

Bicester Town Council



Planning Committee Meeting

Ref: PL12/2324

**Tuesday 16th April 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 Christopher Pruden, Cllr Les Sibley,
Cllr Jim Webb, Cllr Paul Wheatley

Substitute Members:

Cllr Harry Knight, Cllr Alisa Russell

Other Circulation:

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



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

08 April 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 16th April 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 5 - 7)

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

- PL11/2324 – 27th February 2024

4. Public Session

In accordance with Standing Orders 1 d-f, members of the public may make representations, ask questions and give evidence in respect of any item of business included in the agenda. Time allocated shall not exceed 10 minutes. No member shall speak for more than 2 minutes.

5. Updates on large developments and associated issues

North West Bicester
Graven Hill
Other business strategic sites

5.1 North West Bicester**5.2 Graven Hill****5.3 Other Business Strategic Sites****6. Planning applications from Cherwell District Council**

(Pages 8 - 14)

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. Withdrawn Plan

(Page 15)

The Committee is asked to **NOTE** the attached Withdrawn Plan:

- 24/00124/LB – The Old Priory, Priory Lane, Bicester, OX26 6BG

8. Refused Plans

(Pages 16 - 27)

The Committee is asked to **NOTE** the attached Refused Plans:

- 23/03109/F – Land Adj to 20 Almond Road, Bicester
- 23/03615/F – 3 The Oval, Bicester, OX26 2EN
- 23/03618/F – 6 Blythe Place, Bicester, OX26 2GH
- 24/00106/F – Marigold View, 53B Hamilton Close, Bicester, OX26 2HX
- 24/00273/F – 42 Goodwood Close, Bicester, OX26 1AA

9. Notification of planning decisions from Cherwell District Council (Pages 28 - 29)

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

10. Forward Plan (Page 30)

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

11. Date of Next Meeting

Tuesday 11th June 2024 – 7pm, The Chamber Room, Garth House

Minutes of the Planning Committee

A meeting of the **Planning Committee** was held on **Tuesday 27th February 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 Tom Beckett
Cllr Donna Ford
Cllr Dan Hallett
Cllr Sam Holland
Cllr Damien Maguire
Cllr Rachel Mallows
Cllr Les Sibley
Cllr Paul Wheatley

In Attendance:

Paul Canning – Service Manager
Julie Trinder – Administrator
Maria Galic – Administrator

139/ Apologies for Absence

2324 RESOLVED that apologies for absence were received from Cllr Christopher Pruden and Cllr Jim Webb.

140/ Councillors are reminded to declare any interests on any item on this
2324 agenda in accordance with Bicester Town Council's Code of Conduct.
RESOLVED that no declarations of interest were received.

141/ Declarations of Interest for District & County Councillors

2324 RESOLVED that declarations of interest were received Cllr Tom Beckett, Nick Cotter, Cllr Donna Ford and Cllr Les Sibley as District Councillors and Cllr Donna Ford and Cllr Les Sibley as Oxfordshire County Councillor on the 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.

142/ Minutes of the Planning Meeting

2324 RESOLVED that **MINUTES** and **RESOLUTIONS** of the following Planning Committee Meetings were **APPROVED** as amended:

- PL07/2324 – 7th November 2023
- PL09/2324 – 9th January 2024
- PL10/2324 – 6th February 2024

143/ Public Session

2324 RESOLVED that no members of the public were present.

144/ 2324 Updates on large developments and associated issues

145/ 2324 North West Bicester
No reports were received.

- 146/ 2324 Graven Hill**
- Outlining planning permission had elapsed and has now been resubmitted.
 - Esquires Coffee Shop opened on Wednesday 31st January 2024.
 - Service Manager to invite a representative from Graven Hill to attend a future Planning Committee Meeting.

147/ 2324 Other Business Strategic Sites

The Chairman of the Planning Committee reported that a meeting had been held at Cherwell District Council regarding:

- The poor state of Sainsbury's in Bicester
- London Road Crossing
- Banbury Road roundabout

148/ 2324 Planning applications from Cherwell District Council

23/01226/OBL - Axis J9 Phase 1, OS Parcel 4200 Adj Middleton Stoney Road
RESOLVED that Bicester Town Council has no objection to this planning application.

24/00108/F – 3 Foundation Square, Ambrosden

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

24/00208/F – 18 Windmill Avenue

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

24/00214/F – 12-14 Sheep Street

RESOLVED that Bicester Town Council has strong concerns regarding this planning application:

- Overdevelopment of Backway Road
- Backway Road is a private service road which needs to be adopted
- There are no street lights
- Footpath will need to be enhanced
- Front of the development needs readdressing
- Balconies at the rear of the site will impact on neighbouring residents privacy
- Limited parking for residents
- Poor quality housing may result in a reduction in natural light for residents
- Close proximity to the White Hart may result in noise pollution

Chairman of the Planning Committee has requested that these comments be distributed directly to Committee.

24/00251/CDC – Unit 14 Expeditionary Road

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

24/00273/F – 42 Goodwood Close

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

24/00382/F – 8 Shannon Road

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

24/00335/F – 26 Bryony Road

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

24/00382/F – 1 St Marys Close

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

24/00223/F – Bicester Park Unit 1, Charbridge Lane

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

149/ Notification of planning decisions from Cherwell District Council

2324 RESOLVED that the planning decision from Cherwell District Council were **NOTED**.

150/ Withdrawn plans

2324 RESOLVED that the Withdrawn plan was **NOTED**.

151/ Refused plan

2324 RESOLVED that the Refused plan was **NOTED**.

152/ Forward Plan

2324 RESOLVED that:

- the Forward Plan was **REVIEWED**
- Future large developments to be requested for S106 (Planning Obligations, Town and Country Planning Act 1990) funding for the cemetery

153/ Date of Next Meeting

2324

Date of next Meeting: Tuesday 16 April 2024 at 19:00

CLOSE OF MEETING: 19:38 hrs

New Applications Received Between 20/02/2024 and 05/04/2024

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
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New Application

23/03073/HYBRID

13/03/2024	Linda Griffiths	PHL Ltd & Countryside	Properties (Bicester) Ltd Phase 2 SW Bicester Kinsmere Parcel R East of
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Proposal : Ward: South

Proposal: In FULL, the construction of an 82-apartment affordable extra care home (C2 use class) with associated openspace / green infrastructure, landscaping, car / cycle parking, service infrastructure (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 infrastructure (highways, drainage, lighting).

Observations :

24/00251/ CDC

13/03/2024	Laura Bell	Cherwell District Council	Unit 14, Expeditionary Road Ambrosden Bicester OX25 2EJ
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Proposal : Ward: Bicester

New security fence to the vehicle parking areas

Observations :

24/00323/F

21/02/2024	Tomaz Akhter	Mr John Hill	77 Kingsclere Road Bicester OX26 2JL
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Proposal : Ward: West

Double storey rear extension. Double storey side extension with 2 x dormers on front elevation

Observations :

24/00401/F

20/02/2024	Rebekah Morgan	Mr John Prpa	20 Almond Road Bicester OX26 2HT
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Proposal : Ward: West

Two storey front bay extension, two storey rear extension, hip-to-gable roof extensions, roof conversion and associated alterations - (re-submission of 23/02412/F)

Observations :

24/00420/F

26/02/2024	Seva Lobov	Bicester Nominees Ltd	90, Pingle Drive Bicester OX26 6EU
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Proposal : Ward: South And Ambrosden

Replacement of existing retail unit 90 and glasshouse extension to rear, subdivision into two retail units (Class E(a)) and associated back of house corridors and associated works.

New Applications Received Between 20/02/2024 and 05/04/2024

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Observations :				
24/00468/F	12/03/2024	Naresh Kajoo	Ms Liz Merry	Flat 5 Dove Court Old Place Yeard OX26 6NS
Proposal : Ward: South And Ambrosden Replacement of existing rotten French doors and side panels of Juliette balcony with new uPVC frames to match in profile and colour				
Observations :				
24/00479/F	05/03/2024	Tomaz Akhter	Mrs M Lewis	12 Sage Street Bicester OX27 8DE
Proposal : Ward: North And Caversfield Proposed first floor side extension with garage conversion and associated internal and external works				
Observations :				
24/00496/F	28/02/2024	Naresh Kajoo	Mr Blagoy Mirchevski	32 Lincoln Close OX26 4YF
Proposal : Ward: East Single storey rear extension				
Observations :				
24/00542/F	11/03/2024	Emma Whitely	Mr & Mrs K Massey	Land Adj to No1 St Peters St Peters Crescent OX26 4XA
Proposal : Ward: East Proposed detached two storey dwelling and two number car spaces.				
Observations :				
24/00544/F	08/03/2024	Seva Lobov	Iceland Foods Ltd	Unit 3 Launton Road Retail Park OX26 4JQ
Proposal : Ward: East The installation of 2 new sections of shopfront and the replacement of existing shopfront with new, complete with automatic sliding doors				
Observations :				
24/00546/F	08/03/2024	Seva Lobov	Iceland Foods Ltd	Unit 3 Launton Road Retail Park Bicester OX26 4JQ

New Applications Received Between 20/02/2024 and 05/04/2024

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Proposal : Ward: East Modifications to side & rear elevations application comprising replacement of existing roller shutter with new in smaller opening and forming of new fire exit to side elevation and to rear elevation blocking up of existing door opening and creation of new single door opening.				
Observations :				
24/00574/F				
	08/03/2024	Hansah Iqbal	Mr Ken Rowley	23 Launton Road Bicester OX26 6PY
Proposal : Ward: Proposed garage to the side, garage conversion (with replacement pitched roof) and single storey rear extension (renewal of 21/00960/F)				
Observations :				
24/00575/F				
	08/03/2024	Hansah Iqbal	Mr Chris Whitham	99 Lucerne Avenue OX26 3EQ
Proposal : Ward:North And Caversfield Proposed single storey rear extension and loft conversion with dormer windows to the rear				
Observations :				
24/00578/F				
	08/03/2024	Gemma Magnuson	Mr Roy Robinson	18 Windmill Avenue OX26 3DX
Proposal : Ward:North And Caversfield Repositioning of a boundary wall to enclose existing area of amenity land (change of use).				
Observations :				
24/00594/F				
	19/03/2024	Hansah Iqbal	Victoria White	14 Crimson Gardens OX27 8BY
Proposal : Ward: North & Caversfield Installation of a patio uPVC double door to the side of the garage				
Observations :				
24/00602/ADV				
	13/03/2024	Hansah Iqbal	Iceland Foods Ltd	Unit 3 Launton Road Bicester OX26 4JQ
Proposal : Ward: East High level sign to front elevation, loading bay sign to rear side elevation, replacement vinyls to exiting totem pole and vinyls/graphics to internal face of doors				
Observations :				

New Applications Received Between 20/02/2024 and 05/04/2024

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24/00604/F	13/03/2024	Seva Lobov	Roman Catholic	Ursuline Convent Kings End Bicester OX26 6DT
Proposal : Ward: East Change of Use of Cottage (6 Kings End) to establish independent residential property (C3 Use). Property currently providing residential accommodation for Convent use at 4-6 Kings End (C2 Use).				
Observations :				
24/00618/F	13/03/2024	Seva Lobov	Iceland Foods Ltd	Unit 3 Launton Road Retail Park OX26 4JQ
Proposal : Ward: East Construction of plant cage/compounds & installation of air conditioning/refrigeration plant thereto, construction of bin store and external openings in elevations for pipework & vent grills.				
Observations :				
24/00620/F	13/03/2024	Rebekah Morgan	Mr J & Mrs C Otwell	7 Launton Road Bicester OX26 6PX
Proposal : Ward: East Demolition of existing detached garage and erection of new 2 bedroom dwelling. Existing 3 bedroom dwelling to be retained.				
Observations :				
24/00630/F	15/03/2024	Hansah Iqbal	Mr & Mrs M & L Axtell	2 Lime Crescent OX26 3XJ
Proposal : Ward: North & Caversfield Part single and part two storey rear extension including removal of existing conservatory.				
Observations :				
24/00637/F	15/03/2024	Hansah Iqbal	Mr & Mrs R Ward	13 Corncake Way
Proposal : Ward: South & Ambrosden Remove conservatory to rear of house and replace with new single storey lean-to roof extension				
Observations :				
24/00648/REM	21/03/2024	Laura Bell	Mr C Knight	Site D, A, E Circular Road Graven Hill
Proposal : Ward: South & Ambrosden Variation of Condition 1 (plans) of 16/01807/REM - amended drawings to change the approved				

New Applications Received Between 20/02/2024 and 05/04/2024

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layout of this area to reflect existing changes approved under other reserved matters decisions, and new changes, most notably the inclusion of a memorial to the Pioneer Memorial, as a celebration of local military heritage

Observations :**24/00670/OUT**

21/03/2024	Sophie Browne	Mr D Monogarov	Land To South of Isis Avenue Middleton Stoney Road Graven Hill
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Proposal : Ward: West

Outline application for the development of two dwellings with access from Middleton Stoney Road - All Matters Reserved

Observations :**24/00688/LB**

26/03/2024	Hansah Iqbal	Mrs C Chess	15-16 Market Square OX26 6AD
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Proposal : Ward: East

Change paint colour at front of property from magnolia to a more appropriate shade: bleached lichen 2 Dulux

Observations :**24/00697/F**

25/03/2024	Hansah Iqbal	Mr J Hogg	10 Hawksmead OX26 6ST
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Proposal : Ward: South & Ambrosden

Single storey front hallway extension

Observations :**24/00702/F**

21/03/2024	Lewis Knox	Mr R Krishna Sai & S Talluri	1 Eaves Road OX25 2BF
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Proposal : Ward: South & Ambrosden

Variation of condition 2 (plans) of 23/00764/F - change the beam and block floor option to an engineered timber beam solution which would allow for the services to be run within the floor thickness, This will increase the floor thickness and overall height of the dwelling

Observations :**24/00703/F**

21/03/2024	Hansah Iqbal	Mr P Bedding	22 Turnstone Green OX26 6TT
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Proposal : Ward: South & Ambrosden

Single storey rear and first floor side extension

Observations :

New Applications Received Between 20/02/2024 and 05/04/2024

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
24/00707/F	25/03/2024	Hansah Iqbal	J & S Latham	64, Lucerne Avenue OX26 3EL
Proposal : Ward: North & Caversfield Single-storey rear extension, porch canopy extension.				
Observations :				
24/00712/LB	26/03/2024	Catherine Harker	R Parkinson	The Old Priory Priory Lane OX26 6BG
Proposal : Ward: South & Ambrosden Replacement of three decayed timber windows with new painted timber windows of identical size and external appearance in unaltered existing openings. New windows to have slim-line double glazed units and slim timber glazing beads				
Observations :				
24/00716/F	23/03/2024	Naresh Kajoo	J Moulder	42 Windmill Avenue OX26 3DY
Proposal : Ward: North & Caversfield Single storey front extension				
Observations :				

Applications Received :- 33

Appeal

23/02437/F	18/03/2024		Mr D McGarrity	1 Stevenson Close OX26 2YJ
Proposal : Ward: West Construction of pitched roof entrance porch to front elevation. Removal of rear uPVC conservatory and construction of single storey extension. - Appeal on this application				
Observations :				

Applications Received :- 33

Amended Plans

23/01493/REM	26/03/2024	Suzanne Taylor	Cala Homes Ltd	Proposed Himley Village Middleton Stoney Road Bicester
Proposal : Ward: Fringford and Heyford Proposal: Reserved Matters Application including access, layout, landscaping and scale pursuant to outline planning permission 14/02121/OUT for internal primary and secondary streets along with the partial discharge of conditions 12 (Building for Life 12), 16 (means of				

New Applications Received Between 20/02/2024 and 05/04/2024

Item No :

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			vehicular access), 17 (means of pedestrian/cycle links) and 19 (detailed surface water drainage scheme) for Phase 1B	
			Amendment: Landscaping plans submitted and amended highway layout (incl foot and cycle ways)	
		Observations :	RESOLVED that Bicester Town Council welcome the 37 Affordable housing provision however have concerns about traffic along the Middleton Stoney access roads with the 500 initial builds and the 1000+ vehicle journeys per day without the Realigned Howes Lane being in place.	
23/02355/F				
	01/03/2024	Tom Webster	GG Oxford Investments Ltd	Waverley House Queens Ave Waverley House OX26 6PY
		Proposal :	Ward: West Proposal: Demolition of existing building and construction of 33 No apartments together with landscaping, car parking, bin stores, secure cycle parking and associated infrastructure - re-submission of 21/02573/.	
			This is a re-consultation of the above proposal following the receipt of amendments.	
		Observations :	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.	

Applications Received :- 33

Planning and Development

David Peckford, Assistant Director – Planning and Development



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

Robert Parkinson
The Old Priory
Priory Lane
Bicester
OX26 6BG

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

Please ask for: **Catherine Harker**
Email: **catherine.harker@cherwell-dc.gov.uk**

Direct Dial: **01295 221787**
Our Ref: **24/00124/LB**

8 March 2024

Dear Sir/ Madam

WITHDRAWAL OF PLANNING APPLICATION

Application No.: 24/00124/LB

Applicant's Name: Robert Parkinson

Proposal: Replacement of four decayed first floor painted timber windows with painted timber windows of identical dimensions in existing openings

Location: The Old Priory Priory Lane Bicester OX26 6BG

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

Assistant Director – Planning and Development



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Name and Address of Agent/Applicant:

Mr John Thornton
John Thornton Architect
4 Millfield Close
Marsh Gibbon
OX27 0HR

Full Planning Determination

Date Registered: 7th November 2023

Proposal: Subdivision of land at 20 Almond Road to form site for 2 no. new detached dwellings with associated parking and gardens.

Location: Land Adj To 20, Almond Road, Bicester

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: 19th February 2024

Checked by: Paul Ihringer

REASONS FOR REFUSAL

1. The dwellings, by virtue of their height, massing, and scale, would result in an incongruous addition to the street scene causing significant harm to the visual amenities of the area. The proposed development therefore fails to comply with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, Policies C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

STATEMENT OF ENGAGEMENT

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

The case officer's report and recommendation in respect of this application is available to view online at: <http://www.cherwell.gov.uk/viewplanningapp>. The agenda, minutes and webcast recording of the Planning Committee meeting at which this application was determined are also available to view online at: <http://modgov.cherwell.gov.uk/ieListMeetings.aspx?CId=117&Year=0>



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.

Application No.: 23/03615/F



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

Name and Address of Agent/Applicant:

John Thornton Architect
4 Millfield Close
Marsh Gibbon
OX27 0HR

Full Planning Determination

Date Registered: 29th December 2023

Proposal: Two storey/part single storey front extension and single storey rear extension to dwelling with associated alterations.

Location: 3 The Oval, Bicester, OX26 2EN

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: 28th March 2024

Checked by: Paul Ihringer

REASONS FOR REFUSAL

1. By reason of its design, scale and siting, the proposed front extension would result in an incongruous feature within the streetscene causing significant harm on the character and appearance of the local built environment. The proposed development 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 contained within the National Planning Policy Framework.

STATEMENT OF ENGAGEMENT

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

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

Application No.: 23/03618/F



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Name and Address of Agent/Applicant:

Mr James Roberts
6 Blythe place
Bicester
OX26 2GH

Full Planning Determination

Date Registered: 15th January 2024

Proposal: Two storey side extension and single storey to side rear

Location: 6 Blythe Place, Bicester, OX26 2GH

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: 11th March 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 through a lack of appropriate subserviency and would be out of keeping with the character of the local area and the prevailing pattern of development in the local area, to the detriment of the character of the area. The proposal is therefore contrary to Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and saved 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>.

Application No.: 24/00106/F



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Name and Address of Agent/Applicant:

Laing O'Rourke
Mr Ian Jolliff
33 Catterick Road
Whitelands
Bicester
OX26 1AU

Full Planning Determination

Date Registered: 22nd January 2024

Proposal: Rear extension of property to create accessible ground floor bedroom.

Location: Marigold View, 53B Hamilton Close, Bicester, OX26 2HX

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: 21st March 2024

Checked by: Paul Ihringer

REASONS FOR REFUSAL

1. By reason of its scale, siting and design, the proposed development would adversely impact the residential amenities of the residents of the adjoining property, No.53C Hamilton Close, through loss of outlook and by being an imposing and overbearing form of development. The proposed development is therefore contrary to Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

STATEMENT OF ENGAGEMENT

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

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



Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Name and Address of Agent/Applicant:

Mr Hugh Moreton
The Orchard
1A Nob Hill
Norton-Juxta-Twycross
Atherstone
CV9 3QE

Full Planning Determination

Date Registered: 6th February 2024

Proposal: Garage conversion

Location: 42 Goodwood Close, Bicester, OX26 1AA

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: 2nd April 2024

Checked by: Paul Ihringer

REASONS FOR REFUSAL

1. The proposed development would result in a failure to provide adequate levels of parking within the curtilage of the site to serve the dwelling. As a result, the proposal would increase the potential demand for on-street parking for which it has not been demonstrated that it would not have a detrimental impact on local highway safety. The proposal is therefore contrary to Policy ESD15 of the Cherwell Local Plan Part 1, Oxfordshire County Council's Parking Standards for New Developments and Government guidance contained within the National Planning Policy Framework.

STATEMENT OF ENGAGEMENT

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

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

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref

Fri 5 April 2024

District Ref

Page No: 1

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

GRANTED PLANNING PERMISSIONS

22/02977/LB	Approved (With conditions)	30 Market Square
23/00170/REM	Approved (With conditions)	Proposed Himley Village North West
23/00214/REM	Approved (With conditions)	Proposed Himley Village North West
23/01080/OUT	Approved (With conditions)	Land North of Bicester Avenue
23/01771/F	Approved (With conditions)	Former Pakefield House to Fortescue House
23/02399/REM	Approved (With conditions)	Land North of Bicester Avenue
23/03066/F	Approved (With conditions)	10 Lerwick Croft
23/03431/F	Approved (With conditions)	8 Hazel Grove
23/03456/LB	Approved (With conditions)	51 Market Square
23/03526/F	Approved (With conditions)	136 Anniversary Avenue
23/03533/F	Approved (With conditions)	16 Cypress Gardens
23/03554/LB	Approved (With conditions)	The Cottage, Kings Head Court
23/03553/F	Approved (With conditions)	The Cottage, Kings Head Court
23/03586/F	Approved (With conditions)	124 Anniversary Avenue
23/03603/F	Approved (With conditions)	122 Anniversary Avenue
24/00011/F	Approved (With conditions)	8 Epsom Way
24/00090/F	Approved (With conditions)	27 Launton Road
24/00111/F	Approved (With conditions)	53 Buckingham Road
24/00113/F	Approved (With conditions)	42 London Road
24/00131/F	Approved (With conditions)	32 Kings End
24/00154/F	Approved (With conditions)	42 Brashfield Road
24/00208/F	Approved (With conditions)	18 Windmill Avenue
24/00223/F	Approved (With conditions)	Bicester Park, Unit 1, Charbridge Lane
24/00251/CDC	Approved (With conditions)	Unit 14, Expeditionary Road
24/00450/DEM	Approved (With conditions)	McKay Trading Estate, Station Approach
24/00046/OBL	Approved (With conditions)	Sites B,C,D,A & E MOD Bicester, Murcott Rd

REFUSED PLANNING PERMISSIONS

23/03109/F	Refused	Land Adj To 20 Almond Road
23/03615/F	Refused	3 The Oval, Bicester
23/03618/F	Refused	6 Blythe Place
24/00106/F	Refused	Marigold View, 53B Hamilton Road
24/00273/F	Refused	42 Goodwood Close

WITHDRAWN PLANNING PERMISSIONS

24/00124/LB	Withdrawn	The Old Priory, Priory Lane
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**BICESTER TOWN COUNCIL
PLANNING COMMITTEE FORWARD PLAN**

Tuesday 16th April 2024

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