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Bicester Town Council



Planning Committee Meeting

Ref: PL01/2627

Monday 8th June 2026 at 19:00hrs

**The Council Chamber, The Garth, Launton Road,
OX26 6PS**

Members:

Cllr Nick Mawer – **Chair**, TBC– **Vice-Chair**
Cllr Tom Beckett, Cllr Nick Cotter, Cllr Dan Hallett, Cllr Sam Holland,
Cllr Harry Knight, Cllr Damien Maguire, Cllr Rachel Mallows, Cllr Chris Pruden
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 Bryonie Wells (CDC), Cllr Robert Parkinson (CDC), Cllr Julius Parker (CDC),
Cllr Simon Lytton (CDC), Cllr Frank Ideh (CDC), Cllr G.A. Popescu. (CDC) and Cllr
Michael Wilson (CDC)
Cllr Sean Gaul (OCC), Cllr John Shiri (OCC) and Cllr Matt Webb (OCC)



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Bicester,
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Tuesday 2nd June 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 **Monday 8th June 2026** to commence at **19:00hrs** for the transaction of the following business.

Paul Canning
Deputy Town Clerk/Office 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 – 9)

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

- **PL10/2526 – Tuesday 21st April 2026**

4. Appointment of Vice Chair

To **APPROVE** a Vice-Chair for the Planning Committee for the year 2026-2027.

5. 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.

6. Updates on Large Developments and associated issues (Pages 10)

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

7. Planning applications from Cherwell District Council (Pages 11 - 22)

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 23 - 26)

9. Forward Plan (Page 27)

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

10. Date of Next Meeting:

- Tuesday 7th July 2026 – Council Chamber, The Garth, Launton Road, OX26 6PS

Minutes of the Planning Committee

A meeting of the Planning Committee was held on Tuesday 21st April 2026 at 19:00hrs at The Chamber Room, Bicester Town Council, The Garth, Launton Road, Bicester, Oxon OX26 6PS.

Present:

Cllr Nick Mawer– Chair
Cllr Dan Hallett
Cllr Chris Pruden
Cllr Harry Knight
Cllr John Willet

In Attendance:

Paul Canning, Officer / Deputy Town Clerk
Chloe Challenger, Civic & Cemetery Administrator

89/ Apologies for Absence

2526 RESOLVED that apologies for absence were received from Cllr Tom Beckett, Cllr Damien Maguire Cllr Rachel Mallows and Cllr Jim Webb

90/ Declarations of Interest

2526 RESOLVED that declarations of interest were received from Cllr Chris Pruden and Cllr Nick Mawer as both held shareholder positions on the Return on Investment committee at Cherwell District Council in relation to the Graven Hill development.

91/ Declarations of Interest for District & County Councillors

2526 RESOLVED that declarations of interest were received from Cherwell District Councillors Chris Pruden, Harry Knight, Nick Mawer and John Willet.

92/ Minutes of the Planning Committee Meeting

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

- PL09/2526 – Tuesday 31st March 2026

93/ Public Session

2526 RESOLVED that Mr C Grasby and Cllr John Board were present to raise concerns regarding amendments to application 25/03310/REM.

94/ Updates on Large Developments and associated issues

2526 RESOLVED that no updates were received.

95/ Review of Planning Application – 25/03310/REM

2526 Bicester Town Council formally objects to the above Reserved Matters application. The Council considers that the proposal raises fundamental concerns of procedure, principle, infrastructure capacity, residential amenity, and environmental impact which have not been adequately addressed and which, taken together, warrant refusal or escalation for determination by the District Planning Committee.

The following points need to be reviewed and addressed:

1. Procedure and Transparency

The Town Council is **extremely concerned** that what represents a **radical transformation** of the approved scheme—from **two warehouses to six large-scale data centres**—is being progressed through a **Reserved Matters application**, titled “Landscape – Condition 2”.

The Town Council considers that:

- The application title fails to transparently describe or explain the scale and the significance of the proposal, which has likely led consultees to underestimate its implications.
- Determination under officer delegated powers is wholly inappropriate for a development of this magnitude and impact.
- The opportunity for elected members to “call in” the application has been effectively lost due to the way in which the proposal has been presented.

The Town Council is staggered that such a substantial change is being treated as a Reserved Matters submission and strongly believes that the proposal should be submitted as a fresh full planning application, or at the very least must be considered by the full District Planning Committee.

2. Power Supply and Cumulative Infrastructure Impact

The application states a peak power demand approaching 0.5 GW, which the Council considers exceptionally high in the context of the Bicester area.

Members are aware that Graven Hill and surrounding areas are already constrained in electrical capacity, with existing developments experiencing restrictions, including limits on public EV charging and other strategic infrastructure.

While the applicant has indicated to residents that a power agreement has been secured, no documentary evidence has been provided, allegedly due to commercial sensitivity. Third-party information suggests that such capacity may be uncertain or uncommitted.

The Town Council is concerned that:

- There is no clear, verifiable evidence that the development can be powered without displacing or delaying electricity provision to existing or planned housing and employment uses.
- The proposal risks undermining the currently expected housing delivery as well as wider infrastructure commitments in the Bicester area.

3. Backup Generation, Noise, and Vibration

The proposal includes provision for 203 diesel generators for emergency backup. These generators will require regular testing and may operate simultaneously during a major outage.

The Council considers the submitted noise and vibration assessments to be inadequate, particularly in relation to:

- Low-frequency and ultra-low-frequency noise (below 20 Hz).
- Ground-borne vibration transmitted through soil from heavy plant transformers.

- and generators.
- The likelihood of continuous background noise from cooling systems operating on a 24/7 basis to remain compliant with H&S regulations.

There is significant concern that these impacts could adversely affect residential amenity and health, particularly for existing and proposed homes within approximately 100 metres of the site.

The Council requests a comprehensive noise and vibration assessment including:

- Full-spectrum noise modelling (including sub-20 Hz frequencies);
- Detailed ground-borne vibration analysis; and
- Robust and enforceable mitigation measures.

4. Potential for on-Site Gas Turbine Generation

Submitted plans show both the previously approved substation near the A41 and an additional large substation area elsewhere on the site.

The Town Council is concerned that, should grid capacity prove insufficient, the developer may pursue on-site power generation, likely in the form of gas turbines. Current environmental assessments do not appear to have evaluated this as a scenario.

The Town Council will therefore request that:

- The applicant explicitly confirms whether on-site generation is proposed or could be introduced in future
- Updated noise, air quality, and vibration assessments are provided if such generation is possible.

5. Lighting and Security Impacts

The submitted documentation is inconsistent in providing details as to whether the site should be assessed as countryside (E2) or suburban for lighting purposes. Given the security requirements of a major data centre, the Town Council is concerned that:

- Site lighting and perimeter security will result in significant light spill;
- The impacts on nearby housing, the prison, and surrounding open land have been underestimated.

The Town Council therefore requests that the **most stringent, countryside-equivalent lighting standards** be applied and that a revised lighting strategy be submitted demonstrating minimised light pollution.

6. Biodiversity, Landscaping, and Hard Surfacing

Achieving biodiversity net gain was already challenging under the approved warehouse scheme, relying on **off-site credits**. The proposed data centre development is significantly more intensive, with:

- Extensive hard surfacing.
- Reduced tree planting and soft landscaping.
- A landscape strategy lacking structure and ecological ambition.

The Town Council is not satisfied that genuine on-site biodiversity net gain is being delivered and objects to the over-reliance on off-site units. More substantial planting and soft landscaping would be required to improve biodiversity, visual screening, and environmental mitigation.

7. Failure to Demonstrate Compliance with BREEAM "Excellent"
(BREEAM – Building Research Establishment Environmental Assessment Method)

Condition 39 of the outline permission requires all buildings to achieve BREEAM "Excellent". The Council has seen no meaningful evidence demonstrating how this standard will be met for high-energy-use data centre buildings.

The Town Council requests detailed information prior to any approval, including:

- The applicable BREEAM scheme and version.
- A predicted score and category breakdown; and
- Clear justification as to how energy efficiency and sustainability measures offset the inherently high energy demand.

8. Waste Heat, Heat Island Effects, and District Heating

The application fails to quantify:

- The volume of waste heat generated.
- How this heat is dispersed; or
- The potential for a local heat island effect.

There is also a missed opportunity to properly explore district heating for nearby developments, including Graven Hill.

The Town Council requests robust modelling of waste heat impacts and how it can be dissipated. It is suggested that the applicant works proactively with the LPA to assess and, where viable, deliver district heating. The Council considers that a **Section 106 contribution** towards such infrastructure should be explored if the agreement can be revisited.

9. Employment and Local Benefit

The Town Council questions the applicant's claimed employment figures. Given the highly automated and remotely managed nature of data centres, it is likely that the **local on-site employment benefit is significantly overstated**, with residents estimating that only around half of the cited roles would be genuinely local.

Conclusion

For the reasons set out above, Bicester Town Council **OBJECTS** to this application. The Council considers that the proposal represents a **fundamental change** from the approved development, without being adequately assessed via the Reserved Matters process, and therefore raises serious unresolved concerns.

The Town Council therefore urges the Local Planning Authority to:

- **Refuse the application, or**
- **At the very least, require it to be determined by the District Planning Committee and/or resubmitted as a full planning application.**

96/ Planning Applications from Cherwell District Council

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

25//03171/F – 102 Ravencroft

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

- The external infrastructure being in keeping with current windows

26/00405/F – 6 Dryden Avenue

RESOLVED that Bicester Town Council **STRONGLY OBJECTS** to this application due to:

- Concerns surrounding the ownership of the land and if the applicant is entitled to it, therefore objected as well because of the change of use from amenity land to garden

26/00557/F – The Parkstone 21 Jay Close

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

26/00617/LB – Ursuline Convent

RESOLVED that Bicester Town Council **LEAVE** the review of application to the **CONSERVATION OFFICER** to comment.

26/00631/F – 9 Kingsclere Road

RESOLVED that Bicester Town Council **STRONGLY OBJECTS** to this application due to:

- Overdevelopment of the site
- Inadequate parking provision
- Impact on street scene

26/00633/F – The Laurels Parts 1125 & 1621

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

26/00634/DISC – The Laurels Parts 1125 & 1621

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

26/00639/DISC – Land to North of Blackthorn Rd

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

26/00662/CLUP – 5 Tayberry Close

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

26/00684/TEL – Church Walk

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

26/00694/F – 42 London Road

RESOLVED that Bicester Town Council **OBJECTS** to this application due to:

- Considered an overdevelopment
- Excessive development into the garden

26/00701/F – 7 Falcon Mead

RESOLVED that Bicester Town Council raised **CONCERNS** regarding this application due to:

- Operations within the property and being correctly registered for company

occupancy.

26/00710/LB – Ursuline Convent

RESOLVED that Bicester Town Council **LEAVE** the review of application to the **CONSERVATION OFFICER** to comment.

26/00715/F – 42 Purslane Drive

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

26/00719/F – Lidl Launton Road

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

26/00799/NMA – Thames Valley Police Authority

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

26/00835/NMA – Phase 3A Home Zone 2 & 3

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

97/ Notification of Planning Decisions from Cherwell District Council

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

98/ Forward Plan

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

99/ Date of next Meeting:

2526 TBC

CLOSE OF MEETING: 20:24hrs

Updates on Large Developments and associated issues

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

Agenda Item 7

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Bicester Town Council

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New Applications Received Between 16/04/2026 and 28/05/2026

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
New Application				
26/00670/F	11/05/2026	Daniel Hack	B Jung	3A Cowper Close Bicester OX26 2XS
Proposal : Ward: West Internal remodelling, side extension, kitchen extension and a garden room				
Observations :				
26/00745/EL	16/04/2026	Hansah Iqbal	Scottish And Southern Electric	Street Record Oxford Road Bicester
Proposal : Ward: South And Ambrosden Installation of a new substation within a land plot of 4.5m x 4.5m				
Observations :				
26/00774/F	16/04/2026	Rebekah Morgan	Greene King	The White Horse Churchill Road Bicester OX26 4UA
Proposal : Ward: East Construction of covered pergola, decorative timber arch and raised planters with new patio				
Observations :				
26/00785/DISC	20/04/2026	Sarah Tucker	Graven Hill Village Developmen	Land South of Anniversary Av East Between Milne St & Read P Ambrosden
Proposal : Ward: South And Ambrosden Discharge of Condition 10 (sample brick, render or cladding panel) of 25/00882/F				
Observations :				

New Applications Received Between 16/04/2026 and 28/05/2026

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
26/00812/F	04/05/2026	Rebekah Morgan	Broadribb Ltd	Land Adjacent 83 And 85 Part Of Car Park Sheep Street Bicester
Proposal : Ward: East RETROSPECTIVE - Part demolition of rear outbuilding (98cu.m in volume); provision of new ground floor commercial unit attached to no 81, with alterations and extensions to the existing units at 81, 83 and 85; provision of two apartments on the first and second floors of the new extension - re-submission of 24/01194/F				
Observations :				
26/00821/DISC	20/04/2026	Jason Traves	Value Retail Management	Land North And South Of Pingle Drive Bicester OX26
Proposal : Ward: South And Ambrosden Partial Discharge of Condition 31 (external lighting) of 22/03513/F				
Observations :				
26/00851/F	27/04/2026	Hansah Iqbal	Mr J Lumsdale	35 West Hawthorn Road Ambrosden OX25 2SA
Proposal : Ward: South And Ambrosden Proposed front, side and rear extensions with associated internal and external works.				
Observations :				
26/00854/LB	27/04/2026	Rebekah Morgan	Go Karting for Fun Limited	Building 137 Bicester Heritage Buckingham Road Bicester OX27 8AL
Proposal : Ward: Launton And Otmoor Advertisements on the north-east elevation alongside hand-painted numbering on the south-west and north-east elevations				
Observations :				

New Applications Received Between 16/04/2026 and 28/05/2026

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26/00864/ADV	27/04/2026	Rebekah Morgan	Go Karting for Fun Limited	Building 137 Bicester Heritage Buckingham Road Bicester OX27 8AL

Proposal : Ward: Launton And Otmoor
Advertisements on the north-east elevation alongside hand-painted numbering on the south-west and north-east elevations.

Observations :

26/00866/OBL	16/04/2026	Jason Traves	DP9 Ltd	Land North And South Of Pingle Drive Bicester
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Proposal : Ward: South And Ambrosden
Discharge of S106 Schedule 12 Clause 1.1 (D) pursuant to application 22/03513/F

Observations :

26/00879/F	27/04/2026	Rebekah Morgan	Energy Force with Bicester Mot	Building 145 The Command Works Bicester Heritage Old Skimming Bicester OX27 8FZ
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Proposal : Ward: Launton And Otmoor
Erection of substation and associated meter box to the rear of Building 145 with associated works

Observations :

26/00889/CLUP	27/04/2026	Daniel Hack	S & Y Brophy	24 Fallowfields Bicester OX26 6QS
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Proposal : Ward: East
Certificate of Lawfulness of Proposed Development for loft conversion with rear box dormer and new rooflights

Observations :

New Applications Received Between 16/04/2026 and 28/05/2026

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26/00916/F	11/05/2026	Daniel Hack	Dr Q Coutellier	21 Fontwell Road Bicester OX26 1BP
Proposal : Ward: South And Ambrosden Erection of a timber boundary structure along the side boundary between the driveways of 19 and 21 Fontwell Road, together with the installation of a garage door to the existing open carport				
Observations :				
26/00917/F	11/05/2026	Gemma Magnuson	O Olajide	7 Odsey Close Bicester OX26 1GA
Proposal : Ward: South And Ambrosden Erection of a new 1000mm (1.0m) high boundary fence at the front curtilage of the dwelling. The proposal consists of a 300mm high brick dwarf wall (to match the existing house masonry) topped with 700mm high composite horizontal slatted panels.				
Observations :				
26/00931/CLUP	11/05/2026	Daniel Hack	Mr and Mrs Lander	3 Stoneburge Crescent Bicester OX26 2DN
Proposal : Ward: West Hip to gable roof extension, rear dormer and loft conversion and insertion of front facing rooflights				
Observations :				
26/00936/F	04/05/2026	Daniel Hack	Mr & Mrs Leland & Salisbury	29 Longfields Part Of Car Park Sheep Street Bicester OX26 6QP
Proposal : Ward: East Garage conversion, creation of single storey front porch and rear single storey extension.				
Observations :				

New Applications Received Between 16/04/2026 and 28/05/2026

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26/00947/HPA	27/04/2026	Daniel Hack	Ms F Hussain	65 Merganser Drive Bicester OX26 6XT
Proposal : Ward: South And Ambrosden Householder Prior Approval - Single storey rear extension with flat roof and lantern - Length 4.5m, height to eaves 2.55m, overall height 3.45m.				
Observations :				
26/00951/CLUP	16/04/2026	Hansah Iqbal	Ms H Burrows	8 Sage Street Bicester OX27 8DE
Proposal : Ward: North And Caversfield The proposal is the installation of an air source heat pump to the rear wall of the property (not visible from the roadside), the installation of a water tank inside the property in the utility cupboard, removal of the existing Heat Interface Unit, and pipe runs to be installed to the south facing wall of the property to connect the air source heat pump to the water tank				
Observations :				
26/00963/F	11/05/2026	Hansah Iqbal	A Xu	1 Longfields Court Longfields Bicester OX26 6QW
Proposal : Ward: East Demolition of existing rear conservatory. Erection of a single-storey rear extension to provide a link between the main dwelling and the existing detached garage, conversion of existing garage to habitable space.				
Observations :				
26/00967/F	11/05/2026	Rebekah Morgan	Mr F Cassidy	Boxengasse Langford Lane Merton Bicester OX25 2NS
Proposal : Ward: Launton And Otmoor Variation of Condition 4 (terms of owner use) of 24/02927/F - variation to enable auto-related				

New Applications Received Between 16/04/2026 and 28/05/2026

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third-party operator to manage the dining space/restaurant business and restrict its use by visitors to the site to daytime cafe only.				
Observations :				
26/00986/F	11/05/2026	Hansah Iqbal	Mr & Mrs J Edward & Allen	47 Birch Road Ambrosden OX25 2RX
Proposal : Ward: South And Ambrosden New lean-to roof to existing flat roofed store - Retrospective.				
Observations :				
26/00992/F	11/05/2026	Hansah Iqbal	S Houlihan	63 Spruce Drive Bicester OX26 3YF
Proposal : Ward: North And Caversfield Single storey rear extension				
Observations :				
26/01004/REM	27/04/2026	Rebekah Morgan	YASA Limited with Bicester Mot	The Innovation Quarter Bicester Heritage Skimmingdish Lane
Proposal : Ward: Launton And Otmoor Variation of Condition 1 (approved plans) of 24/00380/REM - to allow for the installation of mechanical plant facilities and alterations to the associated enclosures				
Observations :				
26/01007/F	19/05/2026	Rob Duckworth	Mr I Vasiliev	8 Colne Close Bicester OX26 2AW
Proposal : Ward: West Sub-division of existing 3 bedroom house to form 1 x 3 bedroom house and 1 x 1 bedroom flat, car parking, means of enclosure, bins and cycle storage				
Observations :				

New Applications Received Between 16/04/2026 and 28/05/2026

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26/01012/DISC	11/05/2026	Carlos Chikwamba	Miss P Conway	Land To North Of Blackthorn Rd OS Parcel 3489 Adjoining Ambrosden

Proposal : Ward: Launton And Otmoor
Discharge of condition 16 (Ambrosden Travel Plan) of 25/01221/OUT

Observations :

26/01017/DISC	11/05/2026	Jane Custance	K Pearce	Land Adj To Promised Land Farm Wendlebury Road Chesterton
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Proposal : Ward: Fringford And Heyfords
Discharge of condition 5 (Boundary enclosure details) of 22/01945/REM

Observations :

26/01028/CLUP	11/05/2026	Daniel Hack	Mr and Mrs T and D Clayton	67 Merlin Way Bicester OX26 6YG
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Proposal : Ward: South And Ambrosden
Single storey extension to the rear not exceeding 4m in depth and erection of new porch not exceeding 3 m2 (measured externally) or 3m in height

Observations :

26/01042/CLUP	11/05/2026	Daniel Hack	A Walford	10 Home Farm Close Ambrosden OX25 2NP
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Proposal : Ward: South And Ambrosden
Certificate of Lawfulness of Proposed Development for single storey rear extension.

Observations :

26/01048/TCA	27/04/2026	Iain Osenton	Bicester Town Council	Garth Park Launton Road Bicester
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				OX26 6PS
Proposal : Ward: South And Ambrosden T1 Cedar- remove deadwood				
Observations :				
26/01054/TCA				
	11/05/2026	Iain Osenton	M Lee	The Garth Launton Road Bicester OX26 6PS
Proposal : Ward: South And Ambrosden T1 Cherry - reduce canopy by 3 metres include decayed limbs.				
Observations :				
26/01057/TPO				
	11/05/2026	Iain Osenton	Bicester Town Council	Rear of 16 Primrose Drive Bicester OX26 3WP
Proposal : Ward: North And Caversfield 5 x Lime Trees - remove epicormic growth - Subject to TPO 09/1994				
Observations :				
26/01067/TPO				
	19/05/2026	Iain Osenton	M Lee	54 Corncrake Way Bicester OX26 6UE
Proposal : Ward: South And Ambrosden Common Ash - moderate dead stubs in canopy to remove - subject to TPO 8/1998				
Observations :				
26/01076/NMA				
	04/05/2026	Hansah Iqbal	Mr V Peter	63 Lawrence Way Bicester OX26 2FP
Proposal : Ward: West Non-material amendment to 26/00280/F - approved plans to reflect minor design adjustments,				

New Applications Received Between 16/04/2026 and 28/05/2026

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including slight reduction in the footprint of the rear extension, internal layout refinements and minor window and elevation modifications				
Observations :				
26/01080/F	20/05/2026	Gemma Magnuson	Mr R Henstridge	23 Taylor Close Bicester OX26 3HS
Proposal : Ward: North And Caversfield Application to extend the annexe of 23 Taylor Close.				
Observations :				
26/01084/F	21/05/2026	Hansah Iqbal	Mr M Barber	Thames Valley Police Authority Howes Lane Bicester OX26 2ZA
Proposal : Ward: West Variation of Condition 1 - Extend permission 23/01559/F for the temporary car park and 2.7m security fencing for a further 3 years.				
Observations :				
26/01105/F	21/05/2026	Daniel Hack	D, A Spinks	3 Fair Close Howes Lane Bicester OX26 4YW
Proposal : Ward: East Garage conversion and single storey rear extension.				
Observations :				
26/01112/F	21/05/2026	Hansah Iqbal	E Passini	9 Fair Close Howes Lane Bicester OX26 4YW
Proposal : Ward: East				

New Applications Received Between 16/04/2026 and 28/05/2026

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First floor rear extension.

Observations :

26/01123/DISC

11/05/2026	Gemma Magnuson	Magio-Wand.com Limited	The Laurels Parts Of OS Parcel 1125 And 1621 North And East Ambrosden OX25 2NP
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Proposal : Ward: South And Ambrosden
Discharge of Conditions 3 (road details), 8 (landscaping/biodiversity) and 11 (bike stores) of
25/02639/F

Observations :

26/01136/TCA

11/05/2026	Iain Osenton	Mr M Lee	St Edburys Church Church Street Bicester OX26 6AY
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Proposal : Ward: South And Ambrosden
T1 Prunus Cerasifera - remove broken branch to nearest safe point

Observations :

26/01143/TCA

11/05/2026	Iain Osenton	T Beard	The Old Coach House Queens Avenue Bicester OX26 6TA
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Proposal : Ward: East
T1 x Norway Maple-Remove.

Observations :

26/01147/TCA

11/05/2026	Iain Osenton	Mr Hubbard	4 Bath Terrace Victoria Road Bicester OX26 6PR
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Proposal : Ward:

New Applications Received Between 16/04/2026 and 28/05/2026

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Magnolia soulangeana, Previously reduced with around 5 years vigorous regrowth, reduce or remove vigorous regrowth (upto 2.5m in length) and reshape the retained crown, approximating an overall reduction of 1.5-2m. Observations :				
26/01152/TEL	11/05/2026	Daniel Hack	Openreach	Street Record Kingsclere Road Bicester
Proposal : Ward: West Install fixed line broadband apparatus. Observations :				
26/01153/NMA	11/05/2026	Jane Custance	Unknown	Land North And South Of Pingle Drive Bicester
Proposal : Ward: South And Ambrosden Alteration to the layout of guest arrival layouts, installation of a new welcome hut, internal alterations, shopfront design alterations, amendments to landscaping layout and associated works. (proposed as Non-Material Amendment to 22/03513/F) Observations :				
26/01161/TCA	11/05/2026	Iain Osenton	B Abson	Building 113 Bicester Motion Skimmingdish Lane Launton OX27 8AL
Proposal : Ward: Launton And Otmoor T188 Cherry Tree - Fell - See application for full details Observations :				
26/01180/TPO	27/04/2026	Iain Osenton	Unknown	Street Record Redwing Close Bicester
Proposal : Ward: South And Ambrosden				

New Applications Received Between 16/04/2026 and 28/05/2026

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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Ash tree in woodland area adjacent to Redwing Close to fell because of cavities in base - subject to TPO 008/1998

Observations :

26/01181/TPO

21/05/2026

Iain Osenton

Bicester Town Council

Land Adjacent 1 And 5
Hambleside
Bicester

Proposal : Ward: West

Sycamore in group G1 to remove deadwood within canopy to 70mm, suppressed form - subject to TPO 07/2025

Observations :

Applications Received :- 48

Amended Plans

25/02335/REM

22/04/2026

Louise Holland

Firethorn Group Developments

Land North And Adjoining
Home Farm Banbury Road B4100
Caversfield

Proposal : Ward: North And Caversfield

Reserved matters application for phases 2 and 3 of 21/01630/OUT - Details of appearance, landscaping, layout and scale relating to the proposed development of 392 residential dwellings, an amenity hub and associated development, plus associated car parking.

Observations :

26/00961/NMA

27/04/2026

Carlos Chikwamba

Mulberry Homes

Land To North Of Blackthorn Rd
OS Parcel 3489
Ambrosden

Proposal : Ward: South And Ambrosden

Amendment to the footprint of the Sheldon housetype (proposed as non material amendment to 24/01924/REM)

Observations :

Applications Received :- 48

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref

Wed 27 May 2026

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

23/03073/HYBRID	Approved (With conditions)	Properties (Bicester) Ltd
23/03086/F	Approved (With conditions)	Phase 2, SW Biester Parcel
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
25/02424/LB	Approved (With conditions)	FindersKeepers
25/02483/ADV	Approved (With conditions)	FindersKeepers
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

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'D' Delegated

'E' Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

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
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
26/00010/F	Approved (With conditions)	Annexe Adjacent 12 Kings End
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
26/00180/F	Approved (With conditions)	1 Orpine Close
26/00213/TPO	Approved (With conditions)	Land Adj To 50 Lancaster Close

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' D ' Delegated
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GRANTED PLANNING PERMISSIONS

26/00280/F	Approved (With conditions)	30 Duxford Close
26/00280/F	Approved (With conditions)	63 Lawrence Way
26/00299/F	Approved (With conditions)	102 Anniversary Avenue
26/00304/F	Approved (With conditions)	15 Partridge Chase
26/00350/F	Approved (With conditions)	9 Hunt Close
26/00382/ADV	Approved (With conditions)	DHL Charbridge Way
26/00428/F	Approved (With conditions)	27 Buckingham Road
26/00459/F	Approved (With conditions)	Land Adj To Bicester Road
26/00461/F	Approved (No Conditions)	42 Goodwood Close
26/00476/F	Approved (With conditions)	3 Beckett Way
26/00483/LB	Approved (With conditions)	36 Market Square
26/00535/F	Approved (With conditions)	90 Kestrel Way
26/00545/F	Approved (With conditions)	16 Cypress Gardens
26/00547/F	Approved (With conditions)	Claremont House
26/00548/LB	Approved (With conditions)	Claremont House
26/00617/LB	Approved (With conditions)	Ursuline Convent
26/00694/F	Approved (With conditions)	42 London Road
26/00719/F	Approved (With conditions)	Lidl Launton Road

REFUSED PLANNING PERMISSIONS

25/02726/F	Refused	21 Roman Way
25/03337/F	Refused	Land Adjacent To 71 Wear Road
25/03349/F	Refused	56 Maple Road

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REFUSED PLANNING PERMISSIONS

26/00405/F	Refused	6 Dryden Avenue
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OTHER PLANNING DETAILS

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

Monday 8th June 2026

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