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Bicester Town Council



Planning Committee Meeting

Ref: PL010/2526

Tuesday 21st April 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)



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Oxon. OX2 6PS
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www.bicester.gov.uk

Wednesday 15th April 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 21st April 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 – 7)

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

- **PL09/2526 – Tuesday 31st March 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. Presentation from Graven Hill Developments.

Graven Hill Developments to provide an update on the planned development.

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

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

7. Review of Planning Application (Pages 9)

1. 25/03310/REM – Graven Hill

8. Planning applications from Cherwell District Council (Pages 10 - 12)

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.

9. Notification of planning decisions from Cherwell District Council

The Committee is asked to **NOTE** the attached planning decisions. (Page 13 - 15)

10. Forward Plan (Page 16)

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

11. Date of Next Meeting:

TBC

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:

Minutes: PL09/2526: Planning Committee Meeting
Tuesday 31st March 2026

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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



Updates on Large Developments and associated issues

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

Review of Planning Application

1. 25/03310/REM – Graven Hill

Printed on :- 14/04/2026

Bicester Town Council

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New Applications Received Between 25/03/2026 and 14/04/2026

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				
25/03171/F	10/04/2026	Gemma Magnuson	Mr and Mrs N Clemmet	102 Ravencroft Bicester OX26 6YQ
Proposal : Ward: South And Ambrosden Proposed extension to front and side of existing bungalow				
Observations :				
26/00405/F	26/03/2026	Gemma Magnuson	Mr L Holden	6 Dryden Avenue Bicester OX26 2NJ
Proposal : Ward: West Change of use of amenity land to domestic use and the erection of a fence				
Observations :				
26/00557/F	26/03/2026	Hansah Iqbal	Mr. and Mrs Ingram	The Parkstone 21 Jay Close Bicester OX26 6XN
Proposal : Ward: South And Ambrosden Single storey rear extension, front porch and replacement of timber fence with a brick wall.				
Observations :				
26/00617/LB	26/03/2026	Gemma Magnuson	Archdiocese of Birmingham	Ursuline Convent 4-6 Kings End Bicester OX26 6DT
Proposal : Ward: East Boundary Wall - The work involves carefully removing sections of loose base stones and masonry in short sections of no more than 500mm long, cleaning the areas to remove loose debris, and rebuilding to match existing in a lime mortar. Also looking to deep rake and repoint the mortar joints on the exposed face complete with a lime mortar, replacing any missing bricks or stones with new to match the existing.				
Observations :				
26/00631/F	02/04/2026	Rob Duckworth	Mundus Pro Ltd	9 Kingsclere Road Bicester OX26 2JL
Proposal : Ward: West Conversion and extension to an existing dwellinghouse to form an 8 bed house of multiple occupation.				
Observations :				
26/00633/F	26/03/2026	Gemma Magnuson	Magio-Wand.com Limited	The Laurels Parts 1125 & 1621 North & East of Home Farm Ambrosden OX25 2NP
Proposal : Ward: South And Ambrosden Variation of Condition 2 (plans) of 25/02639/F - Proposed garages to Plots 5 and 6, reconfiguration of parking and addition of rooflight to rear roofslope of garage at Plot 9				

New Applications Received Between 25/03/2026 and 14/04/2026

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Observations :				
26/00634/DISC				
	26/03/2026	Gemma Magnuson	Magic-Wand.com Limited	The Laurels Parts 1125 & 1621 North & East of Home Farm Close Ambrosden OX25 2NP
Proposal : Ward: South And Ambrosden Discharge of Conditions 3 (road details), 4 (surface water details), 6 (materials), 7 (sample panel), 8 (landscaping/biodiversity) and 11 (bike stores) of 25/02639/F				
Observations :				
26/00639/DISC				
	26/03/2026	Carlos Chikwamba	Mulberry Homes	Land To North Of Blackthorn Rd OS Parcel 3489 Allectus Avenue Ambrosden OX27
Proposal : Ward: South And Ambrosden Discharge of Conditions 2 (materials), 3 (ornamental pond details) and 7 (cycle storage) of 24/01924/REM				
Observations :				
26/00662/CLUP				
	26/03/2026	Daniel Hack	A Kunder	5 Tayberry Close Bicester OX27 8AU
Proposal : Ward: North And Caversfield Certificate of Lawfulness of the Proposed Development: Loft conversion with dormer and velux window				
Observations :				
26/00684/TEL				
	26/03/2026	Daniel hack	K Thadi	Church Walk Ambrosden
Proposal : Ward: South And Ambrosden Installation of 1 x 9 light wooden poles and 1x 10m light wooden pole				
Observations :				
26/00694/F				
	08/04/2026	Daniel Hack	JCC Electrical Ltd	42 London Road Bicester OX26 6BX
Proposal : Ward: South And Ambrosden Single storey extension to rear to create additional dining area				
Observations :				
26/00701/F				
	08/04/2026	Daniel Hack	Mr Hamidi Abdul Rahman	7 Falcon Mead Bicester OX26 6XE
Proposal : Ward: South And Ambrosden Single storey rear extension following removal of an existing conservatory				
Observations :				

New Applications Received Between 25/03/2026 and 14/04/2026

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
26/00710/LB	13/04/2026	Gemma Magnuson	Birmingham Roman Catholic	Ursuline Convent 4-6 Kings End Bicester OX26 6DT
Proposal : Ward: East Block in 2 no. internal door openings and remove modern internal blockwork on ground floor.				
Observations :				
26/00715/F	10/04/2026	Daniel Hack	Mr S Higgs	42 Purslane Drive Bicester OX26 3EF
Proposal : Ward: North And Caversfield Infilling of the existing veranda				
Observations :				
26/00719/F	10/04/2026	Hansah Iqbal	Lidl	Lidl Launton Road Retail Park Launton Road Bicester OX26 4JQ
Proposal : Ward: East Installation of 2 x EV Charger upstands and associated feeder pillar cabinet and car parking layout amendments				
Observations :				
26/00799/NMA	30/03/2026	Louise Holland	Thames Valley Police	Thames Valley Police Authority Howes Lane Bicester OX26 2ZA
Proposal : Ward: West Amend the description of development to: "Temporary use of land for the installation of a grasscrete car park and 2.7m high security fencing". (proposed as non-material amendment to 23/01559/F)				
Observations :				
26/00835/NMA	30/03/2026	Laura Bell	Mr S Woodward	Phase 3A Home Zone 2 & 3 Graven Hill Road Ambrosden OX25
Proposal : Ward: South And Ambrosden Entrance Footpath Changes (proposed as non-material amendment to 22/02312/REM)				
Observations :				
Applications Received :- 17				

Agenda Item 9

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref

Tue 14 April 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
25/02424/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
25/02968/F	Approved (With conditions)	66 Cranesbill Drive
25/02984/F	Approved (With conditions)	23 Ashdene Road

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref

Tue 14 April 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

25/03032/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
26/00280/F	Approved (With conditions)	30 Duxford Close
26/00280/F	Approved (With conditions)	63 Lawrence Way

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref

Tue 14 April 2026

District Ref

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

Page No : 3

GRANTED PLANNING PERMISSIONS

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

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**