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Bicester Town Council



Planning Committee Meeting

Ref: PL06/2526

Tuesday 18th November 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)

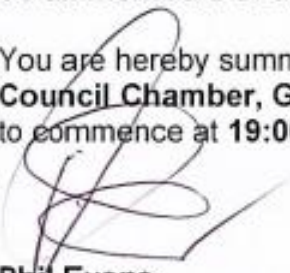


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Bicester,
Oxon. OX2 6PS
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www.bicester.gov.uk

Wednesday 12th November 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 18th November 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:

- **PL05/2526 – Tuesday 7th October 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 - 12)

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 13)**

8. Forward Plan

(Page 14)

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

9. Date of Next Meeting:

Wednesday 17th December– 7pm, The Council Chamber, Garth House

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

Minutes: PL05/2526: Planning Committee Meeting
Tuesday 7th October 2025

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Signed Dated

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.

Minutes: PL05/2526: Planning Committee Meeting
Tuesday 7th October 2025

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Signed

Dated

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

Agenda Item 6

Printed on :- 12/11/2025

Bicester Town Council

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New Applications Received Between 01/10/2025 and 11/11/2025

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

25/02173/F

02/10/2025	Tomaz Akhter	Mr L Austin	34 George Street Bicester OX26 2EQ
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Proposal : Ward: West
Proposed two bedroom dwelling (Self-Build) and widening of existing dropped-kerb.

Observations :

25/02413/LB

07/10/2025	Hansah Iqbal	Point of Diff Workspace Ltd	Spratt Endicott Solicitors The Old Court House 5 Sheep St Bicester OX26 6JB
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Proposal : Ward: East
Installation of one non-illuminated swing sign (re-instatement of the original board with updated signage) and one small non-illuminated wall mounted sign to the front of the building

Observations :

25/02424/LB

06/10/2025	Hansah Iqbal	Countrywide Estate Agents LTD	FindersKeepers 24 Market Square Bicester OX26 6AD
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Proposal : Ward: East
Removal of existing signages and installation of one projecting internally illuminated signage and one non-illuminated fascia signage. Installation of internal signages and repainting of shopfront

Observations :

25/02430/DISC

06/10/2025	Gemma Magnuson	Mr T Howdill	Ursuline Convent 4-6 Kings End Bicester OX26 6DT
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Proposal : Ward: East
Discharge of Condition 3 (stone sample) of 25/01350/F

Observations :

25/02433/F

13/10/2025	Tomaz Akhter	Mr J Piccaver	38 Longfields Bicester OX26 6QL
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Proposal : Ward: East
Replacement single storey rear extension and erection of single storey front porch.

Observations :

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
25/02440/F	13/10/2025	Hansah Iqbal	Mrs Y Tao	53 Villiers Road Bicester OX26 2BD
Proposal : Ward: West Single storey rear extension				
Observations :				
25/02483/ADV	06/10/2025	Hansah Iqbal	Countrywide Estate Agents Ltd	FindersKeepers 24 Market Square Bicester OX26 6AD
Proposal : Ward: East Removal of existing signages and installation of one projecting internally illuminated signage and one non-illuminated fascia signage. Installation of internal signages				
Observations :				
25/02489/F	13/10/2025	Hansah Iqbal	MJB Architectural Design	17 Plumpton Road Bicester OX26 1AQ
Proposal : Ward: South And Ambrosden Variation of Condition 2 (plans) of 25/00088/F - rear dormer in lieu of rooflights				
Observations :				
25/02497/DISC	13/10/2025	Jason Traves	Value Retail Management	Mckay Trading Estate Station Approach Bicester
Proposal : Ward: South And Ambrosden Discharge of Condition 3 (Notification of Occupation) of 24/03361/F				
Observations :				
25/02533/F	20/10/2025	Hansah Iqbal	Mr D Jakeman	11 Lancaster Close Bicester OX26 4TT
Proposal : Ward: East Proposed garage conversion, single storey rear extension and single storey extension to side to create annexe				
Observations :				
25/02539/F	20/10/2025	Hansah Iqbal	Mr & Mrs Whitlock	96 Buckingham Road Bicester OX26 4EQ
Proposal : Ward: East Single storey rear extension				
Observations :				

New Applications Received Between 01/10/2025 and 11/11/2025

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
25/02556/OBL	13/10/2025	Jason Traves	DP9 Ltd	Land North And South Of Pingle Drive Bicester
Proposal : Ward: South And Ambrosden Discharge of S106 clause 12.1.1(c) of planning permission 22/03513/F - commencement of development				
Observations :				
25/02577/CLUP	20/10/2025	Hansah Iqbal	G Samples & D Goobey	101 Buckingham Road Bicester OX26 3ES
Proposal : Ward: North And Caversfield Certificate of Lawfulness of Proposed Development for single storey side and rear extensions and porch extension				
Observations :				
25/02581/ADV	06/10/2025	Hansah Iqbal	Point of Diff Workspace Ltd	Spratt Endicott Solicitors The Old Court House 5 Sheep St Bicester OX26 6JB
Proposal : Ward: East Installation of one non-illuminated swing sign (re-instatement of the original board in its original location) and one small non-illuminated wall mounted sign to the front of the building				
Observations :				
25/02616/CLUP	10/11/2025	Hansah Iqbal	Mr J Moore	45 Hamilton Close Bicester OX26 2HX
Proposal : Ward: West Certificate of Lawfulness of the Proposed Development for a single storey side extension				
Observations :				
25/02662/F	27/10/2025	Hansah Iqbal	Mr J Edge	2 Knighton Way Bicester OX26 1FJ
Proposal : Ward: South And Ambrosden Two storey rear extension				
Observations :				
25/02663/F	27/10/2025	Hansah Iqbal	Mr & Mrs McKeown	45 Charlotte Avenue Bicester OX27 8AS
Proposal : Ward: North And Caversfield Single storey infill extension to dwellinghouse				

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Observations :				
25/02684/SO	20/10/2025	Jason Traves	C Sweeney	Land North Of Bicester Avenue Garden Centre Oxford Road Bicester
Proposal : Ward: South And Ambrosden Screening opinion to find out whether an Environmental Impact Assessment (EIA) is required for the development proposal at Bicester Arc Site (Formerly Bicester Business Park), Land off Oxford Road, Bicester				
Observations :				
25/02687/F	27/10/2025	Hansah Iqbal	Mr Qureshi	8 Cartmel Mews Bicester OX26 1DA
Proposal : Ward: South And Ambrosden Loft conversion with side dormers				
Observations :				
25/02726/F	27/10/2025	Hansah Iqbal	Eye Property Investment Ltd	21 Roman Way Bicester OX26 6FH
Proposal : Ward: East Single storey rear extension, front porch and rear dormer to facilitate loft conversion				
Observations :				
25/02797/TPO	10/11/2025	Iain Osenton	Peerless Properties (Oxford) L	Street Record Garth Court Bicester
Proposal : Ward: South And Ambrosden T1 (Yew) - Re-pollard to just above previous pruning points while retaining green; T2 (Yew) - reduce back to boundary line; G1 - reduce all trees in close proximity to property, Ivy clad Hawthorn (dying) fell to ground level, crown lift all vegetation to statutory clearance over path, thin Lilac by 20% to reduce suppression - subject to TPO 08/2001				
Observations :				
25/02817/CLUP	10/11/2025	Hansah Iqbal	D Goobey	101 Buckingham Road Bicester OX26 3ES
Proposal : Ward: North And Caversfield Certificate of Lawfulness of Proposed Development for hip roof to gable wall, rear dormer addition, insertion of roof window and loft conversion				
Observations :				
25/02818/LB	10/11/2025	Hansah Iqbal	c/o BW Architects Ltd	7 Market Square Bicester OX26 6AA
Proposal : Ward: East				

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
External alterations to exterior - replacement of defective panel of Tyrolean finish sand/cement render with breathable lime/sand render over gated entry to yard and replacement of cement pointing to ground floor natural stonework with breathable lime mortar Observations :				
25/02828/LB	10/11/2025	Hansah Iqbal	IMS Property Group Ltd	18 Kings End Bicester OX26 2AA
Proposal : Ward: West Repairs to bay window to front of property Observations :				
25/02865/DISC	10/11/2025	Jason Traves	Value Retail Management	Land North And South Of Pingle Drive Bicester
Proposal : Ward:South And Ambrosden Discharge of Condition 24 (Surface Water Drainage Scheme) of 22/03513/F Observations :				
25/02868/OBL	10/11/2025	Jason Traves	DP9 Ltd	Land North And South Of Pingle Drive Bicester
Proposal : Ward:South And Ambrosden Discharge of S106 Schedule 4 Clause 1.5 of planning permission 22/03513/F - Training and Employment Plan Observations :				
Applications Received :- 30				
Amended Plans				
21/03558/OUT	13/10/2025	Tom Webster	L&Q Estates Limited	Land On The North East Side Of Gavray Drive Bicester
Proposal : Ward: South And Ambrosden OUTLINE - Residential development for up to 250 dwellings including affordable housing and ancillary uses including retained Local Wildlife Site, public open space, play areas, localised land remodelling, compensatory flood storage, structural planting and access Observations :				
25/00271/REM	03/11/2025	Sarah Tucker	Miss B Pull	Himley Village Middleton Stoney Road Bicester OX26 6PJ
Proposal : Ward: North & Caversfield Reserved Matters Application pursuant to Outline Planning Permission 14/02121/OUT for the				

Agenda Item 7

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref

Tue 11 November 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

25/01680/F	Approved (With conditions)	8 Dickens Close
25/01935/ADV	Approved (With conditions)	Network Rail
25/01992/F	Approved (With conditions)	105 Fair Close
25/02115/F	Approved (With conditions)	3 Bryony Road
25/02402/F	Approved (With conditions)	27 Maple Road

REFUSED PLANNING PERMISSIONS

24/03431/F	Refused	Land Adjacent 53 And 54
25/01773/F	Refused	2 Somerville Drive
25/01934/TPO	Refused	5 Ty Craig

OTHER PLANNING DETAILS

25/01888/F	Withdrawn	2 Dryden Avenue
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BICESTER TOWN COUNCIL
PLANNING COMMITTEE FORWARD PLAN

Tuesday 18th November 2025

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