

Minutes of the Planning Committee

A meeting of the **Planning Committee** was held on **Tuesday 31st March 2026** at **19:00hrs** at **The Chamber Room, Bicester Town Council, The Garth, Launton Road, Bicester, Oxon OX26 6PS.**

Present:

Cllr Chris Pruden – **Chair**
 Cllr Dan Hallett
 Cllr Damien Maguire
 Cllr Nick Mawer (arrived at 19:01)
 Cllr Jim Webb
 Cllr Paul Wheatley (substitute for Cllr John Willett)

In Attendance:

Paul Canning, Officer
 Isobel May, Events and Marketing

In the absence of the Chair at the commencement of the meeting, Vice Chair Cllr Chris Pruden assumed the role of Chair.

79/ Apologies for Absence

2526 RESOLVED that apologies for absence were received from Cllr Harry Knight, Cllr Rachel Mallows and Cllr John Willett.

80/ Declarations of Interest

2526 RESOLVED that no declarations of interest were received.

81/ Declarations of Interest for District & County Councillors

2526 RESOLVED that declarations of interest were received from Cherwell District Councillors Nick Mawer and Chris Pruden.

82/ 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**
- **PL08/2526 – Tuesday 24th February 2026**

83/ Public Session

2526 RESOLVED that no public were present.
 In addition to this agenda item, the Officer presiding over the meeting raised a written complaint received by the Council. Councillors provided guidance on the appropriate next steps.

84/ Updates on Large Developments and associated issues

2526 RESOLVED that no updates were received.

85/ Planning Applications from Cherwell District Council

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

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Signed

Dated

25/01444/HYBRID – Land West Of Oxford Road

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

26/00313/DISC – Tudor Cottage

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

26/00333/TEL – 93 Kingsclere Road

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

26/00354/CLUP – 79 Kingsclere Road

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

26/00358/TEL – Street Record

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

26/00367/DISC – Phase 3A and 3B Zone 4

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

26/00383/CLUP – DHL Charbridge Way

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

26/00395/SCOP – OS Parcel 7800

RESOLVED that Bicester Town Council has **RAISED CONCERNS** on this application due to:

- The inadequate water and electricity supply
- Environmental factors

Cllrs requested Vistry are invited to the meeting to discuss this application further.

26/00403/CLUP – 24 Tubb Close

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

26/00441/LB – 40 Sheep Street

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

26/00443/DISC – Tudor Cottage

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

26/00452/OUT – Dymocks Farm

RESOLVED that Bicester Town Council **OBJECTS** to this application.

- This is a speculative development with little chance of being built considering the number of existing homes already with planning permission that have not yet been built. There are more sustainable locations for additional housing identified within the local plan.
- It is beyond the current boundaries of the village and is contrary to local planning policies being placed within the area designed as a green buffer round Bicester and its surrounding villages
- It is contrary to policies particularly the settlement hierarchy contained in both the current and emerging Local Plans;
- We have concerns about the adverse impact of local services and infrastructure, including power and water supply and the effect on surrounding properties which rely on bore holes;
- adverse impact on the landscape; particularly loss of biodiversity and habitats
- does not represent sustainable development;

- highway safety considerations especially on the Fringford Road.

26/00458/CLUP – 3 Banbury Road

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

26/00483/LB – 36 Market Square

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

26/00493/TCA – Monks Retreat

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

26/00502/DISC – 81, 83 & 85 Sheep Street

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

26/00537/DISC – Land North And South Of Pingle Drive

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

26/00548/LB – Claremont House

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

26/00629/NMA – 12 Merganser Drive

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

26/00741/TCA – Bicester Methodist Church

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

26/00298/F – 1 Eaves Road APPLICATION WITHDRAWN

25/03329/F – Land At Telford

RESOLVED that Bicester Town Council **WELCOMES** this application.

26/00010/F – Annexe Adjacent 12 Kings End

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

26/00228/CDC – 39 Sheep Street

RESOLVED that Bicester Town Council **WELCOMES** this application, however does **RAISE CONCERNS** on vandalism.

26/00299/F – 102 Anniversary Avenue

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

26/00304/F – 15 Partridge Chase

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

26/00350/F – 9 Hunt Close

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

26/00377/F – St Edburys Church

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

26/00382/ADV – DHL Charbridge Way

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

26/00428/F – 27 Buckingham Road

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

26/00459/F – Land Adj To Bicester Road

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

26/00461/F – 42 Goodwood Close

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

26/00476/F – 3 Beckett Way

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

26/00529/LB – 40 Market Square

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

26/00535/F – 90 Kestrel Way

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

26/00545/F – 16 Cypress Gardens

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

26/00547/F – Claremont House

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

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

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

88/ Date of next Meeting:
2526 Tuesday 21st April 2026 – 7pm, The Chambers, The Garth, Launton Road

CLOSE OF MEETING: 19:36