

Minutes of the Planning Committee

A meeting of the **Planning Committee** was held on **Tuesday 7th October 2025** at **19:00hrs** at **The Chamber Room, Bicester Town Council, The Garth, Launton Road, Bicester, Oxon OX26 6PS.**

Present:

Cllr Harry Knight
Cllr Damien Maguire
Cllr Rachel Mallows
Cllr Nick Mawer (arrived at 19:17)
Cllr Jim Webb
Cllr Chris Pruden - **Chair**
Cllr John Willett

In Attendance:

Phil Evans, Officer
Isobel May, Events and Marketing

Meeting commenced at 19:05 as a unanimous decision, making Cllr Chris Pruden the chair for the rest of the meeting.

42/ Apologies for Absence

2526 RESOLVED that apologies for absence were received from Cllr Tom Beckett, Cllr Tom Beckett and Cllr Dan Hallett

43/ Declarations of Interest

2526 RESOLVED that declarations of interest were received from Cllr Damien Maguire and Cllr Rachel Mallows due to knowing an applicant listed as a new application.

44/ Declarations of Interest for District & County Councillors

2526 RESOLVED that declarations of interest were received from Cherwell District Councillors Harry Knight, Chris Pruden and John Willett.

45/ Minutes of the Planning Committee Meeting

2526 RESOLVED that the **MINUTES** and **RESOLUTIONS** of the **Planning Committee Meeting** were **APPROVED**:

- **PL04/2526 – Wednesday 3rd September 2025**

46/ Public Session

2526 RESOLVED that no members of the public were present.

47/ Oxfordshire Rail Freight Interchange

2526 RESOLVED that committee **NOTED** and **COMMENTED** on the report.
Cllrs will await the Full Council Meeting to ask questions as OSRFI will be presenting.

48/ Updates on Large Developments and associated issues

2526 RESOLVED that an update was received on:
- Other business Strategic Sites – A large submission has been made for Gavray

Meadows.

49/ Planning Applications from Cherwell District Council

2526 RESOLVED that Committee **CONSIDERED** and **COMMENTED** on the following applications:

25/01235/F – Premier 6-8 Bowmont Square

RESOLVED that Bicester Town Council made **NO COMMENT** on this application.

25/01949/NMA – 10 Corncrake Way

RESOLVED that Bicester Town Council made **NO COMMENT** on this application.

25/01992/F – 105 Fair Close

RESOLVED that Bicester Town Council **RAISE CONCERNS** on this application as the land should remain as amenity land and will change the street scene.

25/02027/MA56 – 12-14 Sheep Street

RESOLVED that Bicester Town Council **RAISE CONCERNS** on this application as the size of the apartment is below the minimum for 2 occupants.

25/02092/NMA – 8 Avon Crescent

RESOLVED that Bicester Town Council made **NO COMMENT** on this application.

25/02104/DISC – Land North Of Bicester

RESOLVED that Bicester Town Council made **NO COMMENT** on this application.

25/02107/DISC – Land North And South

RESOLVED that Bicester Town Council made **NO COMMENT** on this application.

25/02108/DISC – Land North And South

RESOLVED that Bicester Town Council made **NO COMMENT** on this application.

25/02115/F – 3 Bryony Road

RESOLVED that Bicester Town Council made **NO COMMENT** on this application.

25/02131/TEL – Electricity Sub Station

RESOLVED that Bicester Town Council made **NO COMMENT** on this application.

25/02136/CLUP – 17 Perth Road

RESOLVED that Bicester Town Council made **NO COMMENT** on this application.

25/02137/F – 8 Crown Walk

RESOLVED that Bicester Town Council made a **COMMENT** on this application for the PVC to be considerate of the units.

25/02182/TCA – 17 Field Street

RESOLVED that Bicester Town Council made **NO COMMENT** on this application.

25/02203/F – 19A Field Street

RESOLVED that Bicester Town Council **WELCOMES** this application.

25/02215/CDC – Unit 14 Expeditionary Road

RESOLVED that Bicester Town Council **WELCOMES** this application.

25/02232/OUT – Land North & East Manor Farm**RESOLVED** that Bicester Town Council **RAISED CONCERNS** due on this application:

- The management of access
- How the necessary improvements to the motorway network will be facilitated
- How the applicant can guarantee that the correct percentage of visitors will come by rail
- Concerns about traffic and travel

However, also **WELCOMES**:

- Potential number of new jobs
- Activities for the locals

25/02244/F – 6 Orchard Way**RESOLVED** that Bicester Town Council made **NO COMMENT** on this application.**25/02247/DISC – Former Rodney House****RESOLVED** that Bicester Town Council made **NO COMMENT** on this application.**25/02291/F – 10 Oak Close****RESOLVED** that Bicester Town Council made **NO COMMENT** on this application.**25/02299/F – 20 The Oval****RESOLVED** that Bicester Town Council made **NO COMMENT** on this application.**25/02302/DISC – Unit D1 Graven Hill****RESOLVED** that Bicester Town Council made **NO COMMENT** on this application.**25/02305/F – 9 Lyneham Road****RESOLVED** that Bicester Town Council made **NO COMMENT** on this application.**25/02308/DISC – Land Adj To No1 St Peters Crst****RESOLVED** that Bicester Town Council made **NO COMMENT** on this application.**25/02313/F – 6 Manchester Terrace****RESOLVED** that Bicester Town Council made **NO COMMENT** on this application.**25/02319/DISC – Himley Village NW Bicester****RESOLVED** that Bicester Town Council made **NO COMMENT** on this application.**25/02338/DISC – McKay Trading Estate****RESOLVED** that Bicester Town Council made **NO COMMENT** on this application.**25/02340/REM – Land East Of Ploughley Road****RESOLVED** that Bicester Town Council made **NO COMMENT** on this application.**25/02349/F – 13 Yew Close****RESOLVED** that Bicester Town Council made a **COMMENT** on this application to ensure the applicant adheres to the opening hours.**25/02355/F– 2 Bugloss Walk****RESOLVED** that Bicester Town Council made **NO COMMENT** on this application.**25/02402/F – 27 Maple Road**

RESOLVED that Bicester Town Council made **NO COMMENT** on this application.

25/01773/F – 2 Somerville Drive

RESOLVED that Bicester Town Council **REINFORCES** their original comments on this application due to the application not keeping with the street scene.

25/01680/F – 8 Dickens Close

RESOLVED that Bicester Town Council made **NO COMMENT** on this application.

50/ Notification of Planning Decisions from Cherwell District Council

2526 RESOLVED that Committee **NOTED** the decisions from Cherwell District Council.

51/ Forward Plan

2526 RESOLVED that Committee made **NO COMMENT** on the Forward Plan.

52/ Date of next Meeting:

2526 Tuesday 18th November 2025 – 7pm, The Chambers, The Garth, Launton Road

CLOSE OF MEETING: 20:25