

Public Document Pack

Bicester Town Council



Planning Committee Meeting

Ref: PL08/2526

Tuesday 24th February 2026 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)



Council Offices, The Garth,
Launton Road,
Bicester,
Oxon. OX2 6PS
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www.bicester.gov.uk

Wednesday 18th February 2026,

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 24th February 2026** 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:

- **PL07/2526 – Thursday 18th December 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 (Pages 8)

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

6. 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.

7. Notification of planning decisions from Cherwell District Council

The Committee is asked to **NOTE** the attached planning decisions. (Page 15 - 16)

8. Forward Plan (Page 17)

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

9. Date of Next Meeting:

Tuesday 31st March 2026 – 7pm, The Council Chamber, Garth House

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.

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

Updates on Large Developments and associated issues

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

Printed on :- 18/02/2026

Bicester Town Council

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New Applications Received Between 12/12/2025 and 09/02/2026

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

23/01732/OBL

22/12/2025	Katherine Daniels	Redrow Homes Ltd	Land North of Merton Road Ambrosden
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Proposal : Ward: South And Ambrosden

Discharge of Management Company Structure Scheme and Management Plan (for purpose of maintaining Open Space & SUDS), SUDS scheme, Biodiversity Management Plan and Biodiversity Contribution set out by Schedule 2, section 6.1, 6.4 and 6.5 of the S106 Legal Agreement associated with application reference 18/02056/OUT.

Observations :

25/02837/CLUP

19/01/2026	Hansah Iqbal	Mrs C Brown	26 Thames Avenue Bicester OX26 2LX
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Proposal : Ward: West

Certificate of Lawfulness Proposed - Single storey rear extension and front porch.

Observations :

25/02860/TCA

05/01/2026	Iain Osenton	CTS Environmental Management	Street Record Crumps Butts Bicester
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Proposal : Ward: East

As per schedule

Observations :

25/03176/LB

22/12/2025	Catherine Harker	Ms Xi Wang	7 The Cook House The Parade Caversfield Bicester OX27 8AF
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Proposal : Ward: North And Caversfield

Replacement of unauthorised uPVC door with timber door to front elevation

Observations :

25/03184/TCA

22/12/2025	Iain Osenton	Mr and Mrs Ferrand	Brasfield Lodge Buckingham Road Caversfield OX27 8RE
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Proposal : Ward: North And Caversfield

1. Walnut, Reduce 1 lateral at 4m s/e by removing up to 2.5m. 2. Elm, DED, a dense stand of semi mature-mature Elm, Fell 12 dead and dying trees with the potential to fall onto the neighbouring residential property. 3. Norway Maple, Extensive squirrel damage to large laterals above the highway, remove or reduce all squirrel damaged laterals with the potential to fall onto the road, as required by the nature and the extent of the defect, not exceeding 30% of the crown. 4. A single standing dead stem, out competed by adjacent trees. Fell. 5. Beech/Sycamore, Fell 4 trees which have extensive squirrel damage and are all within 0.5m of the car port. 6. Walnut, crown raise to create up to 1.5m clearance from the boundary wall and neighbouring structure. 7. Holly, Growing in close proximity to the boundary wall, inappropriate location for long term retention, Fell. 8. Apple, Dysfunctional timber/necrotic bark and defects within the main stem,

New Applications Received Between 12/12/2025 and 09/02/2026

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Fell.

Observations :

25/03194/F

19/01/2026	Rebekah Morgan	M J A Calcutt	1-6 Alchester Terrace Bicester OX26 6JH
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Proposal : Ward: South And Ambrosden

Demolition of existing rear extensions and the erection of new two storey extensions to a terrace of six dwellings.

Observations :

25/03209/TEL

22/12/2025	Tomaz Akhter	Cornestone	O2 Telecommunications Mast 649 Bicester Police Station Queens Avenue, Bicester OX26 2NT
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Proposal : Ward: West

Existing tef 6no Antennas and 6no masts to be removed and replaced with proposed tef 9no Antennas and tef 15no masts on existing steelwork. Proposed tef 1no Dish to be installed on existing dish pole

Observations :

25/03251/HPA

22/12/2025	Hansah Iqbal	M M Balog	30 Duxford Close Bicester OX26 4FW
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Proposal : Ward: East

Single storey rear extension - height to eaves 2.62m, length 4m, overall height 3m

Observations :

25/03261/DISC

22/12/2025	Sarah Tucker	Graven Hill Purchaser Ltd	Unit D1 Graven Hill Circular Road Ambrosden
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Proposal : Ward: South And Ambrosden

Discharge of Conditions 33 (surface water drainage scheme) and 34 (Surface Water Management Scheme) of 22/01829/OUT

Observations :

25/03306/DISC

30/12/2025	Jason Traves	Value Retail Management Ltd	Land North And South of Pingle Drive Bicester
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Proposal : Ward: South And Ambrosden

Discharge of Condition 30 (footbridge) of 22/03513/F

Observations :

25/03310/REM

06/01/2026	Sarah Tucker	Graven Hill Purchaser Ltd	Unit D1 Graven Hill Circular Road Ambrosden
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Proposal : Ward: South And Ambrosden

Submission of Reserved Matters (appearance, landscaping, layout and scale) pursuant to Condition 2 (Reserved Matters Details) of the Outline Planning Permission 22/01829/OUT for the re-development of Graven Hill D1 Site. Application seeks approval for appearance, landscaping, layout and scale in relation to the construction of new buildings for B8 'Storage or Distribution' use; with associated open space and associated highway works, ground works, sustainable drainage systems, services infrastructure and associated works

Observations :

25/03327/CLUP

05/01/2026	Rebekah Morgan	The Good Place Residential	27 Buckingham Road Bicester OX26 2NU
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Proposal : Ward: West

Certificate of Lawfulness of Proposed Development - Change of Use of the existing dwellinghouse from Use Class C3 to a Use Class C4 small HMO for up to 6 occupants, conversion of the existing integral garage to habitable accommodation (with associated minor external alterations), replacement/alteration of the existing outbuilding roof including a profile change to ensure the outbuilding's overall height does not exceed 2.5m, noting it is within 1m of the boundary.

Observations :

25/03353/TCA

19/01/2026	Iain Osenton	Mr Steele	Brashfield House Buckingham Road Bicester OX27 8RE
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Proposal : Ward:

T1 Walnut poor condition, Fell to near ground level T2 and T3 Ash, Stump regen, Fell. T4 Ash, Fell to permit relandscaping T5 Walnut, Fell to permit relandscaping T6, T7, T8 x3 mature but small Laburnum Fell T9 Holly, in close proximity to the boundary wall and mature Yew, Fell

Observations :

26/00037/F

19/01/2026	Rebekah Morgan	Maplecroft Developments	8 Chaucer Close Bicester OX26 2XP
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Proposal : Ward: West

Variation of Condition 2 of 23/03132/F - A variation is sought to allow for a single storey extension of the living space to the rear

Observations :

26/00069/F

19/01/2026	Jason Traves	Bicester Nominees Ltd	Value Retail Management Maintenance Store At Pingle Dr Bicester
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Proposal : Ward: South And Ambrosden

Erection of replacement Staff Welfare Facility

Observations :

New Applications Received Between 12/12/2025 and 09/02/2026

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<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
26/00094/F	09/02/2026	Hansah Iqbal	Mercedes-Benz Grand Prix Ltd	Unit 2 Cabot Park Empire Road Bicester OX26 2GE
Proposal : Ward: North And Caversfield New external security fencing to existing service yard; siting of new external plant and associated external envelope penetrations				
Observations :				
26/00116/F	09/02/2026	Rebekah Morgan	Mr D Malik	25 Churchill Road Bicester OX26 4TR
Proposal : Ward: East Change of Use from hotel (Use Class C1) to HMO (Sui Generis) with 12 bedrooms, new first floor side extension, roof replacement, replacement of conservatory with extension, changes to external wall to remove chimney and cladding and replace with render with composite material ship-lap cladding and minor fenestration alterations				
Observations :				
26/00128/F	09/02/2026	Hansah Iqbal	Mr J Lumsdale	35 West Hawthorn Road Ambrosden Bicester OX25 2SA
Proposal : Ward: South And Ambrosden Front, side and rear extension with associated internal and external works				
Observations :				
26/00133/HPA	09/02/2026	Hansah Iqbal	Ms K Mae Ching	61 Clifton Close Bicester OX26 6GQ
Proposal : Ward: East Rear single storey extension - height to eaves 3m, length 5.8m, overall height 3m				
Observations :				
26/00169/F	09/02/2026	Hansah Iqbal	Mr C Idiahi	16 Oak Lane Ambrosden OX25 2SH
Proposal : Ward: South And Ambrosden Single storey front, first floor side and two storey rear extensions				
Observations :				
26/00180/F	09/02/2026	Hansah Iqbal	MS C MITCHELL	1 Orpine Close Bicester OX26 3ZJ
Proposal : Ward: North And Caversfield Rear Orangery				

New Applications Received Between 12/12/2025 and 09/02/2026

Item No :

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Observations :

26/00260/F

09/02/2026 Hansah Iqbal

Mr M Balog

30 Duxford Close
Bicester
OX26 4FW

Proposal : Ward: East
Single storey rear extension

Observations :

Applications Received :- 27

Amended Plans

25/02839/F

24/12/2025 Hansah Iqbal

Mr J Gardner

20 Sandpiper Close
Bicester
OX26 6UX

Proposal : Ward: South And Ambrosden
Removal of conservatory polycarbonate roof and replace with lightweight tiled roof; remove wall between kitchen and conservatory to extend kitchen area

Observations :

25/03174/F

06/01/2026 Gemma Magnuson

Mr Tom Durbin

3 Martin Close
Bicester
OX26 6XA

Proposal : Ward: South And Ambrosden
RETROSPECTIVE Variation of Condition 2 (plans) of 20/00165/F - The development has been completed using composite cladding rather than the vertical plain tiles originally specified on the approved plans. We wish to vary Condition 2 to regularise the as-built materials.

Observations :

25/03204/F

23/12/2025

Mr N Hyett

15 Somerville Drive
Bicester
OX26 4TU

Proposal : Ward: East
Retrospective - Installation of new gates and section of fence. Proposed installation of additional section of fence.

Observations :

25/03231/F

19/12/2025 Rebekah Morgan

Hexiqon Homes Ltd

38 Longfields
Bicester
OX26 6QL

Proposal : Ward: East
Change of Use from 5 bedroom Dwelling (class C3) to 8 bedroom HMO (class sui generis)

Observations :

New Applications Received Between 12/12/2025 and 09/02/2026

Item No :

RefNo :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
25/03314/F	06/01/2026	Hans ah Iqbal	Mr R Mackay	59 Woodfield Road Bicester OX26 3HW

Proposal : Ward: North And Cavers field

RETROSPECTIVE - Removal of single storey stores , north of property; rear/side single storey extension; two storey side extension - re-submission of 25/01362/F

Observations :

Applications Received :- 27

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref

Fri 12 December 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

25/00271/REM	Approved (With conditions)	Himley Village
25/00882/F	Approved (With conditions)	Graven Hill Village Devlpt
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
25/02565/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
25/02903/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 Luceme Avenue
25/03063/F	Approved (With conditions)	6 Knighton Way
25/03114/F	Approved (With conditions)	124 Buckingham Road
25/03150/F	Approved (With conditions)	101 Buckingham Road
25/03217/F	Approved (With conditions)	102 Bucknell Road

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref

Fri 12 December 2025

District Ref

'C' Contrary to District 'CD' Contrary Delegated

Page No : 2

'D' Delegated

'E' Endorsed by District 'ED' Endorsed Delegated

GRANTED PLANNING PERMISSIONS

26/00213/TPO

Approved (With conditions)

Land Adj To 50 Lancaster Close

REFUSED PLANNING PERMISSIONS

25/02726/F

Refused

21 Roman Way

OTHER PLANNING DETAILS

25/02355/F

Withdrawn

2 Bugloss Walk

BICESTER TOWN COUNCIL
PLANNING COMMITTEE FORWARD PLAN

Thursday 18th December 2025

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