

Bicester Town Council



Planning Committee Meeting

Ref: PL01/2526

Tuesday 10th June 2025 at 19:00hrs
The Council Chamber, Garth House, Launton Road,
OX26 6PS

Members:

Cllr Nick Mawer – **Chair**

Cllr Tom Beckett, 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 Rob Parkinson (CDC),
Cllr Sean Gaul (OCC), Cllr John Shiri (OCC) and Cllr Matt Webb (OCC)



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

Tuesday 3rd June 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 10th June 2025** 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. Appointment of Vice Chair of the Planning Committee

The Committee is **ASKED** to **APPOINT** a Vice Chair.

2. 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.

3. 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.

4. Minutes of the Planning Committee (Pages 4 – 6)

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

- **PL09/2425 – Tuesday 22nd April 2025**

5. 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.

6. Updates on Large Developments and associated issues

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

7. Planning applications from Cherwell District Council (Pages 7 - 13)

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.

8. Notification of planning decisions from Cherwell District Council

The Committee is asked to **NOTE** the attached planning decisions. **(Pages 14 - 15)**

9. Forward Plan

(Page 16)

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

10. Date of Next Meeting:

Monday 7th July 2025 – 7pm, The Council Chamber, Garth House

Minutes of the Planning Committee

A meeting of the Planning Committee was held on Tuesday 22nd April 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 Tom Beckett
Cllr Dan Hallett
Cllr Sam Holland
Cllr Damien Maguire
Cllr Chris Pruden
Cllr Jim Webb
Cllr John Willett

In Attendance:

Paul Canning (Officer)

96/ Apologies for Absence

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

97/ Declarations of Interest

2425 RESOLVED that declarations of interest were received from Cllr Jim Webb in respect of planning application 25/00910/F – 110 Barry Avenue and Cllr Tom Beckett in respect of planning application 25/00657/F – 20 Almond Road.

98/ Declarations of Interest for District & County Councillors

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

99/ Minutes of the Planning Committee Meeting

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

- PL08/2425 – Tuesday 18th March 2025

100/ Public Session

2425 RESOLVED that no members of the public were present.

101/ Updates on Large Developments and associated issues

2425 RESOLVED that no updates were received.

102/ Planning Applications from Cherwell District Council

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

25/00315/F – 7 Market Square

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

Minutes: PL09/2425: Planning Committee Meeting
Tuesday 22nd April 2025

Page 1 of 3

Signed

Dated

25/00316/LB – 7 Market Square

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

25/00321/NMA – 7 Spindleside

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

25/00371/F – 10 Corncrake Way

RESOLVED that Bicester Town Council **RAISE CONCERNS** over this application due to parking for residents.

25/00438/F – 2 Orchard Way

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

25/00483/F – 24 Sheep Street

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

25/00517/CLUP – Brashfield House

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

25/00543/CLUP – 24 Fairford Way

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

25/00561/F – 15 Shaw Close

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

25/00576/F – 26 Scampton Close

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

25/00596/F – 5 Battle Close

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

25/00606/F – 10 Dumas Close

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

25/00657/F – 20 Almond Road

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

25/00681/F – 32 The Bramblings

RESOLVED that Bicester Town Council **OBJECTS** to this application due to being out of keeping with the street scene.

25/00695/F – 21 Rowan Road

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

25/00700/F – 36 Cranesbill Drive

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

25/00702/DISC – Land North of Bicester Avenue Garden Centre

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

25/00703/NMA – Land North of Bicester Avenue Garden Centre

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

25/00710/F – Iceland 12-14 Sheep Street

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

25/00773/F – 32 Haydock Road

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

25/00804/LB – The Old Priory, Priory Lane

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

25/00822/TPO – 21 Lodge Close

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

25/00823/F – 60 Corncrake Way

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

- Overdevelopment of the site
- The application was rejected at appeal

25/00859/TCA – 1 Church Terrace

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

25/00910/F – 110 Barry Avenue

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

22/03873/F – Land North and Adjacent to Mill Lane

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

103/ Notification of Planning Decisions from Cherwell District Council

2425 RESOLVED that Committee NOTED the decisions from Cherwell District Council.

104/ Forward Plan

2425 RESOLVED that Committee REVIEWED and COMMENTED on the Forward Plan and confirmed that the Local Plan should remain as a Forward Plan agenda item.

105/ Date of next Meeting:

2425 To be confirmed

CLOSE OF MEETING: 19:46

Agenda Item 7

Printed on :- 03/06/2025

Bicester Town Council

Page 1

New Applications Received Between 15/04/2025 and 30/05/2025

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				
24/01206/F	18/04/2025	Hansah Iqbal	Mr B Rezek	63 Jay Close Bicester OX26 6XN
Proposal : Ward: South And Ambrosden Double storey side extension along with garage conversion - re-submission of 23/00913/F Observations :				
24/03259/F	07/05/2025	Carlos Chikwamba	Tritax Symmetry Bicester 3 Ltd	Symmetry Park Morrell Way Bicester OX26 6GF
Proposal : Ward: Launton And Otmoor The erection of two Use Class B8 floorspace units (with ancillary office floorspace (Use Class E(G(i))) with associated infrastructure including: a building for the use as an energy centre (details of the energy generation reserved for future approval); loading bays; service yards; external plant; bin stores, vehicle parking (HGV, lorry, car and motorcycle); cycle parking, amenity areas, landscaping including permanent landscaped mounds; sustainable drainage details. Demolition of three vacant agricultural building (and two smaller structures) to the north east corner of the site. Access from the existing Symmetry Park estate road. Observations :				
25/00276/DISC	22/04/2025	Katherine Daniels	Value Retail Management (Bices	Land Nth & Sth of Pingle Drive Bicester OX26 2DG
Proposal : Ward: South And Ambrosden Discharge of Condition 19 (Landscape and Ecology Management Plan) of 22/03513/F Observations :				
25/00751/F	23/04/2025	Hansah Iqbal	Mr M Shchur	6 Ruck Keene Close Bicester OX26 2LT
Proposal : Ward: West Garage conversion, raising roof of garage, creation of a bay window. Observations :				
25/00803/F	18/04/2025	Hansah Iqbal	F & N Ribeiro	91 Kestrel Way Bicester OX26 6XZ
Proposal : Ward: South And Ambrosden Garage Conversion Observations :				
25/00804/LB	29/05/2025	Catherine Harker	R Parkinson	The Old Priory Priory Lane Bicester OX26 6BG
Proposal : Ward: South & Ambrosden Re-lead existing historic glass in two arched panels within existing stone surround				

New Applications Received Between 15/04/2025 and 30/05/2025

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Observations : RESOLVED that Bicester Town Council made no comment on this application.				
25/00850/F	16/04/2025	Hansah Iqbal	Mr N Hussain	7 Sterling Close Bicester OX26 4XW
Proposal : Ward: East Proposed single storey front extension and part single, part double storey rear extension; enlarge side access door and creation of driveway using permeable paving				
Observations :				
25/00876/REM	22/04/2025	Sophie Browne	Mr I Mitev	48 Bucknell Road Bicester OX26 2DG
Proposal : Ward: West Reserved Matters application seeking to discharge Conditions: 1 - Appearance and landscaping; 3 - Drainage plan; 4 - Levels; 5 - Bike Storage; 6 - Bin Storage; 7 - CEMP; 8 - Biodiversity enhancements scheme; and 9 - Demolition / Construction Method Statement to 23/01447/OUT for a development of 6 apartments and associated works.				
Observations :				
25/00879/F	17/04/2025	Hansah Iqbal	Mr P Bishop	6 Jasmine Place Bicester OX26 3UT
Proposal : Ward: North And Caversfield Proposed two part single storey rear extension, garage loft extension with associated internal and external works				
Observations :				
25/00880/F	17/04/2025	Hansah Iqbal	R Clack	11 Ravencroft Bicester OX26 6YE
Proposal : Ward: South And Ambrosden Two storey side extension and single storey front extension				
Observations :				
25/00882/F	30/04/2025	Laura Bell	Mr A Unitt	Land South of Anniversary Avenue East Between Milne Street and Read Place
Proposal : Ward: South And Ambrosden Erection of 64 dwellings with associated highways works and landscaping				
Observations :				
25/00924/NMA	28/04/2025	Lewis Knox	Mrs TGuereiro	138 Anniversary Avenue Bicester OX25 2EE
Proposal : Ward: South And Ambrosden Increase in height to some of the roof parapets (no increase in overall height). Alterations to fenestration (proposed as non-material amendment to 23/00816/F)				
Observations :				

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<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
25/00943/DISC	08/05/2025	Sarah Tucker	Mr C Knight	Site D And E Graven Hill Circular Road Ambrosden OX26 6PT
Proposal : Ward: South And Ambrosden Discharge of Condition 4 (bollard details) of 16/01807/REM				
Observations :				
25/00956/CLUP	08/05/2025	Hansah Iqbal	Bloxdent Limited	Vodafone 29 Crown Walk Bicester OX26 6HY
Proposal : Ward: East Certificate of Lawfulness of Proposed Development: This application supports the proposed Change of Use from Vodafone shop to a Dental Practice which are both noted under the same Use Class E.				
Observations :				
25/00962/DISC	08/05/2025	Rebekah Morgan	B-Hive Living Ltd	1 George Street Circular Road Bicester OX26 2EB
Proposal : Ward: West Discharge of Conditions 7 (secure by design) 8 (cycle parking) and 9 (bin storage) of 24/01402/F				
Observations :				
25/00990/NMA	08/05/2025	Gemma Magnuson	HWR	Ursuline Convent 4-6 Kings End Bicester OX26 6DT
Proposal : Ward: East Non-material amendment to 22/01120/F - Reduction in number and size of windows and doors. Omission of rear paved area and minor amendments to external landscaping and gateway entrance				
Observations :				
25/00993/F	30/04/2025	Hansah Iqbal	B, N Vince, Richens	4 Manchester Terrace Avenue East Between Bicester OX26 6PT
Proposal : Ward: East Single storey wraparound side and rear extension				
Observations :				
25/00993/F	30/04/2025	Laura Bell	Mr A Unitt	Land South of Anniversary Avenue East Between Milne Street and Read Place
Proposal : Ward: South And Ambrosden				
Observations :				

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25/01013/TCA	15/04/2025	Iain Osenton	M Lee	The Garth Launton Road Old Place Yard Bicester OX26 6PS
Proposal : Ward: South & Ambrosden 9 x Poplars - Garth Park, Re-pollard to previous points/remove ivy Identified off a tree survey as high priority				
Observations :				
25/01016/TCA	15/04/2025	Iain Osenton	M Lee	St Edburys Church Church Street Bicester OX26 6AY
Proposal : Ward: South & Ambrosden 1 x Pinus Nigra in church yard at St Edburys - fell to ground				
Observations :				
25/01061/F	08/05/2025	Rebekah Morgan	B-Hive Living Ltd	1 George Street Morrell Way Bicester OX26 2EB
Proposal : Ward: West Variation of Condition 5 (boundary enclosures) of 24/01402/F - to change the wording to - Prior to occupation of the development, details of the boundaries and enclosures as per plan no PL11 B772 Rev G shall be implemented and retained in perpetuity				
Observations :				
25/01095/F	08/05/2025	Hansah Iqbal	Mr and Mrs M Linfoot	6 Martin Close Morrell Way Bicester OX26 6XA
Proposal : Ward: South And Ambrosden First floor side extension. Single storey rear extension.				
Observations :				
25/01105/NMA	19/05/2025	Sarah Tucker	Graven Hill Village Dept	Site D And E Graven Hill Circular Road Ambrosden, Bicester
Proposal : Ward: South And Ambrosden Changes to highways details as described in the attached documents; re condition 1. (proposed as non-material amendment to 16/01807/REM)				
Observations :				
25/01109/F	12/05/2025		Sheet Anchor Investments 2 Lim	Shotz Pool And Sports Lounge 2 Crown Walk Bicester OX26 6HY
Proposal : Ward: East Installation of a fan extraction duct				
Observations :				

New Applications Received Between 15/04/2025 and 30/05/2025

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
25/01128/DISC	18/05/2025	Tomaz Akhter	Boomerang Developments Ltd	Impressions Hair And Beauty 4 Rossalyn House Victoria Road Bicester OX26 6PJ
Proposal : Ward: East Discharge of Conditions 3 (schedule of materials and finish) and 4 (sound insulation) of 25/00352/MA56				
Observations :				
25/01130/TCA	30/04/2025	Iain Osenton	M Lee	Bicester Town Council The Garth Launton Road OX26 6PS
Proposal : Ward: South And Ambrosden 9 Poplars to be felled due to disease				
Observations :				
25/01136/F	12/05/2025	Hansah Iqbal	Mr & Mrs G and A Samble	Autumn Barn Whitelands Farm Vendee Drive Bicester OX26 1AX
Proposal : Ward: South And Ambrosden Proposed carport conversion with a single storey extension. Proposed link extension to connect the carport conversion/extension with the main house				
Observations :				
25/01148/F	14/05/2025	Hansah Iqbal	Mr D Jennings	162 Buckingham Crescent Vendee Drive Bicester OX26 4HB
Proposal : Ward: East Rear PVCu conservatory				
Observations :				
25/01177/F	29/05/2025	Tomaz Akhter	Mr P Okeefe	53 Bristol Road Priory Lane Bicester OX26 4TH
Proposal : Ward: East First floor side extension, part ground floor side extension, front porch extension, change all windows to update to new Upvc and addition of new resin driveway				
Observations :				
25/01178/REM	27/05/2025	Carlos Chikwamba	Redrow Homes Limited (Harrow	South East Bicester Wretchwick Way Bicester
Proposal : Ward: Launton And Otmoor Application for approval of Reserved Matters pursuant to Outline Planning Consent (ref: 18/01268/OUT). The Reserved Matters comprise details of the Spine Road and Nature Conservation Area with associated infrastructure. Details of appearance, landscaping, layout				

New Applications Received Between 15/04/2025 and 30/05/2025

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
and scale to be determined				
Observations :				
25/01183/F	15/05/2025	Hansah Iqbal	Mr M Harding	67 Wear Road Vendee Drive Bicester OX26 2FF
Proposal : Ward: West Removal of existing conservatory and erection of single storey pitched roof rear extension				
Observations :				
25/01248/F	19/05/2025	Tomaz Akhter	Severine Baron	31 Taunton Road Vendee Drive Bicester OX26 1DX
Proposal : Ward: South And Ambrosden Erection of double storey side extension				
Observations :				
25/01322/TPO	23/05/2025	Iain Osenton	Ms M Savory	Lucerne Avenue Bure Park Bicester
Proposal : Ward: North And Caversfield G2 Group - Hazel, Thorn, Ash, Field Maple - cut back trees as all overgrown - subject to TPO 12/1992				
Observations :				
25/01323/CLUP	22/04/2025	Hansah Iqbal	Beehive Barn Ltd	Units B7 And B7a Telford Road Bicester OX26 4LD
Proposal : Ward: East Certificate of Lawfulness of Proposed Development for material operations constituting the implementation of planning permission 24/00891/F				
Observations :				
25/01334/LB	27/05/2025	Catherine Harker	Mr P Bywater	Tudor Cottage 22 Church Street Bicester OX26 6AZ
Proposal : Ward: East Variation of Conditions 3 (material samples) and 8 (windows and doors) of 25/00161/LB				
Observations :				
25/01355/F	29/05/2025	Hansah Iqbal	Mr D Usher	20 Dumas Close Priory Lane Bicester OX26 2FT
Proposal : Ward: West Single storey front extension, infill existing side door with brick				

New Applications Received Between 15/04/2025 and 30/05/2025

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Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Observations :				
25/01387/TCA	28/05/2025	Iain Osenton	M Lee	1 St Edburgs Path Old Place Yard Bicester OX26 6AP

Proposal : Ward: South & Ambrosden
1 x Pinus- Fell. Dead in church yard

Observations :

Applications Received :- 37

Agenda Item 8

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref

Tue 3 June 2025

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

22/03873/F	Approved (With conditions)	Land North & Adj to Mill Lane
24/01586/F	Approved (With conditions)	Cherry Tree Mews
24/02781/F	Approved (With conditions)	18 Wetherby Road
24/03405/F	Approved (With conditions)	1 Newton Close
25/00132/F	Approved (With conditions)	Compound East Of Garages
25/00181/F	Approved (With conditions)	3 Henley Gardens
25/00335/OBL	Approved (With conditions)	Land Nth & Sth of Pingle Drv
25/00371/F	Approved (With conditions)	10 Comcrake Way
25/00438/F	Approved (With conditions)	2 Orchard Way
25/00448/F	Approved (With conditions)	82 Haydock Road
25/00450/F	Approved (With conditions)	6 Blythe Place
25/00473/F	Approved (With conditions)	22 Turnstone Green
25/00474/F	Approved (With conditions)	42 London Road
25/00481/F	Approved (With conditions)	12 Reedmace Road
25/00483/F	Approved (With conditions)	24 Sheep Street
25/00487/F	Approved (With conditions)	1 Osborne Close
25/00493/F	Approved (With conditions)	3 Beckett Way
25/00525/F	Approved (With conditions)	84 Kingfisher Way
25/00561/F	Approved (With conditions)	15 Shaw Close
25/00576/F	Approved (With conditions)	26 Scampton Close
25/00596/F	Approved (With conditions)	5 Battle Close

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref

Tue 3 June 2025

District Ref

'C' Contrary to District 'CD' Contrary Delegated

'D' Delegated

'E' Endorsed by District 'ED' Endorsed Delegated

Page No : 2

GRANTED PLANNING PERMISSIONS

25/00606/F	Approved (With conditions)	10 Dumas Close
25/00657/F	Approved (With conditions)	20 Almond Road
25/00700/F	Approved (With conditions)	36 Cranesbill Drive
25/00710/F	Approved (With conditions)	Iceland 12-14 Sheep Street
25/00773/F	Approved (With conditions)	32 Haydock Road
25/00823/F	Approved (With conditions)	60 Comcrake Way
25/00894/F	Approved (With conditions)	104 Churchill Road
25/00925/F	Approved (With conditions)	Rowood House

REFUSED PLANNING PERMISSIONS

25/00259/F	Refused	34 George Street
25/00316/LB	Refused	7 Market Square
25/00681/F	Refused	32 The Bramblings
25/00910/F	Refused	110 Barry Avenue

BICESTER TOWN COUNCIL
PLANNING COMMITTEE FORWARD PLAN

Tuesday 10th June 2025

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