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Bicester Town Council



Planning Committee Meeting

Ref: PL02/2526

Monday 7th July 2025 at 19:00hrs

**The Council Chamber, Garth House, Launton Road,
OX26 6PS**

Members:

Cllr Nick Mawer – **Chair**, Cllr Chris Pruden – **Vice-Chair**
Cllr Tom Beckett, Cllr Nick Cotter, Cllr Dan Hallett, Cllr Sam Holland,
Cllr Harry Knight, Cllr Damien Maguire, Cllr Rachel Mallows,
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)



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

Wednesday 2nd July 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 **Monday 7th July 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. Apologies for Absence

To consider apologies and reasons for absence. Committee members who are unable to attend the meeting should notify Bicester Town Council (enquiries@bicester.gov.uk) prior to the meeting, stating the reason for absence.

2. Declarations of Interest

1. Councillors are reminded to declare any interests on any item on this Agenda in accordance with Bicester Town Council's Code of Conduct.
2. Declarations of Interest for District & County Councillors
District and County Councillors on this Planning Committee will make their comments and decisions based upon information available at the time of the Meeting. It is accepted that District and County Councillors may come to different decisions in the light of more information being made available at District or County Planning Meetings.

3. Minutes of the Planning Committee

(Pages 4 – 7)

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

- **PL01/2526 – Tuesday 10th June 2025**

4. Public Session

In accordance with Standing Orders 1 d-f, members of the public may make representations, ask questions and give evidence in respect of any item of business included in the agenda.

Time allocated shall not exceed 10 minutes. No member shall speak for more than 2 minutes.

5. Updates on Large Developments and associated issues

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

6. Planning applications from Cherwell District Council

(Pages 8 - 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.

7. Notification of planning decisions from Cherwell District Council

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

(Page 14)

8. Forward Plan

(Page 15)

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

9. Date of Next Meeting:

Tuesday 12th August 2025 – 7pm, The Council Chamber, Garth House

Minutes of the Planning Committee

A meeting of the Planning Committee was held on Tuesday 10th June 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 Chris Pruden – (Vice-Chair)
Cllr Dan Hallett
Cllr Harry Knight
Cllr Damien Maguire
Cllr Rachel Mallows
Cllr Jim Webb
Cllr John Willett

In Attendance:

Phil Evans, Officer
Maria Galic, Civic & Democratic

1/25 Appointment of Vice Chair of the Planning Committee

26 RESOLVED that Committee APPOINTED Cllr Chris Pruden as Vice Chair. Proposed by Cllr Chris Pruden and Seconded by Cllr Damien Maguire.

2/25 Apologies for Absence

26 RESOLVED that apologies for absence were received from Cllr Tom Beckett.

3/25 Declarations of Interest

26 RESOLVED that declarations of interest were received from Cllr Rachel Mallows due to knowing an applicant listed as a new application.

4/25 Declarations of Interest for District & County Councillors

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

5/25 Minutes of the Planning Committee Meeting

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

- PL09/2425 – Tuesday 22nd April 2025

6/ Public Session

2526 RESOLVED that no members of the public were present.

7/ Updates on Large Developments and associated issues

2526 RESOLVED that updates were received on:

Bicester Motion – A vertiport testbed for the electric air taxi industry in has reached operational completion.

Planning Applications from Cherwell District Council

RESOLVED that Committee CONSIDERED and COMMENTED on the following applications:

24/01206/F – 63 Jay Close

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

24/03259/F – Symmetry Park

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

25/00276/DISC – Land Nth & Sth of Pingle Drive

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

25/00751/F – 6 Ruck Keene Close

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

25/00803/F – 91 Kestrel Way

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.

25/00850/F – 7 Sterling Close

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

25/00876/REM – 46 Bucknell Road

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

25/00880/F – 11 Ravencroft

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

25/00882/F – Land South of Anniversary

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

25/00596/F – 5 Battle Close

RESOLVED that Bicester Town Council WELCOME the provision of housing put forward in this application but RAISE CONCERNS over:

- The quality of the design
- Massing of the buildings
- Energy efficiency standards

25/00924/NMA – 138 Anniversary Avenue

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

25/00943/DISC – Site D And E Graven Hill

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

25/00956/CLUP – Vodafone, 29 Crown Walk

RESOLVED that Bicester Town Council WELCOMES this application.

25/00962/DISC – 1 George Street

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

25/00990/NMA – Ursuline Convent, 4-6 Kings End

RESOLVED that Bicester Town Council has **NO OBJECTION** to this application if the conservation officers are in agreement with the plans.

25/00993/F – 4 Manchester Terrace

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

25/01013/TCA – The Garth Launton Road

RESOLVED that Bicester Town Council **LEAVE** this application to the ARBORICULTURIST OFFICER.

25/01016/TCA – St Edburys Church

RESOLVED that Bicester Town Council **LEAVE** this application to the ARBORICULTURIST OFFICER.

25/01061/F – 1 George Street

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

25/01095/F – 6 Martin Close

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

25/01105/NMA – Site D And E Graven Hill

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

25/01109/F – Shotz Pool And Sports Lounge

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

25/01128/DISC – Impressions Hair And Beauty

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

25/01130/TCA – Bicester Town Council, The Garth

RESOLVED that Bicester Town Council **LEAVE** this application to the ARBORICULTURIST OFFICER.

25/01136/F – Autumn Barn Whitelands Farm

RESOLVED that Bicester Town Council **RAISE CONCERNS** on this application due to:

- Overdevelopment of the site
- Not in keeping with the street scene and the nature of the site

25/01148/F – 162 Buckingham Crescent

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

25/01177/F – 53 Bristol Road

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

25/01178/REM – South East Bicester, Wretchwick Way

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

25/01183/F – 67 Wear Road

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

25/01248/F – 31 Taunton Road

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

25/01322/TPO – Lucerne Avenue, Bure Park

RESOLVED that Bicester Town Council **RAISE CONCERNS** on this application due to:

- These trees are under the authority of BTC and are therefore theirs to manage
- This application has not consulted BTC
- Management of these trees should comply with BTC Tree Policy

25/01323/CLUP – Units B7 And B7a, Telford Road

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

25/01334/LB - Tudor Cottage, 22 Church Street

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

25/01355/F – 20 Dumas Close

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

25/01387/TCA – 1 St Edburgs Path

RESOLVED that Bicester Town Council **LEAVE** this application to the
ARBORICULTURIST OFFICER

8/25 Notification of Planning Decisions from Cherwell District Council

26 **RESOLVED** that Committee **NOTED** the decisions from Cherwell District Council.

9/25 Forward Plan

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

- London Road Level Crossing – expressing thank you to the Local MP for organising meetings with councillors to discuss this
- Market Square – a potential future Planning Committee meeting presentation

10/2 Date of next Meeting:

526 **Monday 7th July 2025 – 7pm, The Chambers, The Garth, Launton Road**

CLOSE OF MEETING: 19:56

Agenda Item 6

Printed on :- 30/06/2025

Bicester Town Council

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New Applications Received Between 02/06/2025 and 30/06/2025

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				
24/03371/F	16/06/2025	Hansah Iqbal	Mr S Higgs	42 Purslane Drive Bicester OX26 3EF
Proposal : Ward: North & Caversfield RETROSPECTIVE - Garden outbuilding				
Observations :				
25/00880/F	06/06/2025	Hansah Iqbal	R Clack	11 Ravencroft Bicester OX26 6YE
Proposal : Ward: South And Ambrosden PART RETROSPECTIVE - Timber cladding to the front of the dwelling. Erection of two storey side extension and single storey front extension				
Observations : RESOLVED that Bicester Town Council made no comment on this application.				
25/01163/F	04/06/2025	Hansah Iqbal	Marston's PLC	The Bure Farm 9 Barberry Place Bicester OX26 3HA
Proposal : Ward: North And Caversfield Installation of solar panels on the public house				
Observations :				
25/01244/F	04/06/2025	Rebekah Morgan	Mr F Grobler	11 Read Place Ambrosden OX25 2BH
Proposal : Ward: South And Ambrosden RETROSPECTIVE - Tarmac driveway to rear garden, accessed through a proposed sliding entrance gate incorporated within proposed composite fence panels to rear - access to gate through parking area servicing properties in Hull Lane				
Observations :				
25/01350/F	09/06/2025	Gemma Magnuson	Mr T Howdill	Ursuline Convent 4-6 Kings End Bicester OX26 6DT
Proposal : Ward: East Variation of condition 2 (plans) to include reduction in number and size of windows and doors, omission of rear paved area and minor amendments to external landscaping and gateway entrance and variation of conditions 3 (schedule of materials and finishes), 5 (new gate opening), 6 (rooflights), 7 (window, doors and other openings), 8 (external services) and 9 (landscaping scheme) of 22/01120/F as details have been provided.				
Observations :				
25/01351/LB	04/06/2025	Gemma Magnuson	Mr T Howdill	Ursuline Convent 4-6 Kings End Bicester

New Applications Received Between 02/06/2025 and 30/06/2025

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
				OX26 6DT
		Proposal : Ward: East Variation of condition 2 (plans) to include reduction in number and size of windows and doors, omission of rear paved area and minor amendments to external landscaping and gateway entrance and variation of conditions 3 (schedule of materials and finishes), 5 (new gate opening), 6 (rooflights), 7 (window, doors and other openings), 8 (external services) of 22/02029/LB as details have been provided.		
		Observations :		
25/01362/F	04/06/2025	Hansah Iqbal	Mr R Mackay	59 Woodfield Road 4-6 Kings End Bicester OX26 3HW
		Proposal : Ward: North And Caversfield Removal of single storey stores, north of property; rear and side extensions; first floor extension.		
		Observations :		
25/01378/F	09/06/2025	Sophie Browne	Magic-Wand.com Limited	The Laurels Parts Of OS Parcels 1125 And 1621 North & East Home Farm Close OX25 2NP
		Proposal : Ward: South And Ambrosden Variation of Condition 2 (plans) of 23/01736/F - minor amendments to layouts		
		Observations :		
25/01419/TEL	09/06/2025	Hansah Iqbal	BT	Street Record St Johns Street Bicester
		Proposal : Ward: East Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus - Install 1 x 9m Light wooden pole		
		Observations :		
25/01430/DISC	09/06/2025	Hansah Iqbal	Bicester Builders Homes Ltd	Haynes Court Kingsclere Road Bicester OX26 2GF
		Proposal : Ward: West Discharge of Condition 23 (water efficiency limit) of 21/02890/F		
		Observations :		
25/01432/F	05/06/2025	Hansah Iqbal	Mr J Bennett	22 Margaret Close Bicester OX26 2DH
		Proposal : Ward: West Single storey rear and side extensions; single storey porch to front		
		Observations :		

New Applications Received Between 02/06/2025 and 30/06/2025

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<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
25/01442/F	09/06/2025	Hansah Iqbal	Mr G Gold	16 Park Rise Ambrosden Bicester OX25 2LY
Proposal : Ward: South And Ambrosden Double storey rear extension, double storey side extension and roof conversion				
Observations :				
25/01444/H	13/06/2025	Linda Griffiths	Countryside Properties (Bicest	Land West Of Oxford Road And South Of Newton Close Bicester
Proposal : Ward: South And Ambrosden Hybrid application comprising development of up to 72 dwellings (C3 Use Class) and a care home with up to 75 bedrooms (C2 Use Class) with other related infrastructure and associated works (in outline), and access to Wincanton Road (in full)				
Observations :				
25/01449/F	24/06/2025	Hansah Iqbal	Mr & Mrs Birch	44 Longfields Bicester OX26 6QL
Proposal : Ward: East Proposed new front porch				
Observations :				
25/01470/F	09/06/2025	Hansah Iqbal	Ms E Whittaker	8 Avon Crescent Bicester OX26 2LZ
Proposal : Ward: West Removal of existing conservatory and addition of single storey rear extension to dwelling house				
Observations :				
25/01481/TPO	16/06/2025	Iain Osenton	Mrs C Chettle	Beech Tree House 5 Tinkers Lane Bicester OX26 6ES
Proposal : Ward: East T1 - Beech - crown reduce by 2-2.5m from the lower-mid crown to near previous points and re-shape to maintain crown spread with the primary focus on maintaining clearance from the residence and neighbouring property - subject to TPO 5/1998				
Observations :				
25/01488/F	16/06/2025	Hansah Iqbal	Mr Daniels	Kingswood House 29 North Street Bicester OX26 6NB
Proposal : Ward: East Replace the existing main roof and porch canopy roof coverings with first quality Spanish Slate tiles and new concrete ridge tiles on dry vent ridge system, new fibreglass valley sections to dormer roofs, lead flashings and soakers to dormer roof abutments, bed verges with premix roofing mortar, replace degraded stained softwood timber fascias to dormers with primed and				

New Applications Received Between 02/06/2025 and 30/06/2025

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painted cedar cladding, install new, primed and painted cedar timber fascias to eaves and fit replacement black uPVC rainwater guttering				
Observations :				
25/01502/CLUP	16/06/2025	Hansah Iqbal	Mrs T Adams	5 Trent Crescent Bicester OX28 2JB
Proposal : Ward: West Certificate of Lawfulness of Proposed Development for a single storey rear extension				
Observations :				
25/01503/CLUP	16/06/2025	Hansah Iqbal	Mr & Mrs Donnelly	25 Barry Avenue Bicester OX28 2DZ
Proposal : Ward: West Certificate of Lawfulness of Proposed Development for a loft conversion with dormer extension to rear roofslope and rooflights to front roofslope				
Observations :				
25/01529/DISC	23/06/2025	Rebekah Morgan	Haithwell Ltd	Iceland 12-14 Sheep Street 12-14 Sheep Street Bicester OX28 6TB
Proposal : Ward: East Discharge of Conditions 4 (landscaping scheme), 5 (landscape maintenance), 6 (protected species), 7 (Biodiversity Method Statement), 8 (covered cycle parking facilities) and 9 (Secured by Design Measures) of 24/00214/F				
Observations :				
25/01551/F	23/06/2025	Hansah Iqbal	Mr Steve Affleck	Comucopia 1 Home Close Bicester OX27 8FE
Proposal : Ward: North & Caversfield Single storey detached garage/workshop and creation of additional off-road parking space				
Observations :				
25/01552/TCA	18/06/2025	Iain Osenton	M Lee	The Garth Launton Road Bicester OX28 6PS
Proposal : Ward: South & Ambrosden G1 x Please identify the trees 9 x Poplars adjacent to the train line, 214152, 214156, 214160, 214172, 214176, 214180, 214184, 214188, 214192. To fell to ground level because of disease,				
Observations :				
25/01571/F	25/06/2025	Hansah Iqbal	Natwest Group Plc	Natwest 1-7 Manorsfield Rd Bicester OX28 6DA
Proposal : Ward: East Removal of ATM's and night safe bezel and existing signage and re-instate materials where required				

New Applications Received Between 02/06/2025 and 30/06/2025

Item No :

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<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Observations :				
25/01580/CLUP				
	30/06/2025	Hansah Iqbal	Mrs Tregurtha	26 Windmill Avenue Bicester OX28 3DY
Proposal : Ward: North & Caversfield Certificate of Lawfulness of Proposed Development for erection of a single storey extension to the rear elevation				
Observations :				
25/01585/REN56				
	24/06/2025	Hansah Iqbal	Cherwell District Council	West Bicester Community Centre Bowmont Square Bicester OX28 2GJ
Proposal : Ward: West Installation of 8 No in-line photovoltaic roof panels				
Observations :				
25/01613/DISC				
	30/06/2025	Carlos Chikwamba	Value Retail Management Ltd	Mckay Trading Estate Station Approach Bicester
Proposal : Ward: South & Ambrosden Discharge of Condition (Biodiversity Gain Plan) of 24/03361/F				
Observations :				
25/01620/LB				
	25/06/2025	Gemma Magnuson	The Old Courthouse Bicester Lt	The Old Court House 5 Sheep Street Bicester
Proposal : Ward: East Installation of new tea-point, toilet facilities and changes to entrance doorways to enable continued use as a flexible office space and end of tenancy refurbishment by the current office tenant requiring erection of scaffolding to the front and rear of the building				
Observations :				
25/01635/TCA				
	23/06/2025	Ian Osenton	C Holdsworth	Old Manor House 16 Kings End Bicester OX28 6DT
Proposal : Ward: East T1 Lime Tree - Tree is in rear garden between rear of garage and out building. To reduce tree by approx 3 metres out of the height and approx 1-1.5m off the sides, to give a balanced crown. Raise canopy to approx 4 metres above ground level, clearing outbuildings by approx 2 metres.				
Observations :				
25/01650/NMA				
	30/06/2025	Sarah Tucker	Graven Hill Village Dpt Co	Block A 20-28 Graven Hill Road Ambrosden Bicester OX25 2BF
Proposal : Ward: South & Ambrosden 1. Elevation updated to reflect 0.6m grade levels difference across the site. 2. Overall building height reduced by 875mm in response to the reduction in the floor to floor levels. 3. Ground floor commercial unit doors indicated. 4. Apartment glazing updated to provide a greater opening				

New Applications Received Between 02/06/2025 and 30/06/2025

Item No :

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			area to satisfy the natural purge ventilation requirements. 5. Planters removed from first floor balustrade due to potential maintenance issues. 6. Smoke shafts required to the roof, based on the fire strategy. Proposed as Non-material amendments to 22/02313/REM.	

Observations :

25/01652/F	27/06/2025	Hansah Iqbal	Santander	15 Sheep Street Bicester OX26 6JF
	Proposal : Ward: East Replacement of 5 no. single glazed timber frame windows with uPVC double glazed window units finished in white (ral 9010). The windows are located to the rear of the building 1st and 2nd floors. Replace grey slate tiles on the pitched roof on a like for like basis with new grey slate tiles.			

Observations :**Applications Received :- 32****Appeal**

24/03431/F	30/06/2025		Primesquare Ltd	Land Adjacent 53 And 54
	Proposal : Ward: West Appeal against Refusal Construction of self-build two storey, two bedroom, three person house			

Observations :**Applications Received :- 32****Amended Plans**

24/01924/REM	27/06/2025	Carlos Chikwamba	Mulberry Homes	OS Parcel 3489 Adj&SW of B4011 Allectus Avenue Ambrosden
	Proposal : Ward: South & Ambrosden Re-consultation - Amendments Reserved Matters submission for approval of details of appearance, layout, scale, landscaping, open spaces for 75 residential dwellings pursuant to the outline application reference 22/01976/OUT, including 5 x bungalows and 27 affordable houses; open spaces (including children's play space); community woodland and associated internal roads, landscaping and infrastructure			

Observations : RESOLVED that Bicester Town Council made no comment on this application.**Applications Received :- 32**

Agenda Item 7

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref

Mon 30 June 2025

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

Page No : 1

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

GRANTED PLANNING PERMISSIONS

24/01206/F	Approved (With conditions)	63 Jay Close
24/02058/F	Approved (With conditions)	Land to Nth of Anniversary Avn
24/03361/F	Approved (With conditions)	Mckay Trading Estate Stn Aprch
25/00421/F	Approved (With conditions)	2 Robins Way
25/00479/F	Approved (With conditions)	36 Dove Green
25/00482/ADV	Approved (With conditions)	24 Sheep street
25/00695/F	Approved (With conditions)	21 Rowan Road
25/00751/F	Approved (With conditions)	6 Ruck Keene Close
25/00803/F	Approved (With conditions)	91 Kestrel Way
25/00804/LB	Approved (With conditions)	The Old Priory Priory Lane
25/00850/F	Approved (With conditions)	7 Sterling Close
25/00879/F	Approved (With conditions)	6 Jasmine Place
25/00993/F	Approved (With conditions)	4 Manchester Terrace
25/01095/F	Approved (With conditions)	6 Martin Close
25/01148/F	Approved (With conditions)	162 Buckingham Crescent
25/01183/F	Approved (With conditions)	67 Wear Road
25/01387/TCA	Approved (With conditions)	1 St Edburys Path

REFUSED PLANNING PERMISSIONS

25/00540/TPO	Refused	Magnolia House
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BICESTER TOWN COUNCIL
PLANNING COMMITTEE FORWARD PLAN

Monday 7th July 2025

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