

Bicester Town Council



Planning Committee Meeting

Ref: PL07/2425

**Tuesday 4th February 2025 at 19:00hrs
The 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

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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Bicester,
Oxon. OX2 6PS
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Email: enquiries@bicester.gov.uk
www.bicester.gov.uk

Tuesday 28th January 2025,

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 4th February 2025** to commence at **19:00hrs** for the transaction of the following business.

Paul Canning
Deputy 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

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. Declarations of Interest for District & County Councillors
District 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 Committee (Pages 4 – 7)

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

- **PL06/2425 – Tuesday 14th January 2025**

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

1. North West Bicester
2. Graven Hill
3. Other business Strategic Sites

6. Planning applications from Cherwell District Council (Pages 8 - 11)

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. Notification of planning decisions from Cherwell District Council

The Committee is asked to **NOTE** the attached planning decisions. (Page 12)

8. Forward Plan

(Page 13)

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

9. Date of Next Meeting:

Tuesday 18th March 2025 – 7pm, The Chamber Room, Garth House

Minutes of the Planning Committee

A meeting of the Planning Committee was held on Tuesday 14th January 2025 at 19:00hrs at The Chamber Room, Bicester Town Council, The Garth, Launton Road, Bicester, Oxon OX26 6PS.

Present:

Cllr Nick Mawer – (Chair)
Cllr Dan Hallett
Cllr Sam Holland
Cllr Damien Maguire
Cllr Rachel Mallows
Cllr Chris Pruden
Cllr Jim Webb
Cllr John Willett

In Attendance:

Paul Canning (Officer)
Maria Galic (Civic & Democratic Administrator)

64/ Apologies for Absence

2425 RESOLVED that apologies for absence were received from Cllr Tom Beckett, Cllr Nick Cotter, Cllr Harry Knight, Cllr Jim Webb.

65/ Declarations of Interest

2425 RESOLVED that declarations of interest were received from Cherwell District Councillors Cllr Nick Mawer, Cllr John Willett and Cllr Chris Pruden.

66/ Declarations of Interest for District & County Councillors

2425 RESOLVED that declarations of interest were received from Cllr Chris Pruden and Cllr John Willett (Cherwell District Councillors).

67/ Minutes of the Planning Meeting

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

- PL04/2425 – Tuesday 1st October 2024
- PL05/2425 – Tuesday 19th November 2024

68/ Public Session

2425 RESOLVED that no members of the public were present.

69/ Updates on Large Developments and associated issues

2425 RESOLVED that updates were received on:

- Extension of the Bicester Catalyst
- Bicester Motion planning permission for electric GoKart.

70/ Cherwell Local Plan Review 2024

2425 RESOLVED that Committee NOTED and DISCUSSED the Local Plan Review Statement of the Representation Procedure

ACTION:

- Committee requested that the document be emailed to all Councillors to urge them to comment on possible impacts of the new plan.
- To add this to the next Meeting Agenda

71/ Commercial Development of Skimmingdish Lane

2425 RESOLVED that Committee NOTED Cherwell District Council's request to name the new development location.

Action:

Committee have requested that this is emailed to all Councillors to individually submit a name.

Committee also commented on application comments being sent to CDC to be formatted onto a single page for each.

72/ Planning Applications from Cherwell District Council

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

24/02797/TPO– 3 Queens Court

RESOLVED that Bicester Town Council leave this application to the Arboriculturist Officer.

24/02881/F – Omas 20 Oak Lane

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

24/02898/ADV – Cabot Park Empire Road

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

24/02938/CLUP– Bicester Day Centre Launton Road

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

24/02944/F – 53 Buckingham Road

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

24/02993/CLUE – Tesco Lakeview Drive

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

24/02998/DISC – Land Adj to Bicester Road, Howes Lane

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

24/03004/DISC – Unit B7 and B7a Telford Road

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

24/03016/REM – Proposed Himley Village NW Bicester

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

24/03055/DISC – 2 Morello Close

RESOLVED that Bicester Town Council raise concerns over this application due to:

- Number of swift boxes

24/03071/NMA – Bicester Village Pingle Drive

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

24/03075/F – 111 Buckingham Road

RESOLVED that Bicester Town Council OBJECTS this application due to:

- Overdevelopment of the site
- Highway safety
- Lack of parking

24/03097/F – Bicester Dental Care

RESOLVED that Bicester Town Council commented on this application:

- Prefers that issues were restored in a different way
- Suggests that the character of the original building is embraced

24/03100/CLUP – 58 Ravencroft

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

24/03125/F – Kings House, Kings Head Court

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

24/03126/LB – Kings House, Kings Head Court

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

24/03156/NMA – Proposed Himley Village NW Bicester

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

24/03165/CLUP – 1 The Walled Gardens, Queens Avenue

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

24/01389/DISC – Proposed Himley Village NW Bicester

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

24/03194/DISC – The Blue House 238B, Buckingham Road

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

24/03197/DISC – Proposed Sports Pavilion

RESOLVED that Bicester Town Council WELCOME the discharge of conditions.

24/03202/F – Marigold View 53B, Whitelands Way

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

24/03207/CLUP – 15-16 Crown Walk, Buckingham Road

RESOLVED that Bicester Town Council WELCOME this application and hope they take on NHS patients.

24/03210/F – 16 Beaufort Close

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

24/03224/DISC – Pakefield House, St Johns

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

24/03228/DISC – Fortescue House, St Johns

RESOLVED that Bicester Town Council raise concerns over this application due to:

- Unclear planning, which is not clear enough to allow Committee to pass comment
- The state of the road which is access to the highway
- Highway and road safety is an issue which requires a review

24/03259/F – Land Adjacent to Symmetry Park

RESOLVED that Bicester Town Council raise concerns over this application due to:

- Impact of additional commercial vehicle access on A41
- Rodney House Roundabout
- Increase in acreage of PV panels

24/03262/CLUP – 7 Launton Road

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

24/03264/F – Car Park Bic North Railway Station

RESOLVED that Bicester Town Council **WELCOME** the resolution to removing an eyesore.

24/03268/DISC – Land North and South of Pingle Drive

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

24/03269/DISC – Land North and South of Pingle Drive

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

24/03282/SO – Mckay Trading Estate Station A

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

24/03284/SCOP – Graven Hill Circular Road

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

73/ Notification of Planning Decisions from Cherwell District Council

2425 **RESOLVED** that Committee **NOTED** the decisions.

74/ Forward Plan

2425 **RESOLVED** that Committee **REVIEWED** and **COMMENTED** on the Forward Plan:

- Local Plan

Actions

RESOLVED that Committee requested the following actions to be carried out before the next meeting

Officer

Local Plan:

- To update upcoming Agenda (Feb) to include the Local Plan Review
- To ensure all Local Plan Review information is extended to all Councillors via email
- Consider improvement of future Agendas

75/ Date of next Meeting: Tuesday 4th February 2025 at 7pm, The Chamber Room,
2425 **Garth House**

CLOSE OF MEETING: 20:02 hrs

Agenda Item 6

Printed on :- 28/01/2025

Bicester Town Council

Page 1

New Applications Received Between 20/12/2024 and 28/01/2025

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
New Application				
24/01670/OUT	24/01/2025	Suzanne Taylor	CALA Homes (Cotswolds)	Proposed Himley Village Middleton Stoney Road Bicester
Proposal : Ward: Variation of Condition 44 (Land Uses and maximum floor areas of buildings in 'Other Uses' parcels) and Removal of Condition 45 (restriction on maximum floor areas for retail uses in 'Other Uses' parcels) of 14/02121/OUT to allow provision of a discount foodstore of up to 2,500sqm, a larger pub/community use (additional 500sqm) and nursery use (additional 500sqm) and reduced floorspace for a veterinary surgery, hotel, other retail uses and health facility. Floor areas for all other uses would remain as approved (e.g. retirement village, offices, energy centre and water treatment plant).				
Observations :				
24/02933/F	21/01/2025	Hansah Iqbal	Advanced Integrated Solutions	7 Battle Close Bicester OX26 4XQ
Proposal : Ward: East Garage conversion				
Observations :				
24/03197/DISC	10/01/2025	Hansah Iqbal	Cherwell District Council	Proposed Sports Pavilion Whitelands Way Bicester
Proposal : Ward: South & Ambrosden Discharge of Condition 7 (means of access) of 15/01615/F				
Observations :				
24/03361/F	20/12/2024	Rebekah Morgan	Bicester Nominees LTD	Mckay Trading Estate Stn Aprch Bicester OXON
Proposal : Ward: South And Ambrosden Creation of temporary car park and associated works				
Observations :				
24/03364/DISC	20/12/2024	Suzanne Taylor	Cala Homes (Cotswolds) Ltd	Proposed Himley Village NW Bic Middleton Stoney Road Bicester
Proposal : Ward: North & Caversfield Discharge of Condition 9 (EV Charging Points) of 23/01586/REM				
Observations :				
24/03372/F	08/01/2025	Hansah Iqbal	Mr S Higgs	42 Purslane Drive Bicester OX26 3EF

New Applications Received Between 20/12/2024 and 28/01/2025

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Proposal : Ward: North & Caversfield RETROSPECTIVE - To replace existing flat roof on existing extension with pitched roof, which is extended to form new verandah Observations :				
24/03408/F	06/01/2025	Hansah Iqbal	Mr & Mrs M & C Nelson	46 Germander Way Bicester OX26 3WD
Proposal : Ward: North & Caversfield Alterations to porch consisting of widening of opening and enclosure with door and sidelights Observations :				
24/03410/F	31/12/2024	Hansah Iqbal	Mr T Bradford	16 Haydock Road Bicester OX26 1BG
Proposal : Ward: South & Ambrosden Insertion of first floor bathroom window to side gable. Window to be inward tilting and factory fitted obscure glazed Observations :				
24/03411/NMA	02/01/2025	Hansah Iqbal	Mr R Motyczak	6 Eaves Road Caversfield, Bicester Ambrosden, Bicester OX25 2AU
Proposal : Ward: South & Ambrosden Changing render colour to White with Dark Grey render inserts as an accent/feature to areas of the external elevation (proposed as non-material amendment to 23/03338/F) Observations :				
24/03414/F	02/01/2025	Sophie Browne	c/o Agent Planning Issues Ltd	Fortescue House St Johns St Bicester OX26 6SL
Proposal : Ward: East Variation of Condition 22 (Access) of 23/01771/F - to allow for occupation of the building prior to construction of the access Observations :				
24/03415/F	03/01/2025	Hansah Iqbal	Mr C Adamczyk	20 Montgomery Road Bicester OX27 8FG
Proposal : Ward: North & Caversfield Single storey side extension to form garage and utility room. Brick pavements to frontage for two car parking spaces. Observations :				

New Applications Received Between 20/12/2024 and 28/01/2025

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
24/03416/F	06/01/2025	Hansah Iqbal	Mr Sanagala	8 Poppylands Bicester OX26 3ZP
Proposal : Ward: North & Caversfield Loft conversion with rooflights to front and rear roofslopes Observations :				
24/03431/F	08/01/2025	Sophie Browne	Primesquare Ltd	Land Adjacent 53 And 54 Hambleside Bicester
Proposal : Ward: West Construction of self-build two storey, two bedroom, three person house Observations :				
25/00002/F	09/01/2025	Gemma Magnuson	Mr D Jones	32 Kings End Bicester OX26 2AA
Proposal : Ward: West Construction of replacement garage with connected bin and bike store and external parking bay Observations :				
25/00015/F	15/01/2025	Hansah Iqbal	Mr R Eadle	33 Barry Avenue Bicester OX26 2DZ
Proposal : Ward: West Single storey house extension. Observations :				
25/00088/F	08/01/2025	Hansah Iqbaal	Mr A Stoneman	17 Plumpton Road Bicester OX26 1AQ
Proposal : Ward: South & Ambrosden Single storey extension to rear, loft conversion with dormers to front and rooflights to rear, formation of additional parking spaces and partial garage conversion (Retrospective) Observations :				
25/00095/DISC	16/01/2025	Suzanne Taylor	Cala Homes (Cotswolds) Ltd	Proposed Himley Village NW Bic Middleton Stoney Road Bicester
Proposal : Ward: North & Caversfield Discharge of Condition 5 (Landscape Edge Treatments) of 23/01586/REM Observations :				

New Applications Received Between 20/12/2024 and 28/01/2025

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
25/00120/F	20/01/2025	Hansah Iqbal	Mr K Gillingham	63 Hudson Street Bicester OX26 2ET

Proposal : Ward: West

First floor extension to the side over existing single storey

Observations :

Applications Received :- 18

Agenda Item 7

Notifications of Planning Decisions FROM Cherwell District Council

Minute Ref

Tue 28 January 2025

District Ref

‘ C ’ Contrary to District ‘CD’ Contrary Delegated

Page No: 1

‘ D ’ Delegated

‘ E ’ Endorsed by District ‘ED’ Endorsed Delegated

Granted Planning Permissions

24/02490/F	(Approved with Conditions)	The New Coach House
24/02898/ADV	(Approved with Conditions)	Cabot Car Pak, Empire Road
24/02944/F	(Approved with Conditions)	53 Buckingham Road
24/03075/F	(Approved with Conditions)	111 Buckingham Road
24/03202/F	(Approved with Conditions)	Marigold View, 53B Hamilton

Granted Appeals

23/03109/F	Appeal Allowed (Against Refusal)	Land adj to 20 Almond Rd
23/02355/F	Appeal Allowed (Against Refusal)	Waverley House

Refused Appeals

24/00620/F	Appeal Dismissed (Against Refusal)	7 Launton Road
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**BICESTER TOWN COUNCIL
PLANNING COMMITTEE FORWARD PLAN**

Tuesday 14th January 2025

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