

Public Document Pack

Bicester Town Council



Planning Committee Meeting

Ref: PL07/2526

Wednesday 17th December 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

Thursday 11th December 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 **Wednesday 17th December 2025** to commence at **19:00hrs** for the transaction of the following business.

Michael Lee
Service Manager

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:

- **PL06/2526 – 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. Firethorn Presentation

The Committee is recommended to **NOTE** and **COMMENT** on this presentation.

6. Updates on Large Developments and associated issues (Pages 8)

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

7. Planning applications from Cherwell District Council (Pages 9 - 14)

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. **(Page 15 - 16)**

9. Forward Plan

(Page 17)

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

10. Date of Next Meeting:

Tuesday 24th February 2026 – 7pm, The Council Chamber, Garth House

PL06/2526

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 workplace.

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.

Minutes: PL06/2526: Planning Committee Meeting
Tuesday 18th November 2025

Page 1 of 4

Signed

Dated

- 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.

Minutes: PL06/2526: Planning Committee Meeting
Tuesday 18th November 2025

Page 2 of 4

Signed

Dated

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

Updates on Large Developments and associated issues

4. North West Bicester
5. Graven Hill
6. Other business Strategic Sites

Agenda Item 7

Printed on : 11/12/2025

Bicester Town Council

Page 1

New Applications Received Between 11/11/2025 and 11/12/2025

Item No :

RefNo :

<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

25/02421/F

05/12/2025	Gemma Magnuson	M S Warn	10 Bugloss Walk Bicester OX26 3EB
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Proposal : Ward: North And Cavers field
Variation of Conditions 2 (plans) and 3 (tree protection) of 20/03202/F - Minor amendment to car ports hape

Observations :

25/02548/TEL

11/11/2025	Tomaz Akhter	Openreach	Kings clere Road Bicester
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Proposal : Ward: West
Installation of 1 x 11M medium wooden pole

Observations :

25/02556/OBL

28/11/2025	Jason Traves	DP9 Ltd	Land North And South Of Pingle Drive Bicester
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Proposal : Ward: South And Ambrosden
Dis charge of S106 clause 12.1.1(c) of planning permission 22/03513/F - commencement of development

Observations :

25/02818/LB

11/11/2025	Hansah Iqbal	c/o BW Architects Ltd	7 Market Square Bicester OX26 6AA
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Proposal : Ward: East
External alterations to exterior - replacement of defective panel of Tyrolean finishes and cement render with breathable lime/s and render over gated entry to yard and replacement of cement pointing to ground floor natural stonework with breathable lime mortar

Observations :

25/02839/CLUP

17/11/2025	Hansah Iqbal	M J Gardner	20 Sandpiper Close Bicester OX26 6UX
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Proposal : Ward: South And Ambrosden
Certificate of Lawfulness of Proposed Development for removal of conservatory roof and replace with lightweight insulated roof; removal of wall, door and window between kitchen and conservatory

Observations :

25/02903/F

12/11/2025	Hansah Iqbal	O Martell	74 Willow Drive Bicester OX26 3XA
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New Applications Received Between 11/11/2025 and 11/12/2025

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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Proposal : Ward: North And Caversfield
Rear extension above existing single storey kitchen.

Observations :**25/02923/TPO**

24/11/2025	Iain Osenton	Mrs J Young	23 London Road Bicester OX26 8BU
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Proposal : Ward: South And Ambrosden
T3 - Yew-Crown raise by upto 5.2m over driveway into bowls club - subject to TPO 03/2004

Observations :**25/02927/NMA**

17/11/2025	Hansah Iqbal	Mr P Bawa	7 Read Place Ambrosden Bicester OX25 2BH
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Proposal : Ward: South And Ambrosden
To amend the approved side elevation to show two external doors instead of one and to include a small window positioned between these two doors, all in matching materials and detailing.
To amend the approved rear elevation to show a glazed bi-folding door in place of the previously illustrated three-panel glazed door and to re-position the rear window slightly to the right within the same elevation. The size, sill height and glazing type of the window will be consistent with the approved scheme. No changes are proposed to the approved footprint, height, roof form or overall massing of the extension (proposed as non-material amendment to 24/01527/HPA)

Observations :**25/02929/DISC**

17/11/2025	Sarah Tucker	Graven Hill Purchaser Ltd	Unit D1 Graven Hill Circular Road Ambrosden
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Proposal : Ward: South And Ambrosden
Discharge of Condition 30 (foul water capacity) of 22/01829/OUT

Observations :**25/02955/TEL**

24/11/2025	Hansah Iqbal	Corners tone	Pingle Drive Bicester
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Proposal : Ward: South And Ambrosden
Removal and replacement of the existing 20m pole with a new 20m pole on the existing root foundation. New pole to be complete with 9 no. antennas and 6 no. RRUs. Removal of 3 no. existing cabinets and replacement with 3 no. new cabinets.

Observations :**25/02963/LB**

19/11/2025	Hansah Iqbal	Countrywide Estate Agents	14 Market Square Bicester OX26 8AD
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Proposal : Ward: East
Replacement fascia signs and hanging sign

Observations :

New Applications Received Between 11/11/2025 and 11/12/2025

Item No :

RefNo :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
25/02964/CLUP	01/12/2025	Hans ah Iqbal	Ms H Burrows	8 Sage Street Bicester OX27 8DE
Proposal : Ward: North And Cavers field Certificate of Lawfulness of Proposed Development for the installation of an air source heat pump to the rear wall of the property and installation of a water tank inside the property in the utility cupboard, with removal of the existing Heat Interface Unit, pipework would be installed to the south facing wall of the property to connect the air source heat pump to the water tank				
Observations :				
25/02968/F	18/11/2025	Hans ah Iqbal	Mr and Mrs C Wright	66 Cranes bill Drive Bicester OX26 3ZF
Proposal : Ward: North And Cavers field Single storey rear extension				
Observations :				
25/02984/F	19/11/2025	Hans ah Iqbal	A Sveikauskis	23 Ashdene Road Bicester OX26 2BH
Proposal : Ward: West Single storey rear infill extension and internal re-organisation				
Observations :				
25/02995/DISC	24/11/2025	Jas on Traves	Value Retail Management	Mckay Trading Estate Station Approach Bicester
Proposal : Ward: South And Ambrosden Discharge of Condition 7 (Habitat Management and Monitoring Plan) of 24/03361/F				
Observations :				
25/03016/DISC	01/12/2025	Jas on Traves	Bicester Nominees Ltd	Unit 84 & 85 Bicester Village Pingle Drive Bicester OX26 6WA
Proposal : Ward: South And Ambrosden Discharge of Condition 4 (retail unit floor space) of 21/00271/F				
Observations :				
25/03025/DISC	24/11/2025	Suzanne Taylor	Cala Homes (Chiltern) Limited	Himley Village North West Bicester Middleton Stoney Road Bicester
Proposal : Ward: North And Cavers field PARTIAL DISCHARGE of Condition 3 (architectural detailing materials - porches and window surrounds only) of 23/01586/REM				

New Applications Received Between 11/11/2025 and 11/12/2025

Item No :

Ref No :

Application No	Date Recd	Case Officer	Applicant Name	Location
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Observations :

25/03032/F

24/11/2025	Hans ah Iqbal	Mrs E Poole	72 Fair Close Bicester OX26 4YR
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Proposal: Ward: East

Removal of existing conservatory and replacement with enlarged single storey extension with associated internal reconfigurations

Observations :

25/03042/NMA

01/12/2025	Lewis Knox	Mr R Narula	136 Anniversary Avenue East Ambrosden Bicester OX25 2EE
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Proposal: Ward: South And Ambrosden

Changes to window sizes and positions at the back and front of the house. Added kitchen window and living room window on the ground floor. Added 2x roof windows (all are above 1.7m from floor level). Change store room on first floor to 4th bedroom. Minor internal changes to increase entrance and utility area. Timber cladding around the inside of the extended walls at front elevation (proposed as non-material amendment to 23/03526/F)

Observations :

25/03052/F

08/12/2025	Hans ah Iqbal	Mr M Potsdam	75 Lucerne Avenue Bicester OX26 3EG
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Proposal: Ward: North & Caversfield

Proposed garage conversion

Observations :

25/03062/DISC

01/12/2025	Gemma Magnuson	The Old Courthouse Bicester	The Old Court House 5 Sheep Street Bicester OX26 6LG
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Proposal: Ward: East

Discharge of Conditions 1 and 2 (confirmation that work has started in the required timescale and to the approved plan), 3 (plans for scribing of the first floor screen around the panelling), 4 (plans for securing the tea point, avoiding the paneling), 5 (works are no longer planned to be completed therefore no submission to be removed from this application) and 6 (photographic confirmation of fixing locations) of 25/01620/LB

Observations :

25/03063/F

11/12/2025	Hnas ah Iqbal	Panagiotis Pantoulis	6 Knighton Way Bicester OX26 1FJ
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Proposal: Ward: South And Ambrosden

Installation of a garage door within existing garage opening.

Observations :

New Applications Received Between 11/11/2025 and 11/12/2025

Item No :

RefNo :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
25/03071/CLUP	01/12/2025	Hansah Iqbal	Mr R Sadgrove	4 Blake Road Bicester OX26 3HG
Proposal : Ward: North And Caversfield Certificate of Lawfulness of Proposed Development for a single storey, rear extension, rear dormer extension and 2no. rooflights.				
Observations :				
25/03098/F	05/12/2025	Rebekah Morgan	Mr J A Calcutt	Land South East of Alchester Terrace Bicester
Proposal : Ward: South And Ambrosden Erection of 6 No dwellings with associated landscaping				
Observations :				
25/03112/F	09/12/2025	Emma Whitley	Mr M Krashev	8 Hopcroft Avenue Ambrosden OX25 2DB
Proposal : Ward: South And Ambrosden Plot 376 Graven Hill - Detached 4 bed dwelling (self build)				
Observations :				
25/03114/F	11/12/2025	Hansah Iqbal	Mr A Gidney	124 Buckingham Road Bicester OX26 4EQ
Proposal : Ward: East Proposed demolition of existing single storey entrance area and erection of two storey extension to front				
Observations :				
25/03131/F	05/12/2025	Hansah Iqbal	Mr J Pinkett	53 Wear Road Bicester OX26 2FF
Proposal : Ward: West Proposed single storey front extension and first floor side extension				
Observations :				
25/03142/MA56	05/12/2025	Rob Duckworth	Great Glen Estates Ltd	12-14 Sheep Street Bicester OX26 6TB
Proposal : Ward: East Prior Notification requirement under Part MA of the GPDO for the Change of Use of Class E space to form 2 apartments - site at rear of ground floor only, 12 Sheep Street Bicester OX26 6TB				
Observations :				

New Applications Received Between 11/11/2025 and 11/12/2025

Item No :

RefNo :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
25/03150/F	11/12/2025	Hansah Iqbal	D Goobey	101 Buckingham Road Bicester OX26 3ES

Proposal : Ward: North And Caversfield
Single storey side and rear extensions and porch extension

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

25/02565/F	11/11/2025	Hansah Iqbal	Noughts and Nibbles	1-3 Sheep Street Bicester OX26 6JA
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Proposal : Ward: East
Replace the opaque wooden front door with a glass front door, enhancing the active frontage and being in keeping with surrounding premises

Observations :

25/02960/F	19/11/2025	Hansah Iqbal	J Giles	67 Ruskin Walk Bicester OX26 4TE
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Proposal : Ward: East
Removal of the existing rear outbuildings and replace with single storey rear extension

Observations :

25/02971/ADV	19/11/2025	Hansah Iqbal	Countrywide Estate Agents	14 Market Square Bicester OX26 6AD
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Proposal : Ward: East
Replacement fascia signs and hanging sign

Observations :**Applications Received :- 32**

Agenda Item 8

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref

Thu 11 December 2025

District Ref

'C' Contrary to District 'CD' Contrary Delegated

Page No : 1

'D' Delegated

'E' Endors ed by District 'ED' Endors ed 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
25/02027/MA56	Approved (No Conditions)	12-14 Sheep Street
25/02115/F	Approved (With conditions)	3 Bryony Road
25/02203/F	Approved (With conditions)	19A Field Street
25/02299/F	Approved (With conditions)	20 The Oval
25/02349/F	Approved (With conditions)	13 YewClose
25/02402/F	Approved (With conditions)	27 Maple Road
25/02413/LB	Approved (With conditions)	Spratt Endicott Solicitors
25/02433/F	Approved (With conditions)	38 Longfields
25/02440/F	Approved (With conditions)	53 Villiers Road
25/02539/F	Approved (With conditions)	96 Buckingham Road
25/02581/ADV	Approved (With conditions)	Spratt Endicott Solicitors
25/02662/F	Approved (With conditions)	2 Knighton Way
25/02663/F	Approved (With conditions)	45 Charlotte Avenue

REFUSED PLANNING PERMISSIONS

24/03431/F	Refus ed	Land Adjacent 53 And 54
25/01235/F	Refus ed	Premier 6-8 Bowmont Square
25/01773/F	Refus ed	2 Somerville Drive
25/01934/TPO	Refus ed	5 Ty Craig
25/02173/F	Refus ed	34 George Street

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref

Thu 11 December 2025

District Ref

'C' Contrary to District 'CD' Contrary Delegated

Page No : 2

'D' Delegated

'E' Endorsed by District 'ED' Endorsed Delegated

OTHER PLANNING DETAILS

25/01888/F

Withdrawn

2 Dryden Avenue

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**