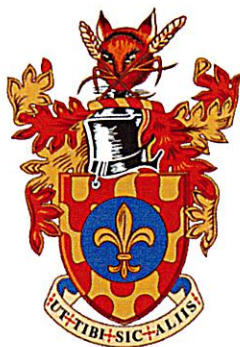


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Bicester Town Council



BICESTER
TOWN COUNCIL

Planning Committee Meeting

Ref: PL09/2526

Tuesday 31st March 2026 at 19:00hrs
The Council Chamber, The Garth, 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)



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

Thursday 26th March 2026,

To all members of the Planning Committee,

You are hereby summoned to attend a meeting of the **Planning Committee** at the **Council Chamber, The Garth, Launton Road, OX26 6PS** on **Tuesday 31st March 2026** to commence at **19:00hrs** for the transaction of the following business.

Trevor Longfield
Finance Officer

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 – 11)

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

- PL07/2526 – Wednesday 17th December 2025
- PL08/2526 – Tuesday 24th February 2026

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 (Pages 12)

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

6. Planning applications from Cherwell District Council (Pages 13 - 19)

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 20 - 21)

8. Forward Plan (Page 22)

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

9. Date of Next Meeting:

Tuesday 21st April 2026 – 7pm, The Council Chamber, The Garth

Minutes of the Planning Committee

A meeting of the Planning Committee was held on Wednesday 17th December 2025 at 19:00hrs at The Chamber Room, Bicester Town Council, The Garth, Launton Road, Bicester, Oxon OX26 6PS.

Present:

Cllr Dan Hallett
Cllr Damien Maguire
Cllr Rachel Mallows
Cllr Nick Mawer - Chair
Cllr Jim Webb
Cllr John Willett

In Attendance:

Trevor Longfield, Officer
Chloe Challinger, Civic and Cemetery

Representatives:

63/ Apologies for Absence

2526 RESOLVED that apologies for absence were received from Cllr Harry Knight, Cllr Tom Beckett Cllr and Chris Pruden

64/ Declarations of Interest

2526 RESOLVED that declarations of interest were received from Cllr Damien Maguire, Cllr Nick Mawer and Cllr John Willett for knowing and/or being neighbours to applications made.

65/ Declarations of Interest for District & County Councillors

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

66/ Minutes of the Planning Committee Meeting

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

- PL06/2526 – Tuesday 18th November 2025

67/ Public Session

2526 RESOLVED that no members of the public were present.

68/ Updates on Large Developments and associated issues

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

- Development consisting of 392 homes of which 142 will be affordable homes and 250 for private rent via a professional landlord scheme facilitating a shorter delivery timescale for the completion of the development.

Minutes: PL07/2526: Planning Committee Meeting
Tuesday 24th February 2026

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Signed Dated

- In discussion with District Council regarding changes to house finishes and elevations.
- Green-Eco credentials being embodied within the development plans with 40% as green spaces and retaining woodland and hedges.
- Introducing allotments and orchards alongside 4 new ponds as part of the positive environmental aspects within the development.
- Solar power on every house as well as smart metres to better manage energy usage with ground source heating to facilitate moving away from gas use.
- Electrical vehicle charging points as part of every plot.
- Cllrs raised concerns on the following:
 - Drains with building material causing service water drainage issues and how best to mitigate this. Project management with regular inspections to ensure serviceability alongside ongoing investment.
 - Why ground source heating was considered as opposed to air heat pumps. This was due to the fact ground source heating gains approximately 40 degrees as opposed to air heat pumps, that only gain approximately 20 degrees. Whereby 5 homes will be supported by a single borehole with approximately 500 boreholes across the development to prevent network failing.
 - If solar PV is a provision, then a suitable percentage of roof coverage should be assessed to ensure it is viable. Briar Regional recommend approximately 8 panels per house which is accessed by the house square footage.
 - Residence without a driveway, then is EV suitable to be provided to all accommodation models. OCC adopting parking provisions whereby 1 space minimum is required to be provided for 1- and 2-bedroom houses and 2 spaces for 3+ bedroom houses. The EV will be lockable to prevent stealing of electricity.
 - Affordable homes should be at market rate to ensure fairness and prevent higher rents. Competitive market rents will be provided to ensure this.
 - Concerns raised regarding air B&B and subletting however this will be prevented as part of the lease management.
 - The timescale for completion is mid next year, with affordable homes being built first and the last being completed within the final quarter of 2029 to the first quarter of 2030. Having skilled tradesman will support this.
 - Infrastructure suitable to support the development by contributing to bus routes to offset the increased commuting, relieving additional pressures on roads.

69/ Planning Applications from Cherwell District Council

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

25/02421/F – 10 Bugloss Walk

RESOLVED that Bicester Town Council NO COMMENT on this application due to overdevelopment of the site.

25/02548/TEL – Kingsclere 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.

25/02818/LB – 7 Market Square

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

Minutes: PL07/2526: Planning Committee Meeting
Tuesday 24th February 2026

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Signed

Dated

25/02839/CLUP – 20 Sandpiper Close

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

25/02903/F – 74 Willow Drive

RESOLVED that Bicester Town Council **RAISED CONCERNS** on this application as rear extension considered overdevelopment and proposed layout not providing quality of space.

25/02923/TPO – 23 London Road

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

25/02927/NMA – 7 Read Place

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

25/02929/DISC – Unti D1 Graven Hill

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

25/02955/TEL – Pingle Drive

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

25/02963/LB – 14 Market Square

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

25/02964/CLUP – 8 Sage Street

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

25/02968/F – 66 Cranesbill Drive

RESOLVED that Bicester Town Council made an **ADVISORY** on this application. More information required regarding property development plans.

25/02984/F – 23 Ashdene Road

RESOLVED that Bicester Town Council made an **ADVISORY** on this application. More information required regarding property tenure.

25/02995/DISC – McKay Trading Estate

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

25/03016/DISC – Unit 84 & 85 Bicester Village

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

25/03025/DISC – Himley Village North West

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

25/03032/F – 72 Fair Close

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

25/03042/NMA – 136 Anniversary Avenue

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

25/03052/F – 75 Lucerne Avenue

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

25/03062/DISC – The Old Court House

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

25/03063/F – 6 Knighton Way

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

25/03071/CLUP – 4 Blake Road

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

25/03098/F – Land South East of Alchester Terrace

RESOLVED that Bicester Town Council **RAISED CONCERNS** on this application due to access to allotments and regarding provision to have EV charging at own property.

25/03112/F – 8 Hopcraft Avenue

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

25/03114/F – 124 Buckingham Road

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

21/03131/F – 53 Wear Road

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

25/03142/MA56 – 12-14 Sheep Street

RESOLVED that Bicester Town Council made **STRONGLY OBJECT** on this application as there are concerns of the effects on future retail development opportunities and at the back there is a private road with limited access and no parking.

25/031509/F – 101 Buckingham Road

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

25/02565/F – 1-3 Sheep Street

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

25/02960/F – 67 Ruskin Walk

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

25/02971/ADV – 14 Market Square

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

70/ Notification of Planning Decisions from Cherwell District Council

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

71/ Forward Plan

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

72/ Date of next Meeting:

2526 Tuesday 24th February 2026 – 7pm, The Chambers, The Garth, Launton Road

CLOSE OF MEETING: 20:13

Minutes of the Planning Committee

A meeting of the Planning Committee was held on Tuesday 24th February 2026 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 Harry Knight
Cllr John Willett

Substitutes:

Cllr Paul Wheatley

In Attendance:

Trevor Longfield, Officer
Chloe Challinger, Civic and Cemetery

Representatives:



70/ Apologies for Absence

2526 RESOLVED that apologies for absence were received from Cllr Dan Hallett, Cllr Chris Pruden and Cllr Jim Webb.

71/ Declarations of Interest

2526 RESOLVED that declarations of interest were received from Cllr Tom Beckett, Cllr Harry Knight, Cllr Nick Mawer and Cllr Les Sibley for knowing and/or being neighbours to applications made.

72/ Declarations of Interest for District & County Councillors

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

73/ Minutes of the Planning Committee Meeting

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

- PL07/2526 – Wednesday 17th December 2025

74/ Public Session

2526 RESOLVED that formal representation for the tenants at the Claypits regarding planning application 25/03098/F and 25/03194/F.

- Objection as there has been no update from the developers regarding the turn around point for vehicles entering the road.
- 97 tenants at Claypits
- Planning changed from nine dwellings to six dwellings causing concerns for access.

Minutes: PL08/2526: Planning Committee Meeting
Tuesday 24th February 2026

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Signed

Dated

- Insufficient access for Emergency services vehicles due to being a single-track access road.
- Ongoing fly tipping issues resulting in changes to gate locations to bring in line with the wall to prevent further environmental concerns.
- Tenants are allocated two spaces per dwelling and therefore a further three visitor spaces allocated for the development.

75/ Planning Applications from Cherwell District Council

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

23/01732/OBL – Land North of Merton Road, Ambrosden

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

25/02837/CLUP – 26 Thames Avenue

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

25/02860/TCA – Street Record Crumps Butts

RESOLVED that Bicester Town Council would allow the **ARBORICULTURALIST OFFICER** to comment on this application.

25/03176/LB – 7 The Cook House

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

25/03184/TCA – Brashfield Lodge

RESOLVED that Bicester Town Council would allow the **ARBORICULTURALIST OFFICER** to comment on this application.

25/03194/F – 1-6 Alcester Terrace

RESOLVED that Bicester Town Council will complete Land Registry searches to ascertain the legal landowners before commenting.

25/03209/TEL – O2 Telecommunications Mast 649

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

25/03251/HPA – 30 Duxford Close

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

25/03261/DISC – Unit D1 Graven Hill

RESOLVED that Bicester Town Council made **DISCHARGE CONDITIONS**.

25/03306/DISC – Land North and South of Pingle Drive

RESOLVED that Bicester Town Council made **DISCHARGE CONDITIONS**.

25/02964/CLUP – 8 Sage Street

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

25/03310/REM – Unit D1 Graven Hill

RESOLVED that Bicester Town Council has **RAISED CONCERNS** and made note and support the comments by Thames Valley Police and Bicester cyclist group.

Minutes: PL08/2526: Planning Committee Meeting
Tuesday 24th February 2026

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Signed

Dated

25/03327/CLUP – 27 Buckingham Road

RESOLVED that Bicester Town Council has **RAISED CONCERNS** on this application regarding excess vehicles with inadequate parking provisions.

25/03353/TCA – Brashfields House

RESOLVED that Bicester Town Council would allow the **ARBORICULTURALIST OFFICER** to comment on this application.

26/00037/F – 8 Chaucer Close

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

26/00069/F – Value Retail Management

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

26/00094/F – Unit 2 Cabot Park

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

26/00116/F – 25 Churchill Road

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

26/00128/F – 35 West Hawthorn Road

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

26/00133/HPA – 61 Clifton Close

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

26/00169/F – 16 Oak Lane

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

26/00180/F – 1 Orpine Close

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

26/00260/F – 30 Duxford Close

RESOLVED that Bicester Town Council have **PERMITTED** the amended plans on this application.

25/03174/F – 3 Martin Close

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

25/03204/F – 15 Somerville Drive

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

25/03231/F – 38 Longfields

Bicester Town Council **OBJECTS** to this application and has **RAISED CONCERNS** surrounding street parking provisions creating over densification of the area.

25/03314/F – 59 Woodfield Road

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

76/ Notification of Planning Decisions from Cherwell District Council
2526 RESOLVED that Committee NOTED the decisions from Cherwell District Council.

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

78/ Date of next Meeting:
2526 Tuesday 31st March 2026 – 7pm, The Chambers, The Garth, Launton Road



CLOSE OF MEETING: 19:56



Updates on Large Developments and associated issues

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

Printed on :- 25/03/2026&

Bicester Town Council&

Page&1&

New Applications Received Between 17/02/2026& 24/03/2026&

Item No : &

Ref No : &

Application No& Date Recd& Case Officer& Applicant Name& Location&

New Application&

25/01444/HYBRID&

24/02/2026& Linda Griffiths&

Countryside Properties&

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 : &

26/00313/DISC&

02/03/2026& Catherine Harker&

Mr Bywater&

Tudor Cottage&
22 Church Street&
Bicester&
OX26 6AZ&

Proposal :&Ward: East&

Discharge of Condition 3 (slate sample) of 25/01895/LB&

Observations : &

26/00333/TEL&

02/03/2026& Hansah Iqbal&

Openreach&

93 Kingsclere Road&
Blake Road&
OX26 2JL&

Proposal :&Ward: West &

Installation of 1 x 11m wooden pole&

Observations : &

26/00354/CLUP&

02/03/2026& Hansah Iqbal&

Mundus Pro Ltd&

79 Kingsclere Road&
Blake Road&
OX26 2JL&

Proposal :&Ward: West&

Certificate of Lawfulness of Proposed Development for conversion of the existing loft to create & additional bedrooms, to include the formation of a rear facing dormer window&

Observations : &

26/00358/TEL&

02/03/2026& Hansah Iqbal&

Openreach&

Street Record&
Blake Road&
Bicester&

Proposal :&Ward: North And Caversfield &

Installation of 1 x 11M light wooden poles&

Observations : &

26/00367/DISC&

24/02/2026& Sarah Tucker&

Graven Hill Village Developmen&

Phase 3A and 3B Zone 4&
Graven Hill Road&
Ambrosden&

Proposal :&Ward: South And Ambrosden&

New Applications Received Between 17/02/2026and 24/03/2026&

Item No : &

Ref No : &

Application No&	Date Recd&	Case Officer&	Applicant Name&	Location&
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Discharge of Statutory Biodiversity Net Gain condition and Condition 4 Part 1.1 (HMMP) and condition 5 (Biodiversity Enhancement Method Statement) of 25/00882/F&

Observations : &

26/00383/CLUP&

24/02/2026& Hansah Iqbal&

Logicor River Limited&

DHL Charbridge Way&
Bicester&
OX26 4ST&

Proposal :&Ward: East &

Certificate of Lawfulness of Proposed Development for painting of the cladding and other & features on the elevations of the former DHL building to reflect Logicors presence in Bicester & Park&

Observations : &

26/00395/SCOP&

24/02/2026& Emma Whitley&

Vistry&

OS Parcel 7800&
West Of Blackthorn Hill&
London Road&

Proposal :&Ward: Launton And Otmoor&

Scoping Opinion request for application outline planning permission (the 'Application') for the & construction of up to 1,000 dwellings, a care home, local centre, open space and associated & infrastructure&

Observations : &

26/00403/CLUP&

02/03/2026& Hansah Iqbal&

Mr G Eilertsen&

24 Tubb Close&
Bicester&
OX26 2BN&

Proposal :&Ward: West &

Certificate of Lawfulness of the Proposed Development: Proposed single storey side extension.&

Observations : &

26/00441/LB&

24/02/2026& Hansah Iqbal&

Ms Thi Cam Tu Vu&

40 Sheep Street&
Bicester&
OX26 6LG&

Proposal :&Ward: East&

Replacement of existing "NAI NAI" signage with new metal/acrylic "Lucky You" non-illuminated & fascia signag&

Observations : &

26/00443/DISC&

02/03/2026& Catherine Harker&

MR P BYWATER&

Tudor Cottage&
22 Church Street&
Bicester&
OX26 6AZ&

Proposal :&Ward: East &

Discharge of condition 4 (fireplaces) of 25/00161/LB&

Observations : &

New Applications Received Between 17/02/2026and 24/03/2026&

Item No : &

Ref No : &

Application No&	Date Recd&	Case Officer&	Applicant Name&	Location&
26/00452/OUT&	24/03/2026&		Gladman Developments Ltd&	Dymocks Farm& Buckingham Road& Bicester& OX27 8RG&

Proposal :&WARD: North And Caversfield &

Outline planning application for the erection of up to 750 dwellings, mixed use local centre and & community hub, vehicular access points, land for a primary school and other associated & infrastructure - All Matters Reserved except for means of access&

Observations : &

26/00458/CLUP&	02/03/2026&	Hansah Iqbal&	Mr S Longthorp&	3 Banbury Road& Bicester& OX26 2HH&
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Proposal :&Ward: West &

Attic conversion with rear full width dormer and rooflights to the front&

Observations : &

26/00483/LB&	24/02/2026&	Rob Duckworth&	Mr M Ponting&	36 Market Square& Bicester& OX26 6AQ&
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Proposal :&Ward: South And Ambrosden&

Internal alterations to ground floor&

Observations : &

26/00493/TCA&	24/02/2026&	Iain Osenton&	Ms J Young&	Monks Retreat& Chapel Street& Bicester& OX26 6BD&
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Proposal :&Ward: &

T1 Strawberry - cut back by 5 metres approx. to the boundary wall, removing overhang & encroaching on neighbouring property and above the stream. T2 Elaeagnus - cut back by 5 & metres approx. to the boundary wall, removing overhang encroaching on neighbouring property & and above the stream.&

Observations : &

26/00502/DISC&	02/03/2026&	Rebekah Morgan&	Mr I Allington&	81, 83 & 85 Sheep Street& Telford Road& OX26 6JS&
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Proposal :&Ward: East &

Discharge of Conditions 3 (brick sample), 4 (roof tile sample), 5 (render details), 6 (window, & door and dormer detail) and 7 (bin and cycle storage detail) of 24/01194/F&

Observations : &

26/00537/DISC&	02/03/2026&	Jason Traves&	Value Retail Management&	Land North And South& Of Pingle Drive& Bicester&
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New Applications Received Between 17/02/2026and 24/03/2026&

Item No : &

Ref No : &

Application No&	Date Recd&	Case Officer&	Applicant Name&	Location&
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Proposal :&Ward: South And Ambrosden&
Discharge of condition 26 (PV specification) of 22/03513/F&

Observations : &**26/00548/LB&**

24/02/2026&	Hansah Iqbal&	Mr K Proctor&	Claremont House& 1 Market Square& Bicester& OX26 6AA&
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Proposal :&Ward: East&
Internal alterations, replacement window and the reroofing and repair to the rear two storey roof.&

Observations : &**26/00629/NMA&**

24/02/2026&	Hansah Iqbal&	Mr & Mrs Spencer&	12 Merganser Drive& Bicester& OX26 6UQ&
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Proposal :&Ward: South And Ambrosden &
Minor amendment to porch wall position and amendment to fenestration (proposed as non-&
material amendment to 25/01853/F)&

Observations : &**26/00741/TCA&**

24/03/2026&	Iain Osenton&	Steward of Bicester Methodist&	Bicester Methodist Church& Bell Lane& Bicester& OX26 6JQ&
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Proposal :&Ward: East&
T1 Catalpa - crown raise to 2.4 metres above ground level and tip reduce by removing up to 1 &
metre south/west to maintain crown spread above the highway. T2 Acer griseum - crown raise &
to 2.2metres above ground level.&

Observations : &**Applications Received :- 37&****Withdrawn&****26/00298/F&**

24/02/2026&	Hansah Iqbal&	Graven Hill Village Developmen&	1 Eaves Road& Ambrosden& OX25 2BF&
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Proposal :&Ward: South And Ambrosden &
Proposed domestic garage&

Observations : &**Applications Received :- 37&**

New Applications Received Between 17/02/2026and 24/03/2026&

Item No : &

Ref No : &

Application No&	Date Recd&	Case Officer&	Applicant Name&	Location&
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Amended Plans&

25/03329/F&

24/02/2026& Katherine Daniels&

Mr P Maidment&

Land At Telford&
Business Centre&
Telford Road&

Proposal :&Ward: East&

Proposed erection of industrial unit for storage and restoration of classic cars&

Observations : &

26/00010/F&

24/02/2026& Hansah Iqbal&

Mr D Barnes&

Annexe Adjacent 12 Kings End&
Bicester&
OX26 6DT&

Proposal :&Ward: East &

Replace annex front door, create a new external wall vent to allow installation of a kitchen & extractor hood, change opaque glazing to clear annex frontage, upgrade remaining timber & windows, form a new external vent for a bathroom extractor fan, create a new external flue exit at & the rear of the annex and main house window replacement: replace 11 uPVC windows and 1 & set of uPVC French doors with timber alternative double-glazed units&

Observations : &

26/00228/CDC&

24/02/2026& Hansah Iqbal&

Cherwell District Council&

39 Sheep Street&
Bicester&
OX26 6JJ&

Proposal :&Ward: East&

The installation of marine-ply boards for public art murals use on the side of the building&

Observations : &

26/00299/F&

24/02/2026& Hansah Iqbal&

Graven Hill Village Developmen&

102 Anniversary Avenue&
East Ambrosden&
OX25 2EE&

Proposal :&Ward: South And Ambrosden&

Proposed domestic garage&

Observations : &

26/00304/F&

24/02/2026& Hansah Iqbal&

Mr and Mrs C Cummings&

15 Partridge Chase&
Bicester&
OX26 6XF&

Proposal :&Ward: South And Ambrosden&

Conversion of remaining garage space to habitable accommodation and erection of extension & to rear&

Observations : &

26/00350/F&

24/02/2026& Katherine Daniels&

Padam Care Ltd&

9 Hunt Close&
Bicester&
OX26 6HX&

New Applications Received Between 17/02/2026and 24/03/2026&

Item No : &

Ref No : &

Application No&	Date Recd&	Case Officer&	Applicant Name&	Location&
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Proposal :&Ward: East&

Change of Use from a Dwellinghouse (Use Class C3) to a children's home (Use Class C2)&

Observations : &**26/00377/F&**

24/02/2026& Catherine Harker&

Bicester Care Ltd&

St Edburgs Church&
Church Street&
Bicester&
OX26 6AY&**Proposal :&**Ward: South And Ambrosden &RETROSPECTIVE - Change of Use and transformation of an 80 square metre area on the &
southern wall of St. Edburg's Church yard grounds into a dedicated children's play area&**Observations : &****26/00382/ADV&**

24/02/2026& Hansah Iqbal&

Logicor River Limited&

DHL Charbridge Way&
Bicester&
OX26 4ST&**Proposal :&**Ward: East &

Installation of 2No. Permanent Fascia Signs&

Observations : &**26/00428/F&**

24/02/2026& Hansah Iqbal&

The Good Place Residential Pro&

27 Buckingham Road&
Bicester&
OX26 2NU&**Proposal :&**Ward: West &Extension of dropped kerb and formation of two parking bays to front aspect to provide 1 &
additional on-site parking space&**Observations : &****26/00459/F&**

24/02/2026& Louise Holland&

Thames Valley Police&

Land Adj To Bicester Road&
And South West Of Avonbury&
Business Park Howes Lane&**Proposal :&**Ward: West &Variation of Condition 26 (provision of EV Charging Points) of 22/02922/F - To amend the &
wording of this Condition to - Within six months of the Technical Services Building receiving its &
full power and electrical demand from Scottish and Southern Electricity Networks, a scheme for &
the provision of vehicular electric charging points to serve the development shall be submitted &
to and approved in writing by the Local Planning Authority. The vehicular electric charging points &
shall be provided in accordance with the approved details, and retained as such thereafter&**Observations : &****26/00461/F&**

24/02/2026& Hansah Iqbal&

Mr & Mrs G Fazio&

42 Goodwood Close&
Bicester&
OX26 1AA&**Proposal :&**Ward: South And Ambrosden &Proposed dormer window at rear and 4 no rooflights at front of dwelling, in conjunction with loft &
conversion&**Observations : &**

New Applications Received Between 17/02/2026and 24/03/2026&

Item No : &

Ref No : &

Application No&	Date Recd&	Case Officer&	Applicant Name&	Location&
26/00476/F&	24/02/2026&	Hansah Iqbal&	Graven Hill Village Developmen&	3 Beckett Way& Ambrosden& Bicester& OX25 2EH&

Proposal :&Ward: South And Ambrosden&
Detached garage&

Observations : &

26/00529/LB&	24/02/2026&	Hansah Iqbal&	Mr S Virani&	40 Market Square& Bicester& X26 6AH&
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Proposal :&Ward: South And Ambrosden&
RETROSPECTIVE - Predominantly internal works comprising investigation and localised repair & of the first floor structure; installation of new flooring to selected rooms; repairs to walls and & ceilings including timber panelling to one ground floor bedroom; installation of secondary & glazing to all windows; replacement of missing internal doors and fire upgrading of existing & doors where required; repair and refurbishment of the existing staircase and associated & joinery; replacement of the ground floor kitchen; renewal of sanitary ware and pipe work; and & conversion of the existing first floor kitchen to a bathroom. External works limited to localised & masonry repair and re pointing and repair of existing windows&

Observations : &

26/00535/F&	24/02/2026&	Hansah Iqbal&	Mr D Rudd&	90 Kestrel Way& Bicester& OX26 6XZ&
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Proposal :&Ward: South And Ambrosden &
Proposed garage conversion to form kitchen&

Observations : &

26/00545/F&	24/02/2026&	Hansah Iqbal&	Mr K. Green&	16 Cypress Gardens& Bicester& OX26 3XT&
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Proposal :&Ward: North And Caversfield &
Alterations to roof finish of conservatory including addition of 2 rooflights. Addition of side facing & window.&

Observations : &

26/00547/F&	24/02/2026&	Hansah Iqbal&	Mr K Proctor&	Claremont House& 1 Market Square& Bicester& OX26 6AA&
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Proposal :&Ward: East&
Proposed flexible use of part of the building for meeting rooms and ancillary trainee & accommodation, to be used solely in conjunction with the primary charity/business operation.&

Observations : &

Applications Received :- 37&

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref &

Wed 25 March 2026&

District Ref &

- ' C ' Contrary to District 'CD' Contrary Delegated &
- ' D ' Delegated&
- ' E ' Endorsed by District 'ED' Endorsed Delegated&

Page No :&1&

GRANTED PLANNING PERMISSIONS&

25/00271/REM&	Approved (With conditions)&	Himley Village&
25/00882/F&	Approved (With conditions)&	Graven Hill Village Devlpt&
25/01244/F&	Approved (With conditions)&	11 Read Place&
25/02005/ADV&	Approved (With conditions)&	Morleys&
25/02137/F&	Approved (With conditions)&	8 Crown Walk&
25/02244/F&	Approved (With conditions)&	6 Orchard Way&
25/02314/CLUE&	Approved (No Conditions)&	Units B7 And B7a&
25/02421/F&	Approved (With conditions)&	10 Bugloss Walk&
25/02565/F&	Approved (With conditions)&	1-3 Sheep Street&
25/02687/F&	Approved (With conditions)&	8 Cartmel Mews&
25/02797/TPO&	Approved (With conditions)&	Street Record Garth Court&
25/02818/LB&	Approved (With conditions)&	7 Market Square&
25/02828/LB&	Approved (With conditions)&	18 Kings End&
25/02839/F&	Approved (With conditions)&	20 Sandpiper Close&
25/02903/F&	Approved (With conditions)&	74 Willow Drive&
25/02923/TPO&	Approved (With conditions)&	23 London Road&
25/02960/F&	Approved (With conditions)&	67 Ruskin Walk&
25/02968/F&	Approved (With conditions)&	66 Cranesbill Drive&
25/02984/F&	Approved (With conditions)&	23 Ashdene Road&
25/03032/F&	Approved (With conditions)&	72 Fair Close&
25/03052/F&	Approved (With conditions)&	75 Lucerne Avenue&

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council**Minute Ref &****Wed 25 March 2026****District Ref &**

'C' Contrary to District 'CD' Contrary Delegated &
'D' Delegated &
'E' Endorsed by District 'ED' Endorsed Delegated &

Page No :2

GRANTED PLANNING PERMISSIONS

25/03063/F	Approved (With conditions)	6 Knighton Way
25/03114/F	Approved (With conditions)	124 Buckingham Road
25/03131/F	Approved (With conditions)	53 Wear Road
25/03142/MA56	Approved (With conditions)	12-14 Sheep Street
25/03150/F	Approved (With conditions)	101 Buckingham Road
25/03194/F	Approved (With conditions)	1-6 Alchester Terrace
25/03204/F	Approved (With conditions)	15 Somerville Drive
25/03217/F	Approved (With conditions)	102 Bucknell Road
25/03231/F	Approved (With conditions)	38 Longfields
25/03314/F	Approved (With conditions)	59 Woodfield Road
25/03338/F	Approved (With conditions)	160 Ravencroft
26/00037/F	Approved (With conditions)	8 Chaucer Close
26/00079/F	Approved (With conditions)	2 Purslane Drive
26/00094/F	Approved (With conditions)	Unit 2 Cabot Park
26/00213/TPO	Approved (With conditions)	Land Adj To 50 Lancaster Close
26/00260/F	Approved (With conditions)	30 Duxford Close

REFUSED PLANNING PERMISSIONS

25/02726/F	Refused	21 Roman Way
25/03349/F	Refused	56 Maple Road

OTHER PLANNING DETAILS

25/02355/F	Withdrawn	2 Bugloss Walk
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BICESTER TOWN COUNCIL
PLANNING COMMITTEE FORWARD PLAN

Tuesday 31st March 2026

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