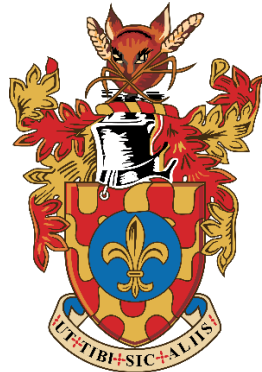


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Bicester Town Council



BICESTER
TOWN COUNCIL

Planning Committee Meeting

Ref: PL02/2627

Tuesday 7th July 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:

CDC

Cllr Frank Ideh, Cllr Simon Lytton, Cllr Julius Parker, Cllr Rob Parkinson,
Cllr George Popescu, Cllr Bryonie Wells and Cllr Michael Wilson

OCC

Cllr Sean Gaul, Cllr John Shiri and Cllr Matt Webb



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

Wednesday 1st July 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 7th July 2026** to commence at **19:00hrs** for the transaction of the following business.

Paul Canning
Deputy Town Clerk

Agenda

All Council Meetings are open to the public and press, unless otherwise stated.

1. Appoint Vice Chair

The Committee is asked to **APPROVE** the Vice Chair to hold the meeting in the absence of the Chair.

2. Apologies for Absence

To consider apologies and reasons for absence. Committee members who are unable to attend the meeting should notify Bicester Town Council (clerk@bicester.gov.uk and enquiries@bicester.gov.uk) prior to the meeting, stating the reason for absence.

3. 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.

4. Minutes of the Planning Committee

(Pages 4 - 8)

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

- **PL01/2627 – Monday 8th June 2026**

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. Puy Du Fou Presentation

The Committee is requested to **NOTE** and **COMMENT** on the presentation.

7. Response from CDC regarding Elmsbrook Local Centre (Pages 9 - 10)

The Committee is requested to **NOTE** and **COMMENT** on the report.

8. MOD Bicester Site

(Pages 11 - 12)

The Committee is requested to **NOTE** and **COMMENT** on the report.

9. Update on Large Developments and associated issues (Page 13)

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

10. Planning Applications from Cherwell District Council (Pages 14 - 21)

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.

11. Notification of Planning Decisions from CDC

(Pages 22 - 25)

The Committee is asked to **NOTE** the attached planning decisions,

12. Forward Plan

(Page 26)

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

13. Date of Next Meeting

Tuesday 11th August 2026, at 19:00 hrs, The Council Chamber, Garth House

Minutes of the Planning Committee

A meeting of the Planning Committee was held on Monday 8th June 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 Sam Holland
Cllr Chris Pruden
Cllr Harry Knight
Cllr Damien Maguire
Cllr Rachel Mallows
Cllr Jim Webb
Cllr John Willett

In Attendance:

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



01/ Apologies for Absence

2627 RESOLVED that apologies for absence were received from Cllr Tom Beckett, and Cllr Nick Cotter

02/ Declarations of Interest for District & County Councillors

2627 RESOLVED that declarations of interest were received from Cherwell District Councillors Chris Pruden, Harry Knight, Nick Mawer and John Willett.

03/ Minutes of the Planning Committee Meeting

2627 RESOLVED that the MINUTES and RESOLUTIONS of the Planning Committee Meeting were APPROVED:

- PL10/2526 – Tuesday 21st April 2026

04/ Appointment of the vice Chair

2627 RESOLVED that Cllr Chris Pruden was nominated and all councillors voted in favour for him to hold the position of Vice Chair for the Planning Committee 2026-2027.

05/ Public Session

2627 RESOLVED that there were no members of the public present for the public session.

06/ Updates on Large Developments and associated issues

2627 RESOLVED the following updates were received:

Data Centre:

- Changes within legislation resulting in trying to remain compliant, however this is proving to be difficult within the current regulations and plans.
- Power to the data centre via a substation with diesel back-up generators.
- Large opposition with the main concern being about noise.

Minutes: PL01/2627: Planning Committee Meeting
Monday 8th June 2026

Page 1 of 5

Signed

Dated

- Concern raised about being able to oppose this at Town Council level and whether the scheme is pushed by central government. It was raised that this is national infrastructure, meaning it would be managed and processed at national level.
- Raised the possibility to put forward a letter to discuss this further despite the deadline having already passed.

07/ Planning Applications from Cherwell District Council

2627 RESOLVED that Committee **CONSIDERED** and **COMMENTED** on the following applications:

26/00670/F – 3A Cowper Close

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

- Noted that there is no ground floor escape

26/00745/EL – Street Record

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

26/00774/F – The White Horse

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

26/00785/DISC – Land South of Anniversary Avenue

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

26/00812/F – Land Adjacent 83 And 85

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

26/00821/DISC – Land North And South of Pingle Drive

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

26/00851/F – 35 West Hawthorn Road

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

26/00854/LB– Building 137 Bicester Heritage

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

- The advertisement not being in keeping within the site and other businesses

26/00864/ADV – Building 137 Bicester Heritage

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

- The advertisement not being in keeping within the site and other businesses

26/00866/OBL – Land North And South of Pingle Drive

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

26/00879/F – Building 145 The Command Works

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

26/00889/CLUP – 24 Fallowfields

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

26/00916/F – 21 Fontwell Road

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

26/00917/F – 7 Odsey Close

RESOLVED that this was an invalid application.

26/00931/CLUP – 3 Stoneburge Crescent

RESOLVED that Bicester Town Council **APPROVES** of the application however would like it noted that consideration for neighbours parking should be given due to a history of parking issues.

26/00936/F – 29 Longfields

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

- The positioning of the window
- Resident comment was raised regarding the window

26/00947/HPA – 65 Merganser Drive

RESOLVED that Bicester Town Council required access to the application to comment.

26/00951/CLUP – 8 Sage Street

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

- Negative effect on other residents that don't wish to transition to air source heat pump

26/00963/F – 1 Longfields Court

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

26/00967/F - Boxengasse Langford Lane

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

26/00986/F – 47 Birch Road

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

26/00992/F – 63 Spruce Drive

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

26/01004/REM – The Innovation Quarter

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

26/01007/F – 8 Colne Close

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

- The dwelling becoming an HMO and not upholding current building environmental regulations.
- Fire resistance between walls.
- Increase risk to local areas with children play areas close to location and increased parking requirements.

26/01012/DISC – Land to North of Blackthorn Rd

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

26/01017/DISC – Land Adj to promised Land Farm

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

26/01028/CLUP – 67 Merlin Way

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

26/01042/CLUP – 10 Home Farm Close

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

26/01048/TCA – Garth Park

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

26/01054/TCA – The Garth

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

26/01057/TPO – Rear of 16 Primrose Drive

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

26/01067/TPO – 54 Corncrake Way

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

26/01076/NMA – 63 Lawrence Way

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

26/01080/F – 23 Taylor Close

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

26/01084/F – Thames Valley Police Authority

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

26/01105/F – 3 Fair Close

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

26/01112/F – 9 Fair Close

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

26/01123/DISC – The Laurels Parts of OS Parcel

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

26/01136/TCA – St Edburys Church

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

26/01143/TCA – The Old Coach House

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

26/01147/TCA - 4 Bath Terrace

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

26/01152/TEL – Street Record Kingsclere Road

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

26/01153/NMA – Land North and South of Pingle Drive

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

26/01161/TCA – Building 113 Bicester Motion

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

26/01180/TPO – Street Record Redwing Close

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

26/01181/TPO – Land Adjacent 1 And 5

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

25/02335/REM – Land North and Adjoining Home Farm Banbury Road B4100

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

26/00961/NMA - Land to North of Blackthorn Rd

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

08/ Notification of Planning Decisions from Cherwell District Council

2627 RESOLVED that Committee **NOTED** the decisions from Cherwell District Council.

09/ Forward Plan

2627 RESOLVED that Committee made the following comments:

- Requested that any updates regarding the cemetery are provided to the planning committee to keep the up to date and well informed.
- London Road Crossing consultations to be inputted if required.

10/ Date of next Meeting:

2627 Tuesday 7th July 2026 – 7pm, The Chambers, The Garth, Launton Road

CLOSE OF MEETING: 19:37hrs



BICESTER TOWN COUNCIL

Planning Committee Meeting

Tuesday 7th July 2026

Chair: Cllr Nick Mawer

Contact: 01869 252915 | nick.mawer@bicester.gov.uk

Officer: Paul Canning

Contact: 01869 252915 | paul.canning@bicester.gov.uk

Ward Affected: ALL

Response from CDC regarding Elmsbrook Local Centre

1. Background

1.1 Following a resolution of Full Council, Bicester Town Council wrote to Cherwell District Council to reaffirm its support for the delivery of the approved Elmsbrook Local Centre (planning application 19/01036/HYBRID). The Council expressed the view that the reasons given in 2021 for scaling back the proposal are no longer applicable and highlighted the success of the local centre delivered at Graven Hill as evidence of the benefits such facilities can provide. The Town Council also formally recorded its support for the Elmsbrook Residents Association's campaign for the centre's delivery. The correspondence sought clarification on the status of the Section 106 requirement to offer the land for £1.00, whether Cherwell District Council intends to bring forward development of the local centre should the permission lapse on 12 July 2026, and whether the District Council would oppose any actions that could delay or prevent delivery of this important community infrastructure.

1.2 A response has been received from Cherwell District Council and is attached for members' information (Appendix 7a).

2. Proposal

The Committee is requested to **NOTE** and **COMMENT** on the report.

Response received from Cherwell District Council

Thank you for your correspondence on behalf of Bicester Town Council regarding the Elmsbrook Local Centre (planning permission 19/01036/HYBRID).

The Council notes the Town Council's continued support for the delivery of the consented Local Centre and the points raised in relation to comparable provision elsewhere.

Based on current monitoring records, no formal offer of the land to the Council has yet been made in accordance with the Section 106 Agreement. The Section 106 Monitoring Team is currently engaging with the developer to confirm the status of the marketing exercise and whether the trigger for any such offer has been reached.

This matter is also being reviewed as a potential breach of planning control. An enforcement case was opened on 22 June 2026 and is currently at an early stage of investigation (ref. 26/00289/ENF). The Council's [Local Enforcement Plan](#) sets out how such matters are investigated and prioritised.

At this stage, the Council has not made any formal commitment to bring forward development of the Local Centre itself. This position will be kept under review in light of the outcome of the enforcement investigation, including any updated marketing position and ongoing discussions with the developer.

At present, no proposals have been put forward in respect of alternative uses of the land, such as landscaping, and therefore no decisions have been made in this regard.

The Council recognises the importance of the Local Centre as a key piece of community infrastructure and will continue to monitor the situation closely. If development does not commence before 12 July 2026, the outline planning permission will lapse, and any future scheme would require the submission of a new full planning application.

I trust this provides helpful clarification at this stage. Further updates will be provided once the position with the developer and the marketing process has been clarified.

Kind Regards,

Chief Executive

Cherwell District Council



BICESTER TOWN COUNCIL

Planning Committee Meeting

Tuesday 7th July 2026

Chair: Cllr Nick Mawer

Contact: 01869 252915 | nick.mawer@bicester.gov.uk

Officer: Paul Canning

Contact: 01869 252915 | paul.canning@bicester.gov.uk

Ward Affected: ALL

MOD Site use for Asylum Accommodation

1. Background

The Home Office plans to use former military sites to house 1,250 of asylum seekers with planning permission being sought to build accommodation at MOD Bicester in Oxfordshire.

Questions have been raised as to why the government would want to build asylum accommodation at the location, given that the last attempt to do so in 2001 was halted. Members of the public have raised their concerns and have been signing petitions to prevent this from being approved.

Concerns surrounding costs, locality, economic impacts as well as environmental are all needing to be reviewed to fully understand the viability of the proposal.
(See Appendix 8a)

2. Proposal

The Committee is requested to **NOTE** and comment on the report.

Cherwell District Council update on MOD site in Bicester

No engagement or consultation had taken place with the district, in any capacity, beforehand, and full details have not been provided. What is known is the Home Office intends to explore use of the currently redundant MOD site located at site A of the Bicester Garrison, located between Piddington and Upper Arncott, as early as the end of 2026.

The centre forms one of three new sites announced by the Home Office to house 3,700 people, with an average of 1,200 per site, as part of the government's ambition to end the use of hotels for asylum accommodation.

Councillor Lesley McLean, Leader of the Council, said: "This is another arbitrary decision from the Home Office, taken yet again, without any consultation with the council, residents or locally elected members.

"It's astounding to think that proposals of this scale are being brought forward by government without communication with the local authority and affected communities.

"I have serious concerns about whether sufficient considerations have taken place to ensure the right support, infrastructure and safeguards will be in place ahead of the proposed opening later this year. I will be writing to the minister to press for clarity, transparency and guarantees that the government will have the resources needed to mitigate the impact on our communities and local services if, and when their facility opens.

"The council will be asking the Home Office and other partner agencies including Oxfordshire County Council and Thames Valley Police to work with us to ensure that any provisions are suitable both for those staying there and those who live alongside".

Dated 26th June 2026



BICESTER
TOWN COUNCIL

BICESTER TOWN COUNCIL

Planning Committee Meeting

Tuesday 7th July 2026

Chair: Cllr Nick Mawer

Contact: 01869 252915 | nick.mawer@bicester.gov.uk

Officer: Paul Canning

Contact: 01869 252915 | paul.canning@bicester.gov.uk

Ward Affected: ALL

Updates on Large Developments and associated issues

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

Printed on :- 25/06/2026

Bicester Town Council

Page 1

New Applications Received Between 28/05/2026 and 25/06/2026

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				
20/01270/OBL				
	03/06/2026	Rebekah Morgan	A Wood	Care Home Skimmingdish Lane Caversfield Bicester OX26 4AE
Proposal : Ward: East Discharge of Informal Public Open space and Hedgerow obligations under Schedule 1 of S106 - 17/01428/F (Appeal ref: 18/00002/REFAPP)				
Observations :				
25/01915/OBL				
	29/05/2026	Jason Traves	DP9 Ltd	Land North And South Of Pingle Drive Bicester
Proposal : Ward: South And Ambrosden Discharge of S106 Schedule 2 Clause 1 of planning permission 22/03513/F - Public park scheme				
Observations : RESOLVED that Bicester Town Council made WELCOMES this application.				
25/02215/CDC				
	28/05/2026	Emma Whitley	Cherwell District Council	Unit 14 Expeditionary Road Ambrosden, Bicester OX25 2EJ
Proposal : Ward: South & Ambrosden Change of Use from Class B8 to mixed uses including operational waste depot (sui generis), storage and distribution (B8), MOT station and HGV workshop (B2), and supporting office space and welfare facilities (Ancillary E). Demolition of single storey elements of building and alterations to openings, provision of hardstanding and internal access roads and gate, plant space, signage, solar PV on roof and associated hard and soft landscaping works				
Observations : RESOLVED that Bicester Town Council WELCOMES this application.				
25/02848/DISC				
	10/06/2026	Rebekah Morgan	Value Retail Management (Bices	Land North And South Of Pingle Drive Bicester

New Applications Received Between 28/05/2026 and 25/06/2026

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Proposal : Ward: South And Ambrosden Discharge of Condition 16 (CEMP) of 22/03513/F Observations :				
26/00008/F	10/06/2026	Daniel Hack	Manhattan Court Management	Bin Bay Flats 62 To 104 Mullein Road Bicester OX26 3WX
Proposal : Ward: North And Caversfield Replacement bin bay involving demolition of existing re-constituted stone block bin bay and erection of new timber bin bay Observations :				
26/00947/F	09/06/2026	Daniel Hack	Ms F Hussain	65 Merganser Drive Bicester OX26 6XT
Proposal : Ward: South And Ambrosden Single storey rear extension with flat roof and lantern. Observations :				
26/01036/F	29/05/2026	Gemma Magnuson	A Xu	1 Longfields Court Longfields Bicester OX26 6QW
Proposal : Ward: East Proposed changes to boundary treatments. Observations :				
26/01047/TPO	01/06/2026	Iain Osenton	Mr M Lee	Land Rear Of Galingale Close Adj To Banbury Road In Bure Bicester
Proposal : Ward: North And Caversfield Ulnus Glabra - Dead tree - fell to ground - subject to TPO 12/1992				

New Applications Received Between 28/05/2026 and 25/06/2026

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Observations :				
26/01049/TPO				
	01/06/2026	Iain Osenton	Mr M Lee	16 Poppylands Bicester OX26 3ZP
Proposal : Ward: North And Caversfield Rowan - Dead standing tree adjacent footpath - fell to ground level - subject to TPO 12/1992				
Observations :				
26/01053/DISC				
	03/06/2026	Rebekah Morgan	Hexiqon Homes Ltd	38 Longfields Bicester OX26 6QL
Proposal : Ward: East Discharge of Condition 3 (Details of how Secured by design measures have been incorporated) of 25/03231/F				
Observations :				
26/01062/TPO				
	01/06/2026	Iain Osenton	M Lee	8 Dittander Close Bicester OX26 3AD
Proposal : Ward: North And Caversfield Field Maple - Mature tree located within boundary group, moderate decay to stem but modest form, some retrenchment within canopy with past deadwood removal - reduce canopy by 2-3m - subject to TPO 12/1992				
Observations :				
26/01068/TPO				
	03/06/2026	Iain Osenton	M Lee	50 Corncrake Way Bicester OX26 6UE
Proposal : Ward: South And Ambrosden Common Ash - pollard to 6 metres - subject to TPO 8/1998				
Observations :				

New Applications Received Between 28/05/2026 and 25/06/2026

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
26/01138/TCA	10/06/2026	Iain Osenton	M Lee	St Edburges Church Church Street Bicester OX26 6AY
Proposal : Ward: South And Ambrosden Amended - 15.06.26 202784 - Tilia cordata - To Be felled				
Observations :				
26/01202/ADV	10/06/2026	Rebekah Morgan	Bicester Motion	Bicester Motion Buckingham Road Bicester
Proposal : Ward: Launton And Otmoor Installation of 2 x internally illuminated totems and 4 x signage structures				
Observations :				
26/01204/F	29/05/2026	Rebekah Morgan	Mrs N White	Four Winds Banbury Road Bicester OX26 2HH
Proposal : Ward: West Build 1 no 3 bedroom bungalow on land to rear of property, demolish existing garage to make way for new driveway				
Observations :				
26/01220/F	16/06/2026	Daniel Hack	Mr S Ali	56 Maple Road Bicester OX26 6QY
Proposal : Ward: East Rear single storey extension with pitched roof, front porch with gable roof, dropped kerb and demolition of garage				
Observations :				

New Applications Received Between 28/05/2026 and 25/06/2026

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
26/01252/F	01/06/2026	Rob Duckworth	Mr D Adler	12-14 Sheep Street Bicester OX26 8TB
Proposal : Ward: East External alterations to front elevation Observations :				
26/01301/F	10/06/2026	Rebekah Morgan	Mr J Piccaver	38 Longfields Bicester OX26 8QL
Proposal : Ward: East Variation of Conditions 2 (plans) and 3 (materials) of 25/02433/F Observations :				
26/01317/CLUP	10/06/2026	Daniel Hack	Mr A Kunder	40 Lapwing Close Church Street Bicester OX26 8XR
Proposal : Ward: South And Ambrosden Certificate of Lawfulness of Proposed Development for loft conversion with Velux windows Observations :				
26/01346/F	17/06/2026	Samuel Dix	Padeltastic Limited	Bicester Avenue Garden Centre Oxford Road Bicester OX25 2NY
Proposal : Ward: Fringford And Heyfords The proposed development will incorporate: 8 x padel courts - all covered with canopies, associated lighting, wooden pavilion, wooden elevations on storage container, wooden elevations on changing room building, wooden social area building. Observations :				

New Applications Received Between 28/05/2026 and 25/06/2026

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
26/01362/F	12/06/2026	Hansah Iqbal	Mr Sawyer	15 Hereford Close Bicester OX26 1AZ
Proposal : Ward: South And Ambrosden Two storey and single storey rear extension Observations :				
26/01373/DISC	17/06/2026	Rebekah Morgan	Peveril Securities Ltd	Land North Of Bicester Avenue Garden Centre Oxford Rd Bicester OX25
Proposal : Ward: Fringford And Heyfords Discharge of Conditions 17 (pedestrian connection), 20 (Written Scheme of Investigation) and 23 (fire hydrants) of 23/01080/OUT Observations :				
26/01380/ADV	17/06/2026	Hansah Iqbal	Greens King	The White Horse Churchill Road Bicester OX26 4UA
Proposal : Ward: East Installation of replacement signs to include 1x new pictorial panel and 2x amenity boards to existing post, 2x fascia signs, 1x door plaque, 2x welcome signs, 2x double sided post mounted corex signs and 1x set of house name letters and logo Observations :				
26/01381/F	12/06/2026	Daniel Hack	Mr C Ward	37 Purslane Drive Bicester OX26 3EF
Proposal : Ward: North And Caversfield Single storey rear extension Observations :				

New Applications Received Between 28/05/2026 and 25/06/2026

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
26/01384/F	12/06/2026	Daniel Hack	Miss M McCormack	7 Shaw Close Bicester OX26 2FN
Proposal : Ward: West Single storey front/rear extension Observations :				
26/01404/DISC	17/06/2026	Rebekah Morgan	YASA Limited with Bicester Mot	The Ranges Bicester Motion Skimmingdish Lane Bicester OX26 5HA
Proposal : Ward: Launton And Otmoor Discharge of Condition 26 (mechanical plant and machinery) and Partial Discharge of Condition 30 (Energy Strategy) of 23/01941/F Observations :				
26/01431/NMA	10/06/2026	Catherine Harker	J Wilson	3 Church Terrace Tysul House Church Street Bicester OX26 6BA
Proposal : Ward: South And Ambrosden Omit drawing 22 from the list of approved drawings (proposed as Non-Material Amendment of 23/02890/F) Observations :				
26/01436/SCH16	10/06/2026	Catherine Harker	Unknown	Land Located East of the A4421 Station Cottages
Proposal : Ward: Submission under Schedule 16 of the High-Speed Rail (London - West Midlands) Act 2017 for a site restoration scheme at land located East of the A4421 Station Cottages (HB7274 + HB8389). Observations :				

New Applications Received Between 28/05/2026 and 25/06/2026

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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Applications Received :- 31

Amended Plans

25/01768/HYBRID

24/06/2026	Laura Bell	Graven Hill Village Devt	Land At Graven Hill London Road Bicester
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Proposal : Ward: South & Ambrosden

Hybrid planning application comprising: • Outline planning permission (with all matters reserved apart from access) for the development of up to 1,295 residential units (Use Class C3) and supporting infrastructure, a pub / restaurant up to 1,000sqm, and associated parking areas, access, allotments and public open space; and • Full planning permission for the development of 34 residential units (Use Class C3) and associated parking areas, access and public open space.

Observations : RESOLVED that Bicester Town Council NOTED and RAISE CONCERNS on this application due to:

- The felling of many trees under TPO's
- Bicester Town Council also regrets the lack of provision for self-builds within the plan, therefore diluting the original intention of Graven Hill

26/00116/F

04/06/2026	Rebekah Morgan	Mr D Malik	25 Churchill Road Bicester OX26 4TR
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Proposal : Ward: East

Change of Use from Use Class C1 (hotel) to a "sui generis" 12 bedroom (12 person) House of Multiple Occupancy (HMO) including rear extension and alterations to the roof of the building.

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

26/00228/CDC

24/06/2026	Hansah Iqbal	Cherwell District Council	39 Sheep Street Bicester OX26 6JJ
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Proposal : Ward: East

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

New Applications Received Between 28/05/2026 and 25/06/2026

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

Applications Received :- 31

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

Minute Ref

Thu 25 June 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

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council**Minute Ref****Thu 25 June 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

25/02988/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
25/03083/F	Approved (With conditions)	6 Knighton Way
25/03112/F	Approved (With conditions)	8 Hopcroft Avenue
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

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

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District Ref

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'D' Delegated

'E' Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

26/00213/TPO	Approved (With conditions)	Land Adj To 50 Lancaster Close
26/00260/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
26/00557/F	Approved (With conditions)	The Parkstone 21 Jay Close
26/00617/LB	Approved (With conditions)	Ursuline Convent
26/00631/F	Approved (No Conditions)	9 Kingsclere Road
26/00694/F	Approved (With conditions)	42 London Road
26/00701/F	Approved (With conditions)	7 Falcon Mead

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

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'D' Delegated
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GRANTED PLANNING PERMISSIONS

26/00715/F	Approved (With conditions)	42 Purslane Drive
26/00719/F	Approved (With conditions)	Lidl Launton Road
26/00774/F	Approved (With conditions)	The White Horse
26/00836/F	Approved (With conditions)	29 Longfields
26/00863/F	Approved (With conditions)	1 Longfields Court
26/01048/TCA	Approved (No Conditions)	Garth Park
26/01080/F	Approved (With conditions)	23 Taylor Close
26/01084/F	Approved (With conditions)	Thames Valley Police Authority
26/01112/F	Approved (With conditions)	9 Fair Close
26/01136/TCA	Approved (No Conditions)	St Edburghs Church

REFUSED PLANNING PERMISSIONS

25/02726/F	Refused	21 Roman Way
25/03171/F	Refused	102 Ravencroft
25/03337/F	Refused	Land Adjacent To 71 Wear Road
25/03349/F	Refused	56 Maple Road
26/00405/F	Refused	6 Dryden Avenue

OTHER PLANNING DETAILS

25/02355/F	Withdrawn	2 Bugloss Walk
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BICESTER TOWN COUNCIL

Planning Committee Meeting

Tuesday 7th July 2026

Chair: Cllr Nick Mawer

Contact: 01869 252915 | nick.mawer@bicester.gov.uk

Officer: Paul Canning

Contact: 01869 252915 | paul.canning@bicester.gov.uk

Ward Affected: ALL

Forward Plan

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

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