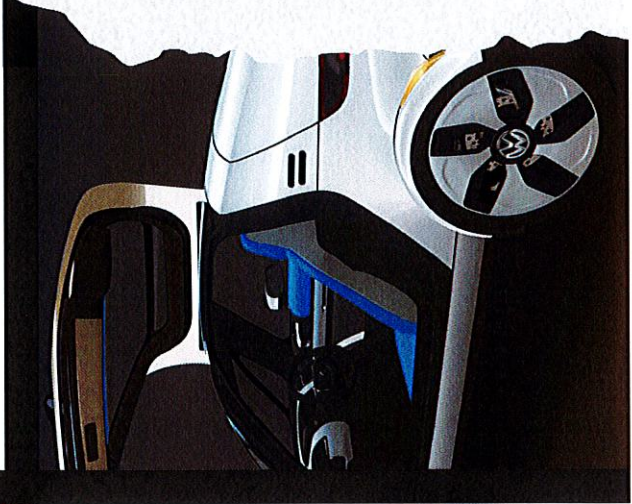
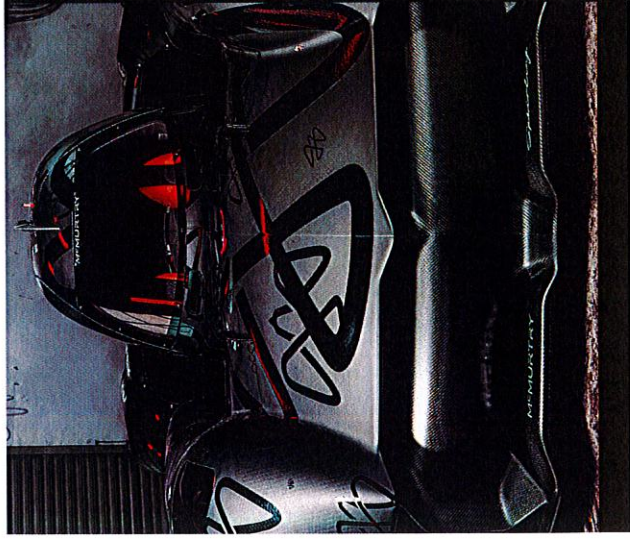
Active Travel Routes

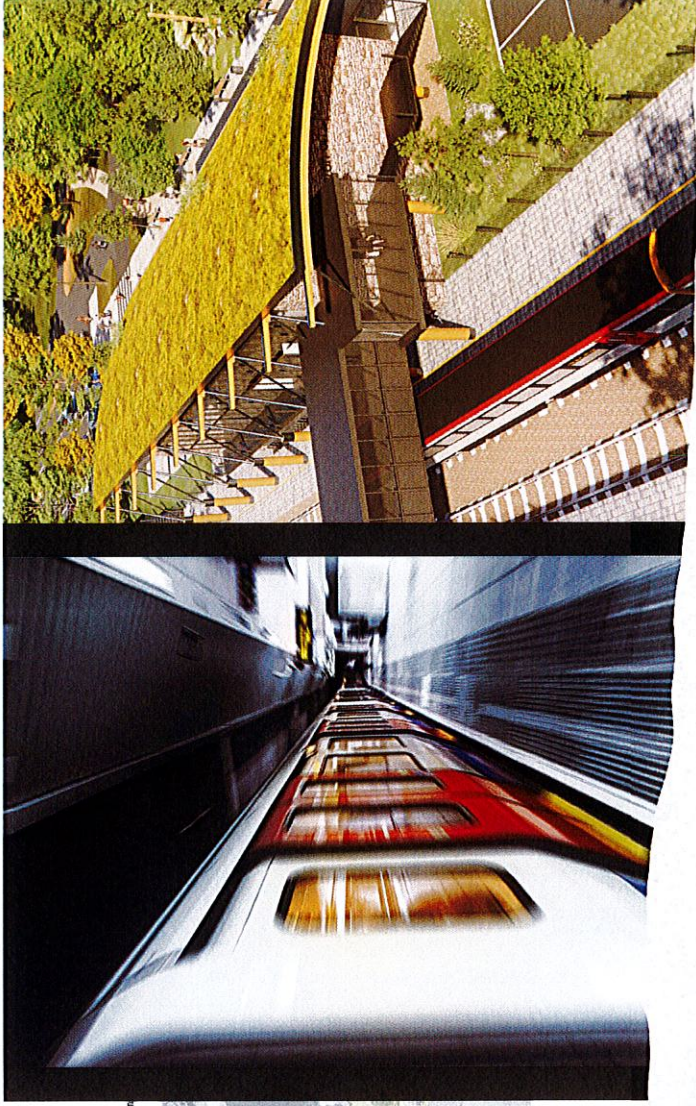
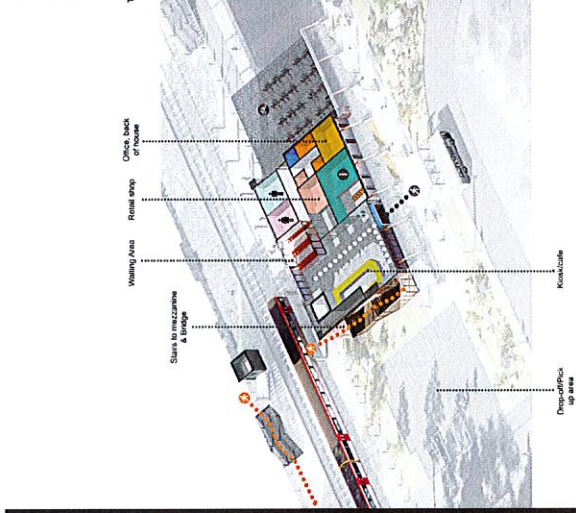
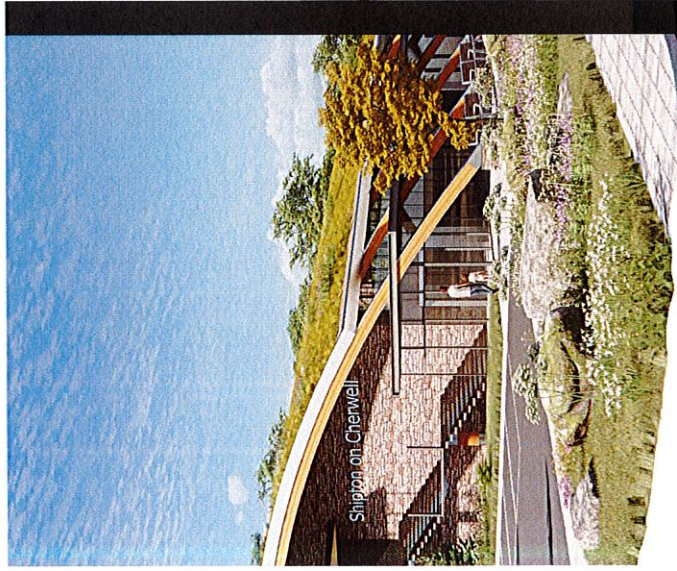
- Creation of safe and segregated active travel routes throughout the development,
- Active travel routes designed for:
 - Cycling
 - Walking
 - Wheeling
- New Active Travel Route between the new settlement and Woodstock
- Cars and lorries to the employment and commercial areas and school.



Single Seater Electric Cars

- Introduce and pioneer a smaller road network designed for single seater electric cars
- Run parallel to the Active Travel Routes
- The new cars will have the ability to run on conventional roads
- British designed and to be provided in every new house





New Train Station

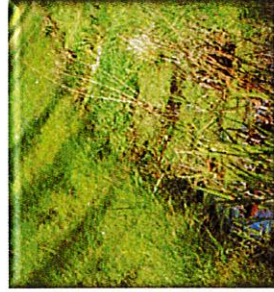
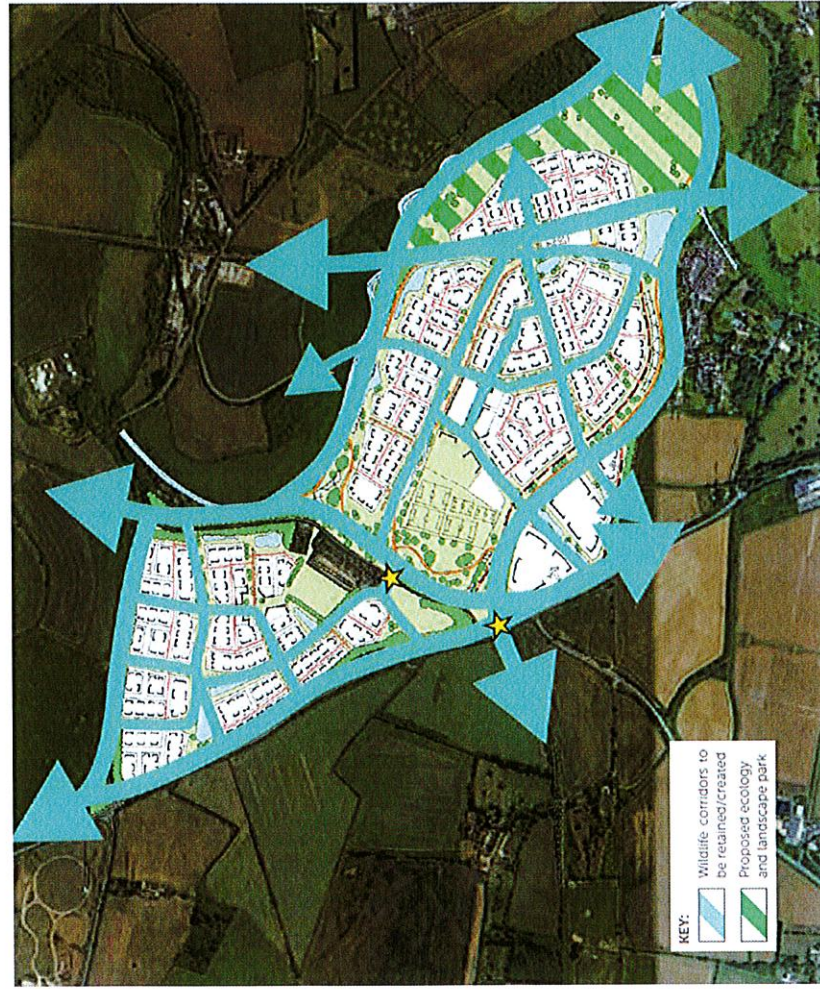
- New train station at the site providing fast services to Oxford and London.

- Timetable agreed with Network Rail and the County Council

Buses

- Demand responsive bus services
- Shuttle bus service between Woodstock and the new settlement

Connecting with nature for everyone to enjoy



Green and blue corridors throughout absorbing carbon and enhancing biodiversity

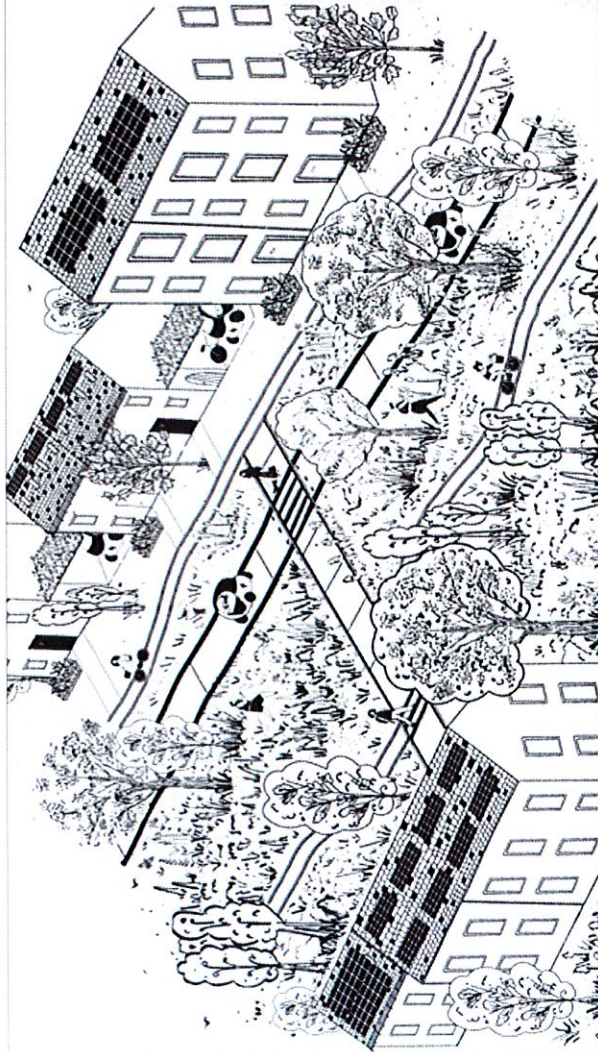


Conservation Target Area

Local Wildlife Site would be enhanced for birds, reptiles, amphibians, and hedgehogs



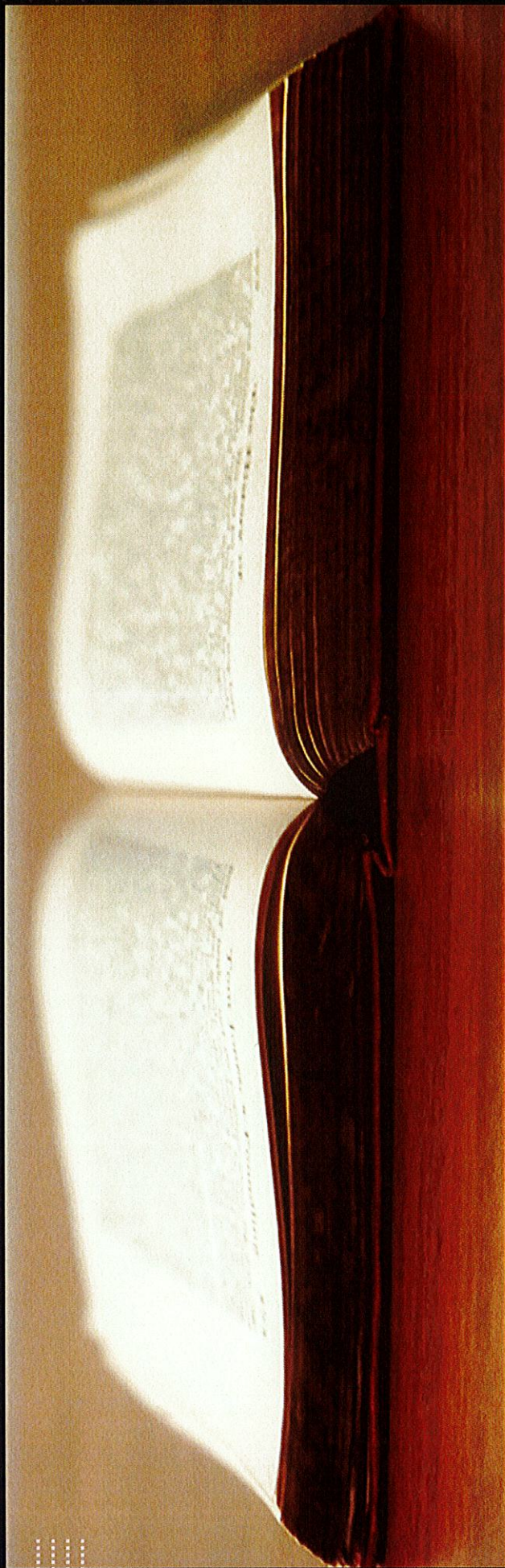
New green recreation for everyone in Cherwell to enjoy – but respecting wildlife designations



The Shiptons: Building Design

- All the buildings on the development will take a fabric first approach.
- All new buildings will be designed for green energy only.

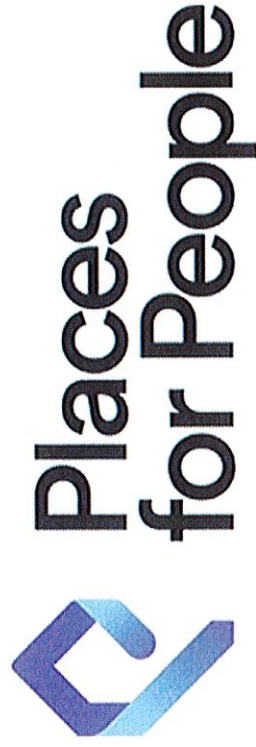




Implementation and Delivery

- The development principles will be secured by a developer's handbook to ensure that all development partners create a truly sustainable environment.

Development Partner: Building Sustainable Communities & Pioneering Change



We welcomed our first customers in **1965**, as
North British Housing Association.

Sustainability

- Pfp want people to live more sustainably in the future and are happy to make pioneering moves to achieve this.

Affordable homes

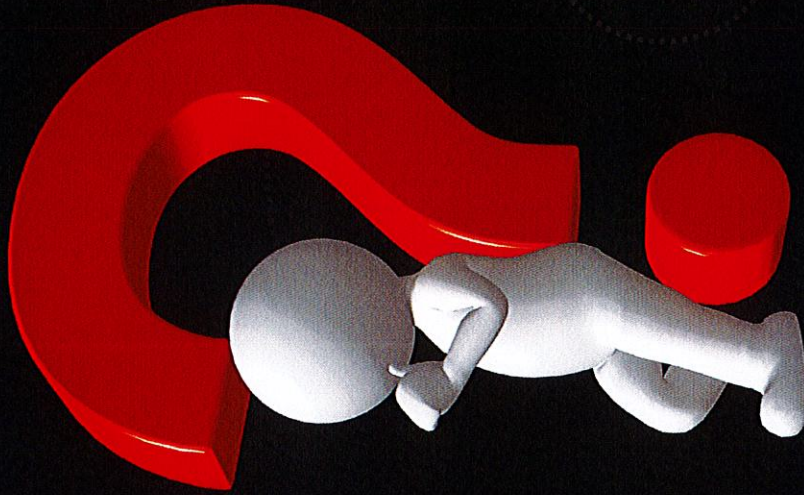
- over **230,000** social or affordable homes owned or managed across the UK

Development

- Delivered **1,775** new homes
- **10,000** homes to be created over the next 10 years

Leisure management

- They operate **100** leisure facilities that support the health and wellbeing of our customers



Thank you

• Questions?



New Applications Received Between 26/09/2023 and 30/10/2023

Item No : 6

Ref No : PL7/2324

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
New Application				
23/02430/CDISC	23/10/2023	Emma Whitley	Nathan Pearce	c/o Roundabout at Junction with Banbury Rd Southwold Lane
Proposal : Ward: North Proposal: Details pursuant to Condition 9 (Construction and Demolition Environmental) of planning permission no. (R3.0094/21) - R3.0110/23.				
Observations :				
23/02431/CDISC	23/10/2023	Emma Whitley	Nathan Pearce	c/o Roundabout at Junction with Banbury Rd Southwold Lane
Proposal : Ward: North Proposal: Details pursuant to Condition 10 (Surface Water Drainage Scheme) of planning permission no. (R3.0094/21) - R3.0108/23.				
Observations :				
23/02443/F	11/10/2023	Rebekah Morgan	Mr Martin Wyatt	28 York Close Bicester OX26 4XE
Proposal : Ward: East Proposal: Erection of new two bedroom dwelling within the curtilage of No 28 York Close.				
Observations :				
23/02486/F	11/10/2023	Hansah Iqbal	Mr & Mrs Green	Larkrise 1C Rowan Road Bicester OX26 2HN
Proposal : Ward: West Proposal: Proposed single storey rear extension.				
Observations :				
23/02565/F	11/10/2023	Clancy Sloan	BoyleSports (UK) Limited	1 Crown Walk Bicester Oxon OX26 6HY
Proposal : Ward: East Proposal: Change of Use of ground floor from Use Class E to Sui Generis (Betting Office) and external alterations.				
Observations :				
23/02645/F	11/10/2023	Hansah Iqbal	Mr & Mrs Pratley	20 Wensum Crescent Bicester OX26 2GL
Proposal : Ward: West Proposal: Single storey rear extension.				
Observations :				

New Applications Received Between 26/09/2023 and 30/10/2023

Item No : 6

Ref No : PL7/2324

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
23/02647/F	11/10/2023	Hansah Iqbal	Mr Barry Draper	41 Lancaster Close Bicester Oxon OX26 4TT
Proposal : Ward: East Proposal: Proposed single storey rear outbuilding.				
Observations :				
23/02668/F	11/10/2023	Emma Whitley	SNRG	Bicester Park Unit 1 Charbridge Laneq OX26 4SS
Proposal : Ward: East Proposal: Installation of 2 No external battery units.				
Observations :				
23/02685/F	11/10/2023	Rebekah Morgan	Mellonia Property Ltd	73 Kingsclere Road Bicester Oxon OX26 2JL
Proposal : Ward: West Proposal: Change of Use from a domestic dwelling to an 8 bed House of Multiple Occupancy (HMO). Demolition of part of existing dwelling; construction of extensions and amendments to external areas to provide parking for 4 cars, cycle parking and bin store area.				
Observations :				
23/02687/F	11/10/2023	Tomaz Akhter	Mr and Mrs Dhawan	53 Buckingham Road Bicester OX26 3EY
Proposal : Ward: North Proposal: Part double storey side and rear extension, part single storey side and rear extension, demolition of existing porch and new front driveway.				
Observations :				
23/02704/F	23/10/2023	Gemma Magnuson	Mrs Pamela Brawn	28 Balliol Road Bicester Oxon OX26 4HP
Proposal : Ward: East Proposal: Change of Use of amenity land to domestic use and relocation of fence to the front of the garden.				
Observations :				
23/02715/REM	11/10/2023	Tom Webster	Peveril Securities Limited	Land North of Bicester Garden Centre Oxford Road
Proposal : Ward: South Proposal: Reserved matters approval for 23/01080/OUT - Details of access, appearance, landscaping, layout and scale relating to the proposed development of a Class E(g)(i) (formerly B1(a)) office/commercial building and associated development, plus associated car parking.				

New Applications Received Between 26/09/2023 and 30/10/2023

Item No : 6

Ref No : PL7/2324

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Observations :				
23/02722/TPO	11/10/2023	Iain Osenton	Mr Sean Daley	31 Hunt Close Bicester Oxon OX26 6HX
Proposal : Ward: East Proposal: Reduce the canopies of 2 No. Horse Chestnut trees by 1.8m to take the crowns back from the adjacent property - TPO1/80.				
Observations :				
23/02738/F	11/10/2023	Jordan Campbell	Miss Sorayha Kianzad	35 Churchill Road Bicester OX26 4TR
Proposal : Ward: East Proposal: Variation of Condition 2 (plans) of 22/01637/F - garage to be demolished and rebuilt on same footprint. Change material to a light (cappucino) uPVC wood effect.				
Observations :				
23/02743/ADV	11/10/2023	Hansah Iqbal	Waylands Automotive Ltd	Waylands Kia Bicester Joblings Garage Launton Road OX26 6PZ
Proposal : Ward: East Proposal: Replacement internally illuminated fascia signage, 1 No pylon sign, 1 No directional sign and 1 No entrance statement gateway.				
Observations :				
23/02748/ADV	11/10/2023	Hansah Iqbal	Esquires Coffee Limited	Unit 2, Trinity House West Graven Hill Road Ambrosden OX25 2DR
Proposal : Ward: South Proposal: 1 No externally illuminated projecting sign, 2 No externally illuminated fascia signs.				
Observations :				
23/02758/F	11/10/2023	Hansah Iqbal	Mr Gary Smith	8 Friend Way Ambrosden OX25 2AY
Proposal : Ward: South Proposal: Installation of Daikin EDLA04E2V3 heat pump in rear garden.				
Observations :				
23/02771/F	11/10/2023	Hansah Iqbal	Mr Dennis Howlett	5 Swift Close Bicester OX26 2YN
Proposal : Ward: West Proposal: Proposed single storey rear extension and garage conversion.				
Observations :				

New Applications Received Between 26/09/2023 and 30/10/2023

Item No : 6

Ref No : PL7/2324

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
23/02800/F	23/10/2023	Tomaz Akhter	Bicester Estates Limited	Heyfodian Travel Murdock Road Bicester OX26 4PP
Proposal : Ward: East Proposal: Re-cladding and re-roofing on an existing commercial building.				
Observations :				
23/02806/F	11/10/2023	Gemma Magnuson	Mr Dean Jones	32 Kings End Bicester OX26
Proposal : Ward: West Proposal: Proposed two storey rear extension. Replacement of existing garage and outbuildings with re-positioned garage with ancillary accommodation on first floor to 32 Kings End.				
Observations :				
23/02853/F	23/10/2023	Hansah Iqbal	Mr & Mrs Jaycock	77 Kempton Road Bicester Oxon OX26 1AD
Proposal : Ward: South Proposal: Loft conversion with dormers and rooflight. 1 x window installed to first floor bedroom one.				
Observations :				
23/02890/F	23/10/2023	Tomaz Akhter	Justin and Emma Wilson	Tysul House 3 Church Terrace Church Street OX26 6BA
Proposal : Ward: South Proposal: Erection of garden office outbuilding and greenhouse.				
Observations :				

Applications Received :- 22

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:	Jeanette Davey	Direct Dial:	01295221564
Email:	jeanette.davey@cherwell-dc.gov.uk	Our Ref:	23/01771/F

11th October 2023

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

Application No.:	23/01771/F
Applicant's Name:	Churchill Retirement Living
Proposal:	Redevelopment for retirement living accommodation for older people comprising 41 no retirement apartments including communal facilities, access, car parking and landscaping
Location:	Former Pakefield House to Fortescue House, St Johns Street, Bicester, OX26 6SL
Parish(es):	Bicester
Details of amendment	Amended description of works and amended site address

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 **1 November 2023**.

If you need more time you should contact us no later than **1 November 2023**. 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/23/01771/F?cuuid=3A71C7D1-CE72-43FC-96C4-AE6D38C2D920>

Yours faithfully

Cherwell Planning Team

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref

Tue 7 November 2023

District Ref PL07/2324

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

Page No : 1

GRANTED PLANNING PERMISSIONS

22/02922/F	Approved (With conditions)	Land Adj to Bicester Road
23/00012/F	Approved (With conditions)	Marigold View
23/01039/F	Approved (With conditions)	My Village Bakery
23/01249/F	Approved (With conditions)	84 Westacott Road
23/01424/F	Approved (With conditions)	1 George Street
23/01711/REM	Approved (With conditions)	Land North of Bicester Avenue
23/01808/F	Approved (With conditions)	19 Sedgefield
23/01829/ADV	Approved (With conditions)	Circular Road
23/01840/F	Approved (With conditions)	The Sanctuary
23/01927/F	Approved (With conditions)	43A George Street
23/02160/TPO	Approved (With conditions)	Street Record
23/02237/F	Approved (With conditions)	25 Sheep Street
23/02275/F	Approved (With conditions)	21 Martin Close
23/02293/F	Approved (With conditions)	29 Rochford Gardens
23/02620/TCA	Approved (With conditions)	Hometree House
23/02879/TCA	Approved (With conditions)	The Old Vicarage
R3.0094/21	Approved (With conditions)	c/o Oxfordshire County Council

REFUSED PLANNING PERMISSIONS

23/01805/ADV	Refused	73 Sheep Street
23/01990/F	Refused	23 Taylor Close
23/02170/F	Refused	10 Lerwick Croft
23/02261/F	Refused	Specsavers

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

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Tue 7 November 2023

District Ref PL07/2324

' C ' Contrary to District 'CD' Contrary Delegated
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Page No : 2

**BICESTER TOWN COUNCIL
PLANNING COMMITTEE FORWARD PLAN**

Tuesday 7th November 2023

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