

Minutes of the Planning Committee

A meeting of the **Planning Committee** was held on **Tuesday 18th November 2025** at **19:00hrs** at **The Chamber Room, Bicester Town Council, The Garth, Launton Road, Bicester, Oxon OX26 6PS.**

Present:

Cllr Tom Beckett
Cllr Damien Maguire
Cllr Rachel Mallows
Cllr Nick Mawer - **Chair**
Cllr Chris Pruden
Cllr John Willett

In Attendance:

Trevor Longfield, Officer
Chloe Challinger, Civic and Cemetery
Isobel May, Events and Marketing

Representatives:

Bicester Arc

53/ Apologies for Absence

2526 RESOLVED that apologies for absence were received from and Cllr Dan Hallett, Cllr Harry Knight and Cllr Jim Webb

54/ Declarations of Interest

2526 RESOLVED that declarations of interest were received from Cllr Tom Beckett for being a tenant for the difference of work place.

55/ Declarations of Interest for District & County Councillors

2526 RESOLVED that declarations of interest were received from Cherwell District Councillors Chris Pruden, Damien Maguire, Nick Mawer and John Willett.

56/ Minutes of the Planning Committee Meeting

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

- **PL05/2526 – Tuesday 7th October 2025**

57/ Public Session

2526 RESOLVED that no members of the public were present.

58/ Updates on Large Developments and associated issues

2526 RESOLVED that an update was received on **Other Business Strategic Sites**. Representatives from **Bicester Arc** briefed Councillors on development proposals, highlighting:

- Introduction of a **build-to-rent scheme** comprising **310 apartments**.
- Provision of **long-term private rentals** managed by a single professional institutional landlord to ensure consistent quality.

- A focus on **long-term community stewardship**, sustainability, and enhanced services including **24-hour security** and **concierge support**.
- A **Section 106 agreement** to ensure alignment with local authority planning requirements for rental properties.
- Cllrs raised concerns on the following:
 - Delivery access in a high-security environment using fob entry systems. Bicester Arc confirmed a secure designated delivery area will be provided.
 - Pedestrian movement and connectivity, particularly safety issues relating to the A41 and access to the railway. Bicester Arc advised they are working with Bicester BUG and expect the existing network to accommodate demand.
 - Tenant allocation management, including fairness for local residents versus applicants from outside Bicester.
 - Rental compliance, specifically preventing Airbnb or short-term subletting given the site's proximity to Bicester Village, and concerns about rent increases. Bicester Arc confirmed leases will prohibit subletting and rents will be capped in line with inflation.
 - Parking provision, noting a 0.75 space-per-apartment ratio on a non-allocated basis.
 - Electoral contact challenges due to tight security. Bicester Arc indicated that accessible post boxes and potential meet-and-greet arrangements in communal areas would support communication.

59/ Planning Applications from Cherwell District Council

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

25/02173/F – 34 George Street

RESOLVED that Bicester Town Council **RAISED CONCERNS** on this application due to overdevelopment of the site.

25/02413/LB – Spratt Endicott Solicitors

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

25/02424/LB – FindersKeepers

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

25/02430/DISC – Ursuline Convent

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

25/02433/F – 38 Longfields

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

25/02440/F – 53 Villiers Road

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

25/02483/ADV – FindersKeepers

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

25/02489/F – 17 Plumpton Road

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

25/02497/DISC – McKay Trading Estate

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

25/02533/F – 11 Lancaster Close

RESOLVED that Bicester Town Council **OBJECTS** on this application due to overdevelopment of the site and pressures on parking.

25/02539/F – 96 Buckingham Road

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

25/02556/OBL – Land North And South

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

25/02577/CLUP – 101 Buckingham Road

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

25/02581/ADV – Spratt Endicott Solicitors

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

25/02616/CLUP – 45 Hamilton Close

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

25/02662/F – 2 Knighton Way

RESOLVED that Bicester Town Council **RAISED CONCERNS** on this application due to overdevelopment of the site.

25/02663/F – 45 Charlotte Avenue

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

25/02684/SO – Land North Of Bicester

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

25/02687/F – 8 Cartmel Mews

RESOLVED that Bicester Town Council **RAISED CONCERNS** on this application due to overdevelopment of the site and privacy aspect of school pupils.

25/02726/F – 21 Roman Way

RESOLVED that Bicester Town Council **RAISED CONCERNS** on this application due to overdevelopment of the site.

25/02797/TPO – Street Record Garth Court

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

25/02817/CLUP – 101 Buckingham Road

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

25/02818/LB – 7 Market Square

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

25/02828/LB – 18 Kings End

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

25/02865/DISC– Land North And South

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

25/02868/OBL – Land North And South

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

21/03558/OUT – Land On The North

RESOLVED that Bicester Town Council **WELCOMES** the retention of the Wildlife site.

25/00271/REM - Himley Village

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

60/ Notification of Planning Decisions from Cherwell District Council

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

61/ Forward Plan

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

62/ Date of next Meeting:

2526 Wednesday 17th December 2025 – 7pm, The Chambers, The Garth, Launton Road

CLOSE OF MEETING: 20:35

DRAFT