

Bicester Town Council



Planning Committee Meeting

Ref: PL10/2324

**Tuesday 6th February 2024
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, 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 M Waine



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29 January 2024

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 6th February 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 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 - 15)

To confirm the **MINUTES** and **RESOLUTIONS** of the following Planning meeting:

- **PL06/2324 – 3rd October 2023**
- **PL07/2324 – 7th November 2023**
- **PL09/2324 – 9th January 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

5.1 North West Bicester

5.2 Graven Hill

5.3 Other Business Strategic Sites

6. Planning applications from Cherwell District Council

(Pages 16 - 19)

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

(Page 20)

Committee is asked to review the attached planning decisions.

8. Withdrawn plan

(Pages 21 - 22)

COMMITTEE is asked to **NOTE** the attached Withdrawn Plan.

9. Refused

(Pages 23 - 26)

COMMITTEE is asked to **NOTE** the attached Refused Plan.

10. Forward Plan

(Page 27)

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

11. Date of Next Meeting

Tuesday 27th February 2024 – 7pm, The Chamber Room, Garth House

Close of meeting:

Minutes of the Planning Committee

A meeting of the **Planning Committee** was held on **Tuesday 9th January 2024** 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 Donna Ford
Cllr Dan Hallett
Cllr Rachel Mallows
Cllr Nicholas Mawer
Cllr Christopher Pruden
Cllr Les Sibley
Cllr Jim Webb
Cllr Paul Wheatley

In Attendance:

Paul Canning – Service Manager
Maria Galic – Administration Officer – Civic & Democratic

110/ Apologies for Absence

2324 RESOLVED that apologies for absence were received from Cllr Tom Beckett, Cllr Sam Holland and Cllr Damien Maguire.

111/ Declarations of Interest

2324 RESOLVED that declarations were received from the following Councillors:

- Cllr Nick Mawer – Due to being a member of CDC Social Housing Committee
- Cllr Jim Webb – Due to knowing the applicant for 44 Shearwater Drive
- Cllr Nick Cotter – Due to knowing the applicant for 44 Shearwater Drive

112/ Councillors are reminded to declare any interests on any item on this agenda in accordance with Bicester Town Council's Code of Conduct.
2324 RESOLVED that declarations were received from the following Councillors:

- Cllr Donna Ford – As a councillor for Cherwell District Council and Oxfordshire County Council
- Cllr Christopher Pruden - As a councillor for Cherwell District Council and Oxfordshire County Council
- Cllr Les Sibley - As a councillor for Cherwell District Council
- Cllr Nick Cotter - As a councillor for Cherwell District Council

113/ Declarations of Interest for District & County Councillors

2324 Declarations of Interest for District & County Councillors

RESOLVED that declarations of interest were received from Cllr Donna Ford, Cllr Christopher Purden, Cllr Nicholas Mawer and Cllr Les Sibley as Cherwell District Councillors and Cllr Donna Ford and Cllr Les Sibley as Oxfordshire County Council on

Minutes: PL09/2324: Planning Committee Meeting
Tuesday 9th January 2024

Page 1 of 4

Signed

Dated

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.

114/ Minutes of the Planning Meeting

2324 To confirm the **MINUTES** and **RESOLUTIONS** of the following Planning meeting:

- **PL06/2324 – 3rd October 2023**

UNRESOLVED that minutes from the following meeting were **REJECTED** due to requiring the following amendments being made:

- **PL07/2324 – 7th November 2023**

There were no declarations of interest. During the Public Session Cllr Donna Ford provided a verbal update regarding the Bicester Market Square. Cllr Paul Wheatley showing as present but had sent apologies.

RESOLVED that no declarations of interest were received rather than apologies for absence.

115/ Public Session

2324 In accordance with Standing Order 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 speaks for more than 2 minutes.

116/ Updates on large developments and associated issues

2324

117/ North West Bicester

2324 No report given

118/ Graven Hill

2324 No report given

119/ Other Business Strategic Sites

2324 Committee **CONSIDERED** and **COMMENTED** on the land required for the Cemetery

120/ Planning applications from Cherwell District Council

2324 **23/03048/F – 35 Churchill Road**

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

23/03210/F – 5 Barberry Place

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

23/03214/F – 173 Whitelands Way

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

There are two applications at the same time.

23/03223/F – 71 Shannon Road

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

Minutes: PL09/2324: Planning Committee Meeting
Tuesday 9th January 2024

Page 2 of 4

Signed

Dated

23/03268/F – Thomas Eddison House

RESOLVED that Bicester Town Council welcome this planning application.

23/03269/F – Cooperative Foods

RESOLVED that Bicester Town Council welcome this planning application.

23/03327/F – 68 Ravencroft

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

23/03338/F – 6 Eaves Road

RESOLVED that Bicester Town Council has noted this planning application.

23/03365/OUT – A2 Dominion Devs Ltd & Police and Criminology

RESOLVED that Bicester Town Council has no objections to this planning application and welcome the proposal.

23/03367/F – 34 Merganser Drive

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

23/03412/F – 230 Buckingham Road

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

23/03427/F – Land Adj 83 & 85 part of Car Park, Sheep Street

RESOLVED that Bicester Town Council welcome the proposal and would suggest installation of solar panels.

23/03431/F – 8 Hazel Grove

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

23/03440/MA56 – 51 Market Square

RESOLVED that Bicester Town Council welcome this planning application.

23/03473/F – 44 Shearwater Drive

RESOLVED that Bicester Town Council object to this planning application due to: Concerns of overdevelopment.

23/03482/ADV – 73 Sheep Street

RESOLVED that Bicester Town Council welcome the planning application.

23/03503/F – 9 Windsor Close

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

23/03526/F – 136 Anniversary Avenue East

RESOLVED that Bicester Town Council has noted the planning application.

23/03543/F – 16 Cypress Gardens

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

23/03554/LB – The Cottage, Kings Head Court

RESOLVED that Bicester Town Council welcome the planning application.

R3.0111/23 – Oxfordshire County Council Environment and Place County Hall
RESOLVED that Bicester Town Council has noted the planning application.

121/ Withdrawn plan

2324 RESOLVED that Committee **NOTED** the Withdrawn plans:

23/02604/DEMPA – Central Government Registrar , Waverley House, Queens Avenue

Committee **RESOLVED** that Bicester Town Council **STRONGLY** object to this application and question why the building is to be demolished and request it is kept as is for use by the local community. Waverley House (Old Magistrates Court) is acknowledged as being a safe, sound and habitable building, and therefore there is no justifiable reason for it to be demolished. The building is an important Landmark and a Heritage asset to Bicester.

122/ Notification of planning decisions from Cherwell District Council

2324 RESOLVED that Committee **REVIEWED** the planning decisions from Cherwell District Council.

123/ Forward Plan

2324 RESOLVED that Committee **REVIEWED** and **COMMENTED** on the Forward Plan.

Officers to arrange with A2 Dominion to attend the next planning meeting.

Date of next Meeting: Tuesday 6 February 2024 – 7pm, The Chamber Room, Garth House

Meeting closed: 20:17 hrs

Date of next Meeting: Tuesday 6 February 2024 at 19:00

Meeting closed: 20:17 hrs

Minutes of the Planning Committee

A meeting of the **Planning Committee** was held on **Tuesday 7th November 2023** at **19:00 hrs** at the **The Chamber Room, Bicester Town Council, The Garth, Launton Road, Bicester, Oxon OX26 6PS**.

Present:

Cllr Nicholas Mawer – Acting Chairman
Cllr Donna Ford
Cllr Sam Holland
Cllr Rachel Mallows
Cllr Nicholas Mawer
Cllr Christopher Pruden
Cllr Les Sibley

In Attendance:

Paul Canning – Service Manager
Julie Trinder – Administration Officer – Civic & Democratic

94/2 Apologies for Absence

324 RESOLVED that apologies for absence were received from Cllr Nick Cotter, Cllr Damien Maguire, Cllr Tom Beckett, Cllr Dan Hallett, Cllr Jim Webb and Cllr Paul Wheatley.

Due to the absence of Cllr Nick Cotter and Cllr Damien Maguire, Cllr Nicholas Mawer was voted as Chairman for this meeting.

95/2 Councillors are reminded to declare any interests on any item on this agenda in accordance with Bicester Town Council's Code of Conduct.
324 RESOLVED that no declarations of interest were made.

96/2 Declarations of Interest for District & County Councillors

324 RESOLVED that declarations of interest were received from Cllr Donna Ford, Cllr Christopher Purden, Cllr Nicholas Mawer and Cllr Les Sibley as Cherwell District Councillors and Cllr Donna Ford and Cllr Les Sibley 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.

97/2 Minutes of the Planning Meeting

324 RESOLVED that **MINUTES** and **RESOLUTIONS** of the Planning Committee meeting **PL06/2324 – 3rd October 2023** will be signed at a later meeting due to amendments that need to be made:

- Cllr Tom Beckett declared an interest as a Cherwell District Councillor
- Cllr Sam Holland sent his apologies
- Cllr Rachel Mallows did not declare an interest as was recorded

98/2 Public Session

324 Members of the public addressed the meeting with their concerns regarding the proposed Minutes: PL07/2324: Planning Committee Meeting
Tuesday 7th November 2023

Signed

Dated

plans to transform Bicester Market Square and requested that car access to the Market Square is kept and that there is adequate parking for disabled shoppers.

Cllr Donna Ford provided a verbal update regarding the Bicester Market Square.

99/2 Cherwell Local Plan Review

324 Paul Fong and Matthew Roberts of JBP Associates Ltd, gave a presentation regarding their alternative strategy to the Cherwell Local Plan Review.

100/ Updates on large developments and associated issues
2324

101/ North West Bicester

2324 No report given.

102/ Graven Hill

2324 No report given.

103/ Other Business Strategic Sites

2324 No report given.

104/ Planning applications from Cherwell District Council

2324 **23/02430/CDISC – C/O Roundabout at Junction with Banbury Rd Southwold Lane**
RESOLVED that Bicester Town Council has no comment on this planning application.

23/02486/F – Larkrise 1C Rowan Road Bicester OX26 2HN

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

23/02565/F – 1 Crown Walk Bicester OX26 6HY

RESOLVED that Bicester Town Council would prefer not to have another betting shop in the town centre, but has no objection to this planning application.

23/02645/F – 20 Wensum Crescent Bicester OX26 2GL

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

23/02647/F – 41 Lancaster Close Bicester OX26 4TT

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

23/02715/REM – Land North of Bicester Garden Centre Oxford Road

RESOLVED that Bicester Town Council has no objection to this planning application however, a missed opportunity for the applicant to install a solar roof on this property.

23/02738/F – 35 Churchill Road Bicester OX26 4TR

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

23/02743/ADV – Waylands Kia Bicester Joblings Garage Launton Road OX26 6PZ

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

23/02758/F – 8 Friend Way Ambrosden OX25 2AY

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

23/02771/F – 5 Swift Close Bicester OX26 6YN

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

however, they do have concerns with the loss of car parking space adding pressure to on street parking in this area.

23/02890/F – Tysul House 3 Church Street OX26 6BA

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

23/02443/F – 28 York Close Bicester OX26 4XE

RESOLVED that Bicester Town Council object to this planning application due to:
Over development of the site
Residents concern for safety of children crossing the road in this area.

23/02687/F – 53 Buckingham Road Bicester OX26 3EY

RESOLVED that Bicester Town Council object to this planning application due to:

- The proposed structural works are not sound
- Concern with overdevelopment of the site
- Concern that the planning application is for a HMO
- Not in keeping with street scene
- To close to pedestrian crossing, concern with close proximity to road crossing impinging on neighbours property.

23/02704/F – 28 Baliol Road Bicester OX26 4HP

RESOLVED: that Bicester Town Council object to this planning application due to the change of use and concerns over reduction of visibility due to relocation of fence to the front of the garden.

23/02806/F – 32 Kings End Bicester OX26

RESOLVED that Bicester Town Council object to this planning application due to:
Overdevelopment of site
Access from rear onto Fox Lane is a concern
Traffic movement and pedestrian access in the area a concern.

23/02853/F – 77 Kempton Road Bicester OX26 1AD

RESOLVED that Bicester Town Council object to this planning application due to the provision of roof light dormers might overlook neighbouring properties resulting in affecting neighbours privacy.

23/02722/TPO – 31 Hunt Close Bicester OX26 6HX

RESOLVED that Bicester Town Council will leave this to the Arboriculture officer.

23/02685/F – 73 Kingsclere Road Bicester OX26 2JL

RESOLVED that Bicester Town Council object to this planning application due to

- Concerns for the overload of HMO's in the residential area.
- The position of the proposed development will be built on a busy area used by pedestrians and cyclists en route to the town centre.
- There is not enough proposed car parking provision, object to part-demolition of family home, over development of existing site and not keeping in with the current scene.
- It was also suggested that a request for a party wall agreement.

23/02668/F – Bicester Park Unit 1 Charbridge Lane OX26 4SS

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

23/02748/ADV – Unit 2 Trinity House West Graven Hill Road Ambrosden OX25 2DR

RESOLVED that Bicester Town Council welcome this planning application.

23/02800/F – Heyfordian Travel Murdock Road Bicester OX26 4PP

RESOLVED that Bicester Town Council welcome this planning application.

105/ Amended plans

2324 RESOLVED that committee **NOTED** the attached amended plan.

106/ Refused Plans

2324 RESOLVED that committee **NOTED** the refused plans.

107/ Notification of planning decisions from Cherwell District Council

2324 RESOLVED that committee **NOTED** the planning decisions.

108/ Forward Plan

2324 RESOLVED that committee **REVIEWED** and **COMMENTED** on the forward plan.

Date of next Meeting: Tuesday 9 January 2024 at 19:00

Meeting closed: 8.52pm.

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 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, Cllr Les Sibley and Cllr Sam Holland.

Cllr Harry Knight substituted for Cllr Les Sibley.

79/2 Declarations of Interest

324 RESOLVED that declarations were received from the following councillors:

- 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

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.

New Applications Received Between 04/01/2024 and 29/01/2024

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				
23/02878/OBL	17/01/2024		Thames Valley Police	Property Services Headquarters North Fountain Court Kidlington OX5 1NZ
Proposal : Ward; West Proposal: Discharge of Clause 2.1 of Schedule 2 (Training and Employment Plan) and Clause 2.4 of Schedule 4 (Monitoring) relating to Construction Stage Monitoring ONLY of the S106 agreement pursuant to application 22/02922/F.				
Observations :				
23/03456/LB	25/01/2024	Rebekah Morgan	City to City Estates Ltd	51 Market Square, Bicester, OX26 6AJ
Proposal : Ward: East Proposed installation of kitchen units and works to internal wall to enable connection of waste/water pipes to existing bathroom plumbing.				
Observations :				
23/03586/F	17/01/2024	Hansah Iqbal	Dr Edward Slater	124 Anniversary Ave East Ambrosden Oxon OX25 5EE
Proposal : Ward: South Proposal: Construction of a 3-bed detached dwelling on Plot 590 of the Graven Hill development site.				
Observations :				
23/03589/F	17/01/2024	Emma Whitely	Mr Adam Hager	7 Cedar Drive Bicester OX26 4EZ
Proposal : Ward; East Proposal: Single storey front hallway extension. Two storey side extension with connected single storey extension to side and rear.				
Observations :				
23/03603/F	24/01/2024	Hansah Iqbal	Mr Morteza Gramroudi	122 Anniversary Avenue East (Plot 589 Graven Hill) Ambroseden OX25 2EE
Proposal : Ward: Bicester South And Ambrosden Proposed 4-bedroom detached dwelling - Plot 589				
Observations :				

New Applications Received Between 04/01/2024 and 29/01/2024

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
23/03615/F	17/01/2024	Hansah Iqbal	Mr Nightingale & Ms Miller	3 The Oval Bicester OX26 2EN
Proposal : Ward; West Proposal: Two storey/part single storey front extension and single storey rear extension to dwelling with associated alterations.				
Observations :				
23/03618/F	25/01/2024	Tomaz Akhter	Mr James Roberts	6 Blythe Place, Bicester, OX26 2GH
Proposal : Ward: West Two storey side extension and single storey to side rear				
Observations :				
24/00011/F	24/01/2024	Hansah Iqbal	Mr Ignacio Slocker Mira	8 Epsom Way, Bicester, OX26 1BN
Proposal : Ward: Bicester West To convert a garage outbuilding into a garden room.				
Observations :				
24/00054/LB	17/01/2024	Hansah Iqbal	Nationwide Building Society	33 Market Square Bicester OX26 6AG
Proposal : Ward; East Proposal: Replace 1 No projecting signage with new 500mm, externally illuminated projecting sign - retain existing brackets; replace 1 No fascia and 1 No logo with 1 no new externally illuminated blue fascia sign and new 290mm logo height - logo to be externally illuminated; replace 1 No ATM surround and decals with new.				
Observations :				
24/00055/ADV	17/01/2024	Hansah Iqbal	Nationwide Building Society	33 Market Square Bicester OX26 6AG
Proposal : Ward; East Proposal: Replace 1 No projecting signage with new 500mm, externally illuminated projecting sign - retain existing brackets; replace 1 No fascia and 1 No logo with 1 no new externally illuminated blue fascia sign and new 290mm logo height - logo to be externally illuminated; replace 1 No ATM surround and decals with new.				
Observations :				
24/00090/F	24/01/2024	Hansah Iqbal	Mr and Mrs Carlton	27 Launton Road, Bicester OX26 6PY
Proposal : Ward: East				

New Applications Received Between 04/01/2024 and 29/01/2024

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Single storey front extensions, part first floor extension over existing ground floor/two storey side and rear extension, single storey rear extension and box dormer extension to rear roof slope along with associated alterations				
Observations :				
24/00106/F	25/01/2024	Hansah Iqbal	Mr Neil Smith	Marigold View, 53B Hamilton Close, Bicester, OX26 2HX
Proposal : Ward:Bicester West Rear extension of property to create accessible ground floor bedroom.				
Observations :				
24/00111/F	25/01/2024	Hansah Iqbal	Mr and Mrs Dhawan	53 Buckingham Road, Bicester, OX26 3EY
Proposal : Ward: Bicester North And Caversfield Erection of an outbuilding in rear garden to be used as a gym/home office and storage				
Observations :				
24/00113/F	19/01/2024	Rebekah Morgan	Mr Chris Forcer	42 London Road Bicester OX26 6BX
Proposal : Ward: Bicester South And Ambrosden Rear extension and loft conversion. Change of use from 5 bedroom HMO (class C4) to 7 bedroom HMO (class sui generis) - re-submission of 23/03001/F				
Observations :				
24/00124/LB	24/01/2024	Catherine Harker	Robert Parkinson	The Old Priory, Priory Lane, Bicester OX26 6BG
Proposal : Ward: South And Ambrosden Replacement of four decayed first floor painted timber windows with painted timber windows of identical dimensions in existing openings				
Observations :				
24/00131/F	24/01/2024	Hansah Iqbal	Mr Dean Jones	32 Kings End, Bicester OX26 2AA
Proposal : Ward:Bicester West Erection of a single storey rear extension. To include the demolition of the existing rear outbuildings and minor associated external works - (re-submission of 23/02806/F)				
Observations :				

New Applications Received Between 04/01/2024 and 29/01/2024

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
24/00154/F	24/01/2024	Hansah Iqbal	Mr Michael Barlett	42 Brashfield Road Bicester OX26 3HE
Proposal : Ward: North And Caversfield Remove two internal non-loadbearing walls in the kitchen; remove small window (width 43cm/height 81cm) and lintel in external wall of kitchen and replace with bricks				
Observations :				
R3.0114/23	08/01/2024	Nathan Pearce	Oxfordshire County Council	Environment and Place County Hall New Road OX1 1ND
Proposal : Ward: North Proposal: Details pursuant to Condition 5 (Archaeological Written Scheme of Investigation) of planning permission no. (R3.0094/21) at Land at existing roundabout junction of the B4100 Banbury Road and the A4095 Southwold Lane and the agricultural/open space adjacent to it, Bicester, Oxfordshire				
Observations :				

Applications Received :- 19

Amended Plans

23/03073/HYBRID	18/01/2024	Linda Griffiths	PHL Ltd & Countryside	Properties (Bicester) Ltd Phase 2 SW Bicester Kinsmere Parcel R East of
Proposal : Ward: South Proposal: In FULL, the construction of an 82-apartment affordable extra care home (C2 use class) with associated openspace / green infastructure, landscaping, car / cycle parking, service infastructure (drainage, highways, lighting), engineering operations, creation of new vehicular access and re-instatement of existing access to footpath, and in OUTLINE, the construction of up to 14 residential (C3 use class) dwellings with associated landscaping, service infastructure (highways, drainage, lighting).				
Observations :				

Applications Received :- 19

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref

Mon 29 January 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

23/01057/F	Approved (With conditions)	1 Orpine Close
23/02704/F	Approved (With conditions)	28 Balliol Road
23/02890/F	Approved (With conditions)	Tysul House
23/03034/F	Approved (With conditions)	5 St Marys Close
23/03048/F	Approved (With conditions)	35 Churchill Road
23/03058/F	Approved (With conditions)	36 Market Square
23/03223/F	Approved (With conditions)	71 Shannon Road
23/03268/F	Approved (With conditions)	Thomas Eddison House
23/03441/DEM	Approved (No Conditions)	Registrar Waverley House
23/03532/TCA	Approved (With conditions)	Northampton House 18,

REFUSED PLANNING PERMISSIONS

23/03214/F	Refused	173 Whitelands Way
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OTHER PLANNING DETAILS

23/02714/LB	Withdrawn	Tysul House
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Planning and Development

David Peckford, Assistant Director – Planning and Development



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

Home Design Studios
17 Bainton Road
Bucknell
OX27 7LT

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

Please ask for: **Hansah Iqbal**

Direct Dial:

Email: **hansah.iqbal@cherwell-dc.gov.uk**

Our Ref: **23/02714/LB**

10 January 2024

Dear Sir/ Madam

WITHDRAWAL OF PLANNING APPLICATION

Application No.: 23/02714/LB

Applicant's Name: Justin and Emma Wilson

Proposal: General internal repairs, replacement and repair of windows, replacement and repairs to roof covering. Insertion of two Conservation grade roof lights to rear roof plane. Reinstatement of lost chimney. The removal of the modern fireplace in the ground floor lounge in order to open up the original fireplace and re-instate with a more appropriate treatment. Replacement of the existing window in the 1970's extension with a double door set. Modernisation of the 1970's extension. Composite cladding to external facades of 1970's outrigger. Infill rear lobby external door opening. Replacement of the internal door in the kitchen leading to the basement. Opening up of chimney breasts in first floor bedrooms. Connecting door between first floor bedrooms to be fixed shut. Repairs to water damaged ceilings on the second floor. Removal of paint on the staircase banister and balustrades and other beams on the second floor. Reinstatement of metal railings to principal elevation. Partial removal of a section of stone wall to the rear of the property to reinstate vehicular access. Removal of existing outbuilding

Location: Tysul House 3 Church Terrace Church Street Bicester OX26 6BA

Parish(es): Bicester

Cherwell District Council, as Local Planning Authority, hereby confirms that the above-mentioned application has been **WITHDRAWN** by the applicant for the following reason:

The applicant chose to withdraw the application prior to the application being determined.

Yours faithfully



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Name and Address of Agent/Applicant:

Mr David Berlouis
Studio ONE
19 Westminster Coft
Brackley
NN13 7ED

Full Planning Determination

Date Registered: 27th November 2023

Proposal: Proposed side extension above the garage with associated internal and external works

Location: 173 Whitelands Way, Bicester, Oxfordshire, OX26 1AF

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: 22nd January 2024

Checked by: Paul Ihringer

REASONS FOR REFUSAL

1. By reason of its scale, siting and massing, the proposed extension would result in a visually incongruous form of development that would relate poorly to the existing dwelling and would be out of keeping with the character of the local area. The proposal is therefore contrary to Policy ESD15 of the Cherwell Local Plan 2011–2031 Part 1, Policies C28 and C30 of the Cherwell Local Plan 1996 and Government guidance 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>.



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

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
Here: <https://www.gov.uk/appeal-householder-planning-decision>
- For **Minor Commercial** applications you must do so within **12 weeks** of the date of the decision
Here: <https://www.gov.uk/appeal-planning-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.

**BICESTER TOWN COUNCIL
PLANNING COMMITTEE FORWARD PLAN**

Tuesday 6th February 2024

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