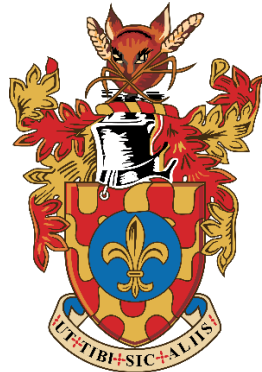


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Bicester Town Council



BICESTER
TOWN COUNCIL

Planning Committee Meeting

Ref: PL03/2627

Tuesday 11th August 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

Tuesday 4th August 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 11th August 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. 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.

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 - 10)

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

- **PL02/2627 – Tuesday 7th July 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. Response from CDC regarding Elmsbrook Local Centre** (Pages 11 - 15)
The Committee is requested to **NOTE** and **COMMENT** on the report.
- 6. MOD Site Bicester** (Pages 16 - 22)
The Committee is requested to **NOTE** and **COMMENT** on the report.
- 7. Graven Hill - 25/01768/HYBRID** (Pages 23 - 25)
The Committee is requested to **NOTE** the report.
- 8. Appeal Decision for 71 Ravencroft – 25/01513/F** (Pages 26 - 29)
The Committee is requested to **NOTE** the report.
- 9. Appeal Decision for 6 Bowmont Square – 25/01235/F** (Pages 30 - 36)
The Committee is requested to **NOTE** the report.
- 10. Update on Large Developments and associated issues** (Page 37)
1. North West Bicester
2. Graven Hill
3. Other Business Strategic Sites
- 11. Planning Applications from Cherwell District Council** (Pages 38 - 44)
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.
- 12. Notification of Planning Decisions from CDC** (Pages 45 - 49)
The Committee is requested to **NOTE** the attached planning decisions,
- 13. Forward Plan** (Page 50)
The Committee is **RECOMMENDED** to **REVIEW** and **COMMENT** on the Forward Plan.
- 14. Date of Next Meeting**
Tuesday 1st September 2026, at 19:00 hrs, The Council Chamber, Garth House

Minutes of the Planning Committee

A meeting of the Planning Committee was held on Tuesday 7th July 2026 at 19:00hrs at The Chamber Room, Bicester Town Council, The Garth, Launton Road, Bicester, Oxon OX26 6PS.

Present:

Cllr Dan Hallett– Substitute Chair
Cllr Donna Ford (substitution for Cllr Jim Webb)
Cllr Damien Maguire
Cllr Rachel Mallows
Cllr Paul Wheatley (substitution for Cllr Chris Pruden)
Cllr John Willett

In Attendance:

Paul Canning, Officer / Deputy Town Clerk
Tanya Govorusa, Sports and Facilities Administrator

11/ Appointment of the vice Chair

2627 RESOLVED that Cllr Dan Hallett was nominated and all councillors voted in favour for him to hold the position of Vice Chair in the absence of the chair.

12/ Apologies for Absence

2627 RESOLVED that apologies for absence were received from Cllr Tom Beckett, Cllr Sam Holland, Cllr Harry Knight, Cllr Nick Mawer, Cllr Chris Pruden and Cllr Jim Webb.

13/ Declarations of Interest for District & County Councillors

2627 RESOLVED that declarations of interest were received from Cllr Paul Wheatley due to going to Puy Du Fou next Monday.

14/ Minutes of the Planning Committee Meeting

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

- PL08/2526 – Tuesday 24th February 2026
- PL01/2627 – Monday 8th June 2026

15/ Public Session

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

16/ Puy Du Fou Presentation

2627 RESOLVED that the Committee NOTED and COMMENTED on the Presentation. Summary of last night's presentation from Puy du Fou

- Representatives of Puy du Fou provided an overview of their proposed historical-themed park near Bicester. The development would comprise four period villages, six indoor shows and seven outdoor shows, including a large evening performance.
- The project would be delivered in phases, with an anticipated opening between 2029 and 2030 and full completion by approximately 2040.

Minutes: PL02/2627: Planning Committee Meeting
Tuesday 7th July 2026

Page 1 of 7

Signed

Dated

- An update was provided on the planning process, with the application having been submitted and the applicants seeking a planning committee determination later in the year. Representatives noted that progress remained subject to statutory planning timescales.
- The applicants outlined employment and skills initiatives, including partnership working with Activate Learning, local colleges, and universities to support training opportunities aligned with the proposed jobs created by the development. Discussions are also taking place with Jobcentre Plus regarding recruitment and employment pathways. Representatives advised that discussions are ongoing regarding the provision of a community legacy project, potentially including support for a live performance venue in Bicester in partnership with local arts organisations.
- The proposed transport strategy seeks to maximise sustainable travel, with a significant proportion of visitors expected to arrive by rail, supported by shuttle bus services from nearby stations. Plans also include new pedestrian and cycle routes connecting the site with Bicester and improvements to public rights of way. Representatives advised that transport modelling had been undertaken in consultation with Oxfordshire County Council and that a Transport Working Group and Transport Investment Fund were proposed to monitor impacts and deliver mitigation measures where necessary. Parking would be managed through a ticketed system to discourage off-site parking.
- Members received information regarding utilities, drainage, energy, and environmental mitigation measures, including on-site wastewater treatment and reuse, photovoltaic energy generation, extensive landscaping and tree planting, and measures to minimise noise and light impacts.
- Councillors raised questions regarding transport impacts, rail capacity, local road congestion, parking management, water and drainage, energy infrastructure, and potential noise and light pollution. Representatives responded by outlining the mitigation measures proposed and reiterated their commitment to ongoing engagement with local authorities and stakeholders throughout the project.

17/ 2627 Response from Cherwell District Council regarding Elmsbrook Local Centre

RESOLVED that the Committee **NOTED** and **COMMENTED** on the report.

The Vice Chair queried are there any comments to be made.

- Request from CDC a full update on S106/CIL allocations and timetable for delivery of the Elmsbrook community centre; ask the developer for a written schedule and confirmed funding pledge. Seek confirmation from OCC on land transfer/ownership, planning conditions and any outstanding legal or infrastructure requirements. Arrange a public briefing with developer and CDC to explain delivery plans to residents and add a standing agenda item to the Town Council Monitoring Group to track progress and trigger escalation if milestones are missed.

18/ MOD Bicester Site

2627 RESOLVED that the Committee **NOTED** and **COMMENTED** on the report.

The Vice Chair queried are there any comments to be made from the members.

- Deputy Town Clerk to email councillors for their concerns (5-day deadline) and send an urgent holding letter to the MOD/Home Office and Cherwell DC (copied to the MP, OCC, police and NHS) requesting clarification of the proposals, timelines and consultation arrangements. Simultaneously request written capacity statements from local service providers (GPs, schools, police, Thames Water,

OCC highways, social services) with clear short deadlines and prepare FOI templates to use if key documents are not provided.

- Prepare a consolidated council position from the returned inputs and partner responses, publish a public bulletin/FAQ and arrange an urgent public briefing/Q&A. Convene a multi-agency meeting request (MOD/Home Office, CDC, OCC, NHS, police, MP), establish a small Monitoring Group (2–3 councillors + Clerk) to track developments, maintain a correspondence log and impacts dashboard, and draft a council motion for the next meeting. If responses are inadequate, be ready to escalate (formal resolution, MP engagement, media) and commission legal/planning advice if required.

19/ Updates on Large Developments and associated issues

2627 RESOLVED that there were no updates received.

20/ Planning Applications from Cherwell District Council

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

20/01270/OBL – Care Home Skimmingdish Lane Caversfield

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

25/01915/OBL – Land North And South of Pingle Drive

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

25/02215/CDC – Unit 14 Expeditionary Road Ambrosden

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

25/02848/DISC – Land North And South of Pingle Drive

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

26/00008/F – Bin Bay Flats 62 To 104 Mullein Road

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

26/00947/F – 65 Merganser Drive

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

26/01036/F – 1 Longfields Court

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

26/01047/TPO– Land Rear Of Galingale Close Adj To Banbury Road In Bure

Bicester

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

26/01049/TPO – 16 Poppylands

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

26/01053/DISC – 38 Longfields

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

26/01062/TPO – 8 Dittander Close

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

26/01068/TPO – 50 Corncrake Way

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

26/01138/TCA – St Edburghs Church

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

26/01202/ADV – Bicester Motion Buckingham Road

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

26/01204/F – Four Winds Banbury Road

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

- Objection to over development and access and numerous public complaints.

26/01220/F – 56 Maple Road

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

- Would like this to remain as a family home.

26/01252/F – 12 – 14 Sheep Street

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

- Would like to encourage a new retailer into the town.

26/01301/F – 38 Longfields

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

- Would like a review of planning consent and cladding not in keeping. Local cladding horizontal, pre-fitted vertical.

26/01317/CLUP – 40 Lapwing Close

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

26/01346/F – Bicester Avenue Garden Centre Oxford Road

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

26/01362/F – 15 Hereford Close

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

- Over development of site.
- Concerns of HMO & associated traffic, access parking.
- Concerns of residents overlooking properties.

26/01373/DISC – Land North Of Bicester

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

26/01380/ADV – The White Horse

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

26/01381/F – 37 Purslane Drive

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

26/01384/F – 7 Shaw Close

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

26/01404/DISC – The Ranges Bicester Motion Skimmingdish Lane

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

26/01431/NMA – 3 Church Terrace Tysul House Church Street

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

26/01436/SCH16 – Land Located East of the A4421 Station Cottages

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

- No documents uploaded or found.

25/01768/HYBRID – Land at Graven Hill London Road

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

Application scope and clarity Confirm which parts of the application are for full planning permission, and which are outline/hybrid. Ask for a clear plan showing the different uses, site boundaries and timescales so we can properly assess the overall impacts.

- **Housing and tenure mix** Request full details of the total number of homes, the mix of tenures (including affordable housing numbers and types), house sizes, and who will be eligible to rent or buy them. Question any evidence used to reduce the amount of affordable housing on site and ask for clear triggers and timescales for when it will be delivered.
- **Transport and access** Ask for the full Transport Assessment, including traffic at peak times, special events and worst-case scenarios. We need predicted trip numbers, parking standards, junction capacity checks, public transport improvements, walking/cycling links, and measures to stop parking overspill into nearby roads. Also request mitigation measures plus a plan for monitoring and fixing problems (e.g. a Travel Plan and Transport Working Group).
- **Utilities, drainage and flood risk** Require statements confirming water supply and wastewater capacity, a full drainage/SUDS strategy, storage and attenuation plans, and proof that local sewers, groundwater and aquifers can cope without increasing flood risk. Ask for evidence that connections have been agreed with Thames Water and other utility companies.
- **Ecology and biodiversity** Request full ecological reports, protected species surveys, habitat mitigation plans and biodiversity net gain calculations. Insist on detailed mitigation/compensation measures, long-term management plans and ongoing monitoring.
- **Landscape, trees and heritage** Ask for tree reports and a landscape planting/retention plan. Also request assessments of impact on listed buildings and heritage assets, plus any proposed screening or bunding.
- **Noise, lighting and amenity** Require noise and lighting assessments, a construction noise management plan, and clear measures to protect neighbouring homes (layout, bunds, orientation of uses, restricted hours).
- **Employment, community infrastructure and mitigation** Seek clarity on jobs and training to be provided on site, plus community facilities (schools, GP capacity, community centre, recreation). Request a draft Section 106 heads of terms that links obligations, money and delivery triggers to the different phases of development.

- **Phasing, monitoring and enforcement** Require a detailed phasing programme with clear milestones and deadlines, plus an independent monitoring and enforcement system (implementation board or working group) that includes council representation to oversee transport, ecology, infrastructure and Section 106 compliance.
- **Construction impacts** Ask for a construction management plan covering HGV routing and hours, dust and noise control, site compounds, wheel-washing, and how the community will be kept informed during the build.
- **Consultation and ongoing liaison** If not already planned, request further local engagement (public briefings and meetings with the town/parish council) and a formal stakeholder liaison group for the lifetime of the development.

Recommended council actions

Request the full set of application documents (Transport Assessment, drainage strategy, ecology reports, tree report, noise/light assessments, draft Section 106 heads of terms and phasing plan) from the Cherwell District Council planning officer.

Request a meeting with the applicant and Cherwell District Council / Oxfordshire County Council officers to clarify transport, utilities, affordable housing delivery and Section 106 commitments.

Ask for town council representation on any implementation/monitoring board and for clear, time-bound Section 106 triggers.

Refer technical matters to Cherwell District Council officers (drainage, ecology, highways) and only consider independent technical advice if officer responses are not sufficient.

Prepare and submit a consolidated town council response setting out required conditions or reasons for objection before the application goes to committee.

26/00116/F – 25 Churchill Road

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

- Over development of site
- HMO near school

26/00228/CDC – 39 Sheep Street

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

21/ Notification of Planning Decisions from Cherwell District Council

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

22/ Forward Plan

2627 RESOLVED that Committee **NOTED** the Forward Plan.

23/ **Date of next Meeting:**

2627 **Tuesday 11th August 2026 – 7pm, The Chambers, The Garth, Launton Road**

CLOSE OF MEETING: 21:00hrs



BICESTER TOWN COUNCIL

PLANNING COMMITTEE

11th August 2026

Chair: Nick Mawer

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

Officer: Paul Canning

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

Ward Affected: All

Responses 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 12th July 2026, and whether the District Council would oppose any actions that could delay or prevent delivery of this important community infrastructure.
- 1.2** No response has been received from Cherwell District Council and the chase email is attached for members' information (Appendix 5a).

2. Proposal

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

Email correspondence with Cherwell District Council

Dear Chief Executive,

I hope you are well.

I am writing to follow up on my email of 8th July 2026 regarding the Elmsbrook Local Centre, Bicester, and the requests made on behalf of Bicester Town Council.

The Town Council remains keen to receive an update on the matters raised in our email below.

As this matter remains of significant interest to local residents and is being monitored through the Town Council's Planning Committee, we would be grateful for any update you are able to provide at this stage, even if some matters are still under consideration.

We look forward to hearing from you and continuing to work collaboratively to secure the delivery of this important community facility.

Kind regards

Deputy Town Clerk

From: [REDACTED]

Sent: 08 July 2026 13:21

To: [REDACTED]@gov.uk'

RE: Elmsbrook Local Centre, Bicester

Dear Chief Executive,

Thank you for your recent correspondence on behalf of Cherwell District Council regarding the Elmsbrook Local Centre and for the clarification provided in relation to planning permission 19/01036/HYBRID.

Bicester Town Council remains fully supportive of the delivery of the consented Local Centre, which is vital community infrastructure for the growing Elmsbrook neighbourhood and the wider Bicester community. We note the contents of your letter, including the current position on the Section 106 marketing exercise, the engagement with the developer, and the opening of enforcement case reference 26/00289/ENF on 22 June 2026.

We share your recognition of the importance of this facility. However, we are concerned by the ongoing delays and the significant risk that the outline planning permission will lapse on 12 July 2026 if development does not commence. This would represent a serious setback for local

residents and would require an entirely new planning application, causing further unnecessary delay.

To ensure transparency, accountability and timely progress, Bicester Town Council requests the following:

1. A full and detailed update from Cherwell District Council on all Section 106 and Community Infrastructure Levy (CIL) allocations and contributions relating to the Elmsbrook development. This should specifically cover funding that is available, committed or ring-fenced for the Local Centre / community centre, together with a clear and realistic timetable for its delivery (whether through land transfer or alternative arrangements).
2. That Cherwell District Council obtains from the developer a written schedule setting out the status of the marketing exercise, the expected timeline for making a formal offer of the land in accordance with the Section 106 Agreement, and a confirmed funding pledge for the construction and operation of the Local Centre.
3. Confirmation from Oxfordshire County Council (facilitated by Cherwell District Council where appropriate) on the status of land transfer and ownership arrangements, any outstanding planning conditions, and other legal or infrastructure requirements that must be met for the Local Centre to proceed.

To keep residents informed and to demonstrate collaborative working, we propose arranging a joint public briefing session involving the developer, Cherwell District Council, and Bicester Town Council (with Oxfordshire County Council invited if relevant). This briefing would explain the current position, delivery plans, funding arrangements, and next steps to local residents. We would be happy to host the event at The Garth or another suitable venue at the earliest opportunity and would welcome your support and confirmation of participation.

Bicester Town Council has resolved to add this matter as a standing agenda item to our Planning Committee meetings. This will allow regular tracking of progress against agreed milestones.

We request that Cherwell District Council provides regular written updates to the Planning Committee and notifies us promptly if any milestones are at risk of being missed, enabling timely escalation where necessary.

We value our partnership with Cherwell District Council and remain committed to working constructively and urgently to secure the delivery of this important community facility before the permission lapses.

Kind regards

From:

Sent: 26 June 2026 13:19

To: >

Subject: RE: Elmsbrook Local Centre, Bicester

Dear [REDACTED]

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

From [REDACTED]

Sent: 23 June 2026 11:33

To: Cc:

Subject: Elmsbrook Local Centre, Bicester

Dear [REDACTED]

I am writing on behalf of Bicester Town Council following a resolution passed at a recent meeting of the Full Council, regarding Elmsbrook Local Centre, Bicester.

The Town Council wishes to express its continued support for the provision of the consented local centre planning application 19/01036/HYBRID. The Council considers that the reasons put forward in 2021 for scaling back the centre are no longer applicable.

In this context, the Town Council highlights the District Council's own development at Graven Hill, where a successful and thriving local centre has been established. This demonstrates the clear benefits of facilitating similar provision at Elmsbrook, and we urge Cherwell District Council to take this into account in progressing the scheme. The Town Council also wishes to formally record its support for the Elmsbrook Residents Association in their ongoing campaign regarding the delivery of the local centre.

The Town Council would be grateful for clarification on the following points:

- Whether the Section 106 offer of the land for the sum of £1 was made, and if so:
 - by whom, and
 - when this decision was made.
- Whether Cherwell District Council will confirm a clear plan to bring forward the local centre after 12 July 2026.
- Whether the District Council will oppose:
 - any landscaping of the site that would delay development,
 - the holding of the site for future sale, or
 - any indefinite delay in bringing forward the development of the site.

The Town Council believes it is important that there are transparency and certainty around the future of this key piece of community infrastructure.

I have copied in [REDACTED] [Cllr Dr Paul Wheatley](#), [Cllr Nick Mawer the Chair of the Planning](#) and [Chloe Challinger the Mayors PA](#) for information

We look forward to your response.

Yours sincerely,

Deputy Town Clerk



BICESTER TOWN COUNCIL

PLANNING COMMITTEE

11th August 2026

Chair: 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 Bicester

1. Background

At its previous meeting, the Committee resolved to seek further information and clarification regarding proposals relating to the MOD Bicester Site, including potential impacts on local infrastructure, services and the community.

2. Update

2.1 A holding letter was issued to the Home Office and Cherwell District Council, with copies provided to the local MP, Oxfordshire County Council, Thames Valley Police and NHS representatives, requesting clarification regarding proposals, timescales and consultation arrangements. (Appendix 6a)

2.2 No update has been received from the Home Office or the Home Secretary. However, a further email has been sent to the Home Secretary, supplementary to the Council's original holding response, setting out councillors' concerns and observations regarding the proposal (Appendix 6b).

3 Proposal

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

Holding Letter to Home Secretary on MOD site in Bicester

Dear Home Secretary,

I write on behalf of Bicester Town Council as a matter of urgency following the Home Office announcement on 26 June 2026 of its intention to bring forward proposals to accommodate up to 1,250 single adult male asylum seekers (aged 18–65) on a “no choice” basis at the redundant MoD Bicester Site A, part of Bicester Garrison, located between Piddington and Upper Arnott.

The Home Office has indicated that the site could begin receiving residents as early as the end of 2026, subject to planning permission. Bicester Town Council notes with considerable concern that this announcement was made without any prior formal consultation or engagement with this Council, Cherwell District Council, or the wider local community.

Holding Position

Pending full clarification of the proposals, comprehensive impact assessments, meaningful consultation, and satisfactory assurances regarding local services, safety, social cohesion, and infrastructure, Bicester Town Council formally reserves its position on the proposals. This letter constitutes a holding response and does not constitute support for, or acceptance of, the proposals in any form.

Request for Urgent Clarification and Information

In order that the Council may properly discharge its duties to residents and respond in a coordinated, evidence-based manner, we respectfully request that the Home Office provide, as a matter of urgency, the following information and documentation:

- a)** Full details of the proposals, including exact capacity, phasing of occupation, intended duration of use, and the nature of the accommodation (e.g. modular units, existing buildings, communal facilities).
- b)** A clear timeline for planning applications, decision-making, site preparation, and first occupation, including any intended use of permitted development rights or special development orders.
- c)** Copies of all impact assessments undertaken to date, including (but not limited to) Environmental Impact Assessment, Equality Impact Assessment, Health Impact Assessment, Transport Assessment, and any community safety or policing assessments.
- d)** Details of proposed on-site and off-site service provision, including healthcare (primary and secondary care), mental health support, education/training (if any), welfare services, and security arrangements.

- e)** Confirmation of the proposed consultation process with Bicester Town Council, Cherwell District Council, Oxfordshire County Council, residents, parish councils (Piddington, Arncott and others), and other stakeholders, including timescales and methods of engagement.
- f)** Details of any discussions held to date with the Ministry of Defence, Thames Valley Police, local NHS Integrated Care Board, and other statutory agencies regarding capacity and resource implications.
- g)** The name and contact details of the senior Home Office official with overall responsibility for this proposal, and a nominated single point of contact for ongoing liaison.

Key Areas of Concern

While the Council awaits full information, initial concerns raised by councillors and residents focus on the following areas (this list is not exhaustive):

- **Local services and infrastructure:** Capacity of local NHS services (GP practices, hospitals, mental health), emergency services, waste management, utilities, and public transport in a rural/semi-rural location with limited existing provision.
- **Community safety and policing:** Impact on Thames Valley Police resources, potential for community tension, safeguarding arrangements, and the implications of accommodating a large number of adult males in close proximity to established residential communities and villages.
- **Social cohesion and community impact:** Effects on the villages of Piddington and Upper Arncott, the wider Bicester area, and the ability of local communities to absorb and integrate such a significant temporary population.
- **Lack of early engagement:** The complete absence of prior formal consultation with the Town Council and District Council is of profound concern and undermines local democratic accountability and good governance.
- **Planning and environmental considerations:** Suitability of the site, traffic generation on rural roads, environmental and ecological impacts, and the long-term use of a former MoD site.

Requested Next Steps

Bicester Town Council formally requests that the Home Office:

- i. Provide a full written response to the clarification requests above by the 1st of August 2026.
- ii. Agree to an urgent multi-agency meeting involving the Home Office, Ministry of Defence, Bicester Town Council, Cherwell District Council, Oxfordshire County Council, NHS Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board, Thames Valley Police, and the Member of Parliament for Bicester and Woodstock, Callum Miller, to be arranged within the next 21 days.

iii. Commit to genuine, early, and ongoing engagement with this Council and the local community before any planning application is submitted or further decisions are taken.

The Council takes its responsibility to represent the interests of Bicester residents extremely seriously. We stand ready to engage constructively but must insist upon transparency, evidence-based decision-making, and proper regard for local capacity and community well-being.

I look forward to your prompt and comprehensive reply.

Please direct all correspondence to paul.canning@bicester.gov.uk. A hard copy of this letter is also being sent by post for your records.

Sent 17th July 2026

Letter to Home Secretary on MOD site in Bicester

Dear Home Secretary,

Further to Bicester Town Council's holding letter regarding the proposed accommodation centre at MOD Bicester Site A, I am writing to provide a summary of additional concerns and observations raised by Town Councillors during subsequent discussions.

Whilst the Council continues to await the information requested in our previous correspondence, Members have identified a number of further matters which they believe require detailed consideration and response before any proposal can be properly assessed.

Planning and Site Suitability

Councillors noted that previous proposals relating to this site were refused planning permission some years ago and would welcome clarification regarding the material changes in circumstances that now lead the Home Office to consider the site suitable for a development of this scale.

There is also significant concern regarding the overall suitability and sustainability of the location. Members question whether a rural site with limited nearby services and facilities represents an appropriate location for accommodating a substantial residential population.

Infrastructure and Utilities

Concerns have been raised regarding the capacity of existing infrastructure to support the proposed development, including:

- Water supply and wastewater infrastructure.
- Electricity and telecommunications networks.
- Local highways and transport infrastructure.
- Access to healthcare and other public services.

The Council would therefore welcome evidence demonstrating that the relevant utility providers and statutory agencies have confirmed that sufficient capacity exists, together with details of any upgrades that may be required.

Access and Transport

Members are concerned that the site currently lacks safe and sustainable pedestrian connections to local services and facilities.

Clarification is requested regarding:

- Proposed pedestrian and cycle routes.
- Public transport provision.
- Traffic impacts on surrounding roads.
- Whether nearby rail stations, including those serving Bicester, are expected to experience increased demand as a result of the proposal.

Community Safety and Local Impact

The Council has received concerns from neighbouring residents relating to community safety and the impact of accommodating a large population on an isolated site in close proximity to existing residential communities.

Members have also highlighted the presence of youth football facilities used by both boys and girls directly opposite the site and would welcome details of any safeguarding assessments undertaken in relation to these facilities and other community assets nearby.

In addition, councillors have noted the site's proximity to HMP Bullingdon and request clarification as to whether this has been considered as part of the Home Office's assessment of site suitability and operational risk.

Environmental Considerations

Members have queried whether comprehensive environmental and ecological assessments have been undertaken. Particular attention has been drawn to the potential presence of Great Crested Newts and associated habitats within or adjacent to the site. As a protected species, councillors would welcome confirmation that appropriate ecological surveys have been completed and that any necessary mitigation measures have been identified.

Consultation and Engagement

A further concern raised by Members relates to the apparent lack of engagement with neighbouring parish councils and local communities prior to the announcement of the proposal. The Council would welcome details of how surrounding communities, including Piddington, Upper Arncott and other affected parishes, will be consulted moving forward.

Historical and Strategic Use of the Site

Councillors have also questioned whether alternative uses for the site have been fully assessed. In particular, Members note ongoing references to Ministry of Defence storage requirements in the wider Bicester area and ask whether retaining the site for defence-related uses has been considered as part of the decision-making process. Additionally, Members seek clarification as to whether consideration has been given to the **Crichell Down Rules** and, if applicable, how these have been addressed in relation to the site.

Health and Wellbeing

Given Bicester's longstanding role as a Garrison Town, Members have raised questions regarding the potential wellbeing implications for individuals who may have fled conflict or persecution and who would be residing in close proximity to military facilities, events, and activities. The Council would appreciate understanding whether this issue has formed part of any health, wellbeing or equality impact assessments undertaken to date.

Leisure and Community Services

Councillors have also expressed concerns regarding the potential impact on existing leisure, recreational and community facilities across Bicester, and whether there would be any expectation that local councils or community organisations would meet additional demand arising from the proposed development.

The Council would be grateful if these additional concerns could be considered alongside those contained within our original holding response and addressed as part of the information requested from the Home Office.

We remain committed to constructive engagement and look forward to receiving a comprehensive response.

Kind regards

Deputy Town Clerk



BICESTER
TOWN COUNCIL

BICESTER TOWN COUNCIL

PLANNING COMMITTEE

11th August 2026

Chair: Nick Mawer

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

Officer: Paul Canning

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

Ward Affected: All

25/01768/HYBRID – Land at Graven Hill, London Road

1. Background

At Bicester Town Councils Planning Committee meeting, held on **7th July 2026**, Bicester Town Council resolved to raise a number of concerns regarding the above application. Members agreed that further technical information is required to enable the Council to fully assess the implications of the proposed development and formulate a comprehensive response.

2. Requested Information

An email was issued to CDC on 27th July requesting comments (appendix 7a).

3. Proposal

The Committee is requested to **NOTE** the report.

Letter to Planning Officer - 25/01768/HYBRID

Dear Planning Officer,

Following consideration of planning application **25/01768/HYBRID – Land at Graven Hill, London Road**, Bicester Town Council resolved (planning meeting held 7th July 2026) to raise concerns regarding a number of aspects of the proposal and would be grateful if the following information and clarification could be provided.

The Town Council requests copies of all relevant application documents, including:

- Transport Assessment and supporting highways documentation.
- Drainage Strategy and Flood Risk information.
- Ecology reports, protected species surveys, and Biodiversity Net Gain calculations.
- Tree surveys and landscape assessments.
- Noise and lighting assessments.
- Draft Section 106 Heads of Terms.
- Phasing and delivery programme for the development.

The Council would also welcome the opportunity to meet with the applicant and officers from Cherwell District Council and Oxfordshire County Council to discuss several key matters, including:

- Transport impacts, mitigation measures, and long-term monitoring arrangements.
- Utilities infrastructure, including water supply, wastewater capacity, and drainage.
- Affordable housing provision, tenure mix and delivery triggers.
- Proposed Section 106 obligations and community infrastructure delivery.

In addition, the Town Council requests representation on any implementation, liaison or monitoring board established as part of the development, together with clear and time-bound Section 106 delivery triggers to ensure that infrastructure and mitigation measures are provided alongside development.

The Council also asks that technical matters relating to drainage, ecology and highways are reviewed by the relevant specialist officers and statutory consultees. Their responses will assist the Town Council in understanding whether the proposed mitigation measures are sufficient.

Once the requested information has been reviewed, the Town Council intends to submit a consolidated response setting out its required planning conditions and any remaining concerns before the application is determined.

We would be grateful if you could acknowledge receipt of this email and advise on the likely timescale for the provision of the requested information.



BICESTER TOWN COUNCIL PLANNING COMMITTEE

11th August 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

Appeal Decision for 71 Ravencroft – 25/01513/F

1. Background

25/01513/F planning application was originally submitted on 10/06/2025 with a target decision date of 25/09/2025.

An appeal was then received on 17/03/2026 under reference 6006554. The decision from the planning inspectorate was 'Appeal dismissed'. The decision was finalised on 12/06/2026 (Appendix 8a).

2. Proposal

The Committee is requested to **NOTE** the report.

Appeal Decision

Site visit made on 21 May 2026

by **H Wilkinson BSc (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 12 June 2026

Appeal Ref: 6006554

71 Ravencroft, Bicester, Oxfordshire OX26 6YE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mrs Tia Willis-Jones against the decision of Cherwell District Council.
 - The application Ref is 25/01513/F.
 - The development proposed is the change of use of amenity land to garden and installation of a new fence to site boundary.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. I have taken the description of development from the Council's decision notice as this more succinctly and accurately describes the appeal proposal. However, I have omitted reference to the development being retrospective, as this does not constitute an act of development.
3. The appellant and the Council acknowledge that the proposed development has already been provided on site, and this was observed during my site visit. The works carried out would appear to be consistent with the submitted plans, and I have therefore assessed the appeal on this basis.

Main Issue

4. The main issue is the effect of the appeal development on the character and appearance of the area.

Reasons

5. The appeal property occupies a prominent corner location within a residential estate characterised by properties of similar architectural design. The position of properties within their respective plots, along with the abundance of landscaping, open frontages and strips of green space, combines to create a spacious and verdant character that makes a positive contribution to the overall character and appearance of the area.
6. Prior to the appeal development, the site formed part of a landscaped strip which extends along the frontages of neighbouring properties. Although photographic evidence indicates that it was not always well maintained, the greenery, together with the grassed verge on the opposite side of the pavement, nevertheless contributed positively to the spacious and verdant character of the street scene.

7. Boundary treatments within the immediate vicinity are predominantly characterised by red brick walls and soft landscaping, which integrate well into the street scene and are not visually dominant or intrusive. While there are examples of fencing of a comparable height and proximity to the footway elsewhere on the estate, these are not located in close proximity to the appeal site. Consequently, they do not inform the context in which the development is seen and experienced.
8. The former brick wall, which enclosed only the rear garden, was set back from the pavement, positioned behind the grassed strip and largely screened by mature landscaping. The area to the side of the property and adjacent to the pavement was unenclosed, with the landscaped strip providing a soft, physical and visual divide between the property and the footway. By contrast, the replacement fence, although of a similar height in part now extends the full length of the boundary and is located directly on the edge of the pavement. As a result, it is significantly more conspicuous and reads as a stark and abrupt form of enclosure, with no screening.
9. The removal of the grass strip combined with the erection of the obtrusive fence and introduction of hardstanding has unacceptably eroded the verdant qualities of the street scene, to the detriment of its character and appearance. Given the siting of the fence, there is limited scope to introduce meaningful replacement planting in front of it that would either positively contribute to the verdant character of the site's surroundings or effectively soften its intrusive form. The prominent location of the site on a main thoroughfare means that the discordant and obtrusive nature of the proposal is readily visible to passers-by and neighbouring occupants.
10. For these reasons, I find that the appeal development harms the character and appearance of the area contrary to Policy ESD 15 of the Cherwell Local Plan 2011-2031 (2015) and saved Policy C28 of the Cherwell Local Plan (1996). Amongst other aspects, these policies collectively seek to ensure that development is sympathetic to its surroundings and contributes positively to the area's character.

Other Matters

11. Based on the evidence before me, it has not been demonstrated that the appeal development represented either the only, or an appropriate, means of addressing concerns relating to structural stability and public safety, dog fouling, odour and littering, trespass and security. Furthermore, whilst the underground infrastructure may have influenced the removal of the former landscaping and constrain future planting opportunities, it remains unclear why it would have required the grassed strip itself to be removed.
12. Whilst the information provided may clarify the extent of land ownership, it does not alter the established function of the appeal site as amenity land. In any event, land ownership has no bearing on my considerations of the merits of the proposal. It is regrettable that personal remarks were made by interested parties in commenting on the planning application. Nevertheless, in determining this appeal I have had regard only to those matters that are relevant to the planning merits.
13. Even if the preliminary advice secured via the Planning Portal did not raise any objection to the proposal, such advice is given without prejudice to the consideration and outcome of any subsequent planning application. Accordingly, whilst I understand the appellant's frustrations and appreciate that there was no deliberate disregard of planning control, this does not alter my conclusions.

14. Matters of character and appearance are inherently site-specific. Whilst there may be superficial similarities between the development subject of the Wokingham appeal and the proposal before me, I am not persuaded that the respective contexts are directly comparable. Furthermore, the Elmesthorpe appeal concerns the lawfulness of the development rather than an assessment of its planning merits and is therefore materially different to the appeal before me. Accordingly, these cases do not alter my findings.
15. The Council alleged no harm in relation to highway safety, drainage, ecology and living conditions. These however are neutral factors and do not weigh in favour of the appeal development. As no evidence has been submitted to indicate that the policies which are most important for determining the appeal are out-of-date, paragraph 11d) of the National Planning Policy Framework is not engaged.

Conclusion

16. The proposal conflicts with the development plan and the material considerations do not indicate that the appeal should be decided other than in accordance with it. For the reasons given above the appeal is dismissed.

H Wilkinson

INSPECTOR



BICESTER TOWN COUNCIL PLANNING COMMITTEE

11th August 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

Appeal Decision for 6 Bowmont Square – 25/01235/F

1. Background

25/01513/F planning application was originally submitted on 13/05/2025 with a target decision date of 09/10/2025.

An appeal was then received on 09/02/2026 under reference 6004874. The decision from the planning inspectorate was 'Appeal Part Allowed, Part Dismissed'. The decision was finalised on 18/06/2026 (Appendix 9a).

2. Proposal

The Committee is requested to **NOTE** the report.

Appeal Decision

Site visit made on 19 May 2026

by G Sibley MPLAN MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 June 2026

Appeal Ref: 6004874

6 Bowmont Square, Bicester OX26 2GJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Nivil Mody against the decision of Cherwell District Council.
 - The application Ref is 25/01235/F.
 - The development proposed is described as 'retrospective planning application for: onsite use and location of commercial shipping container for stock storage purposes only; installation and mounting of external wall mounted condenser fan units for the use of shop installed aircon and cabinet chillers; construction of permanent access ramp / steps with guardrail all to provide inclusive shop access.'
-

Decision

1. The appeal is dismissed insofar as it relates to onsite use and location of commercial shipping container for stock storage purposes only.
2. The appeal is allowed in part and planning permission is granted insofar as it relates to the installation and mounting of external wall mounted condenser fan units for the use of shop installed aircon and cabinet chillers; construction of permanent access ramp / steps with guardrail all to provide inclusive shop access at 6 Bowmont Square, Bicester OX26 2GJ in accordance with the terms of the application, Ref 25/01235/F, and subject to the following conditions:
 - 1) The development hereby permitted, insofar as it relates to the installation and mounting of external wall mounted condenser fan units for the use of shop installed aircon and cabinet chillers; construction of permanent access ramp / steps with guardrail all to provide inclusive shop access, shall be retained in accordance with drawing no. 6393.01A.
 - 2) The external wall mounted condenser fans units hereby permitted shall be retained and operated in accordance with the Environmental Noise Assessment Ref 23491-1, prepared by noise.co.uk, dated 4 February 2026.

Preliminary Matters

3. The development has already taken place, with the container already on site, the condenser fan units installed, and the ramp / steps with guardrail constructed generally in accordance with the plans before me. Consequently, I have had regard to the plans before me, as well as what has been undertaken.
4. With the appeal, the appellant submitted an Environmental Noise Assessment (ENA) which was not before the Council when it made its decision. The ENA does not fundamentally change the scheme that was before the Council, and the development remains substantively the same. The Council and interested parties had the opportunity to comment on the contents of the ENA in their submissions

<https://www.gov.uk/planning-inspectorate>

and as such, it would not be procedurally unfair to accept the ENA, in this instance.

5. The Council concluded that the development, insofar as it relates to the construction of permanent access ramp / steps with guardrail all to provide inclusive shop access, does not cause harm to the character and appearance of the area or the living conditions of nearby occupiers. Based on the evidence before me and what I saw on site, I find no reason to conclude otherwise. As such, it has not been necessary to consider the above matter within the below reasoning.

Main Issues

6. The main issues relevant to this appeal are the effect of the shipping container upon the living conditions of the occupiers of 42 Medina Gardens with regard to outlook; and the effect of the condenser fan units upon the occupiers of nearby dwellings with regard to noise and disturbance.

Reasons

Outlook

7. The appeal property is a Premier shop and is located within a promenade of commercial units. This group of units is located to the rear of the houses on Medina Gardens and the rear elevations of the two groups of buildings face towards each other. To the rear of the commercial buildings is a service yard and the gardens for some of the dwellings on Medina Gardens are located up against this service yard. The container has been installed directly to the rear of 42 Medina Gardens (No. 42) and there is only a small gap between it and the rear fence line of No. 42's garden. No. 42 is a mid-terrace property and the garden is relatively narrow and modest in depth. The container is notably taller than the rear fencing that bounds the garden and is wider than the garden itself and extends across parts of the neighbouring gardens either side of No. 42.
8. The green painted metal container is utilitarian and commercial in character and appearance. Whilst the appeal property to the rear of Medina Gardens is a commercial building, this is brick built with a tiled roof and is not dissimilar in character to the houses on Medina Gardens and thus is not notably more commercial in character, particularly when viewed from the rear. This building is also separated from the rear of No. 42 by the service yard and whilst a two-storey building, this building does not appear overbearing due to this separation distance. In comparison, the container is located directly to the rear of No. 42, is taller than the boundary fencing and is clearly commercial and utilitarian in character, and due to the close siting and appearance of it, it appears significantly more overbearing than the appeal property to the rear of it. This is more notable from within No. 42's garden and the seating area towards the rear of it. Given the modest size of No. 42's garden and because the container extends beyond the full width of it and above the rear fence line, it creates an oppressive environment within the garden.
9. Although the container may only project a limited amount above the boundary fencing, this does not negate its impact. The assessment of overbearing impact is not solely dependent on height above the fence line, but on the cumulative effect of height, bulk, width, and proximity. In this case, the combination of these factors,

particularly given the modest size of the garden, results in a visually enclosing and oppressive feature.

10. The absence of overshadowing does not overcome concerns regarding outlook. A structure may avoid causing overshadowing but still appear dominant or oppressive due to its scale and siting. Therefore, the north-facing position of the container does not diminish the identified harm to outlook and the experience of the garden space.
11. In terms of within the property itself, given that it is a single storey structure, the container does not appear overbearing from the upstairs rooms that face towards the rear. Additionally, given the depth of the garden, whilst the container does notably alter the existing outlook, it is located far enough away to not appear overbearing from within the kitchen/dining room located at the rear of the house. However, this would not overcome the identified concerns with the scale and siting of the container and its impact on the living conditions of the occupiers using the garden.
12. The appellant notes that an outbuilding could be built under Article 3, Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (the Order) similar in scale to the container. However, the comparison with permitted development allowances carries limited weight in this instance. The appeal site is not a dwellinghouse and does not benefit from the same rights. Moreover, even where such rights apply, they impose clear limitations on height and proximity to boundaries which this container does not reflect. In any event, the existence of permitted development rights elsewhere does not justify development that, in this specific context, gives rise to an unacceptable impact on outlook.
13. Whilst there is an outbuilding located nearby, that at its ridge appears to be almost as tall as the container, it has a pitched roof, and the eaves are notably lower, and the building is much smaller. As a result, that outbuilding is not as bulky as the container and appears less overbearing.
14. The Appellant has also made submissions regarding whether the container constitutes operational development, including reference to case law¹, which identifies factors such as size, degree of permanence, and physical attachment as relevant to whether a structure amounts to a building. Having had regard to these principles, I note that although the container is not physically attached to the ground, it is of a substantial size and is positioned in a fixed location where it functions as an integral part of the retail operation, providing ongoing storage for day-to-day use. Its presence would persist unless actively removed and would require a significant operation to do so.
15. There is no substantive evidence that permission is being sought or would be granted for an extension to the appeal property to replace the container and thus no clear evidence that the container would be on site for a temporary period. Furthermore, permission has been sought to retain the container rather than just for a temporary period. Taking the above considerations into account, there is no reasonable prospect that this fallback situation could take place on a permanent

¹ Cardiff Rating Authority and Cardiff Assessment Committee v Guest Keen Baldwin's Iron and Steel Co Ltd [1949] 1 KB 485; James v Brecon CC [1963] 15 P&CR 20; Barvis v SSE [1971] 22 P&CR 710; Parkes v SSE [1979] 1 All ER 211; and Skerritts of Nottingham Ltd v SSETR & Harrow LBC (No. 2) [2000] WL 389505.

- basis as is being sought as part of this appeal. My conclusions are for the purposes of the current appeal only and do not prejudice any future application for a lawful development certificate and/or, where relevant, any enforcement proceedings.
16. In these circumstances, I consider that, whether as operational development or as part of the use of the land, the container has clear and continuing planning effects. Accordingly, irrespective of its precise legal classification, it is necessary to assess its impact on the living conditions of neighbouring occupiers.
 17. The container that was granted planning permission by the Council to the rear of the Tesco store on Bowmont Square is located directly to the rear of the store with only a small gap between it and the building. Whilst similar in scale to the appeal container, it is located a significant distance from the rear gardens of the houses on Medina Gardens. As such, this is a material difference between the two schemes and for the reasons given above, the close siting of the container is one of the fundamental concerns with this development. Accordingly, the Council granting planning permission for the siting of that container does not justify this container. This also provides further evidence that permission is typically necessary for the siting of a container to be used for storage purposes with a convenience store like the appeal property.
 18. The appellant's assertion that the container is of a standard size does not, in itself, justify its acceptability in this context. A structure may be typical in form or dimension, but still inappropriate where, as here, its width, height and proximity to the boundary result in a confined and overbearing relationship with a neighbouring garden.
 19. Whilst it is acknowledged that the appellant has identified a functional need for additional storage, this does not outweigh the requirement for development to respect the living conditions of neighbouring occupiers. Such development must still be appropriately scaled and sited. In this case, even accepting the need for storage, it has not been demonstrated that this need can only be met through a container of this size and in this specific location, particularly where it results in harm to the outlook and living conditions of the occupiers of No. 42.
 20. Whilst the appellant has indicated that siting options are constrained by drainage infrastructure and operational requirements, limited evidence has been provided to demonstrate that alternative, less harmful arrangements have been fully explored. In the absence of clear justification that no other siting or configuration could reduce the impact on the occupiers of No. 42, significant weight cannot be afforded to this constraint, particularly given the identified harm arising from the current position.
 21. The Council has referred to the Cherwell Home Extensions and Alterations Design Guide. Whilst this document is primarily intended for domestic extensions, I consider that its underlying principles relating to outlook and relationships between built form and neighbouring properties can be afforded limited weight as a material consideration. However, my conclusions on outlook are based primarily on the specific spatial relationship, scale and siting of the container rather than strict numerical separation distances.
 22. Therefore, the container is oppressive and harms the outlook and thus living conditions of the occupiers of No. 42. Consequently, insofar as the development

relates to the container, it conflicts with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 (Part 1 LP) and Policy C31 of the Cherwell Local Plan (LP) which expects development, amongst other matters, to consider the amenity of both existing and future development, including matters of outlook.

Noise

23. The ENA concluded that the rating level of noise from the condenser fan units are below the prevailing background sound levels during both daytime and night-time periods, which is indicative of a low impact. The assessment also identifies that the site is located within an established commercial environment where existing plant and background activity already influence the noise climate, and the condenser fan units do not materially alter this character. No significant tonal, impulsive or intermittent characteristics were identified that materially increase the impact. Having regard to the technical evidence before me and my own observations, I am satisfied that the operation of the condenser fan units does not give rise to unacceptable noise or disturbance to nearby occupiers and does not harm their living conditions.
24. Therefore, for the reasons given above, the condenser fan units do not cause significant disruption to the surrounding occupiers and thus do not harm their living conditions. Consequently, the development insofar as it relates to the condenser fan units, complies with Policy ESD15 of the Part 1 LP and Policies ENV1 and C31 of the LP. These seek, amongst other matters, to ensure that in existing and proposed residential areas any development which is not compatible with the residential character of the area or would cause an unacceptable level of noise or visual intrusion would not normally be permitted.

Planning Balance

25. The development provides storage for the appellant and supports an existing commercial operation, as well as securing step-free access to the store. As such, it gives rise to economic benefits and some social benefits associated with improved accessibility and the ongoing operation of a local convenience store. However, while I recognise the need for additional storage, it has not been demonstrated that the container, as sited and of this scale, is the only or least harmful means of securing those benefits. As such, I afford the benefits modest weight. The scheme results in harm to the living conditions of the occupiers of No. 42 and conflicts with relevant policies of the development plan. While it may accord with other policies, these must be read as a whole, and the conflicts identified lead to overall conflict with the development plan as a whole. Overall, I find the benefits do not outweigh the harm I have identified and no material considerations, including the Framework, have been shown to carry sufficient weight to indicate that a decision, insofar as it relates to the onsite use and location of commercial shipping container for stock storage purposes only, should be taken otherwise than in accordance with the development plan.
26. As I have found that no harm arises from the installation and mounting of external wall mounted condenser fan units for the use of shop installed aircon and cabinet chillers; construction of permanent access ramp / steps with guardrail all to provide inclusive shop access. These elements of the development accord with the development plan and the material considerations do not indicate that a decision should be taken otherwise than in accordance with it.

Split Decision

27. In light of the above matters, I find that I am able to issue a split decision since the access ramp and condenser fan units are clearly severable from the onsite use and location of the commercial shipping container. I shall therefore issue a split decision, granting permission for the access ramp and condenser fan units, but dismissing the appeal insofar as it relates to the commercial container.

Other Matters

28. Concern had been raised by interested parties regarding the lighting to the rear of the appeal site. However, the scheme before me does not include lighting and thus that harm does not arise from the parts of the development that would be allowed.
29. The appellant has identified concerns with the conduct of the Council in their handling of this case. Ultimately, I have had regard to the planning merits of the respective parties' cases insofar as they relate to the main issues for consideration in this appeal.

Conditions

30. Given that the development has already taken place, the statutory commencement condition is not necessary. I have amended the suggested plans condition to remove reference to the supporting documentation in the interests of precision, but it is necessary in the interests of certainty that the development is retained in accordance with the submitted plan. Another condition is necessary to require the condenser fan units are retained and operated in accordance with the ENA in the interests of the living conditions of nearby occupiers.

Conclusion

31. Therefore, for the reasons given above, the appeal, insofar as it relates to the onsite use and location of commercial shipping container for stock storage purposes only, is dismissed.
32. The appeal, insofar as it relates to the construction of permanent access ramp / steps with guardrail all to provide inclusive shop access and the installation and mounting of external wall mounted condenser fan units for the use of shop installed aircon and cabinet chillers, is allowed.

G Sibley

INSPECTOR



BICESTER TOWN COUNCIL PLANNING COMMITTEE

11th August 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 :- 03/08/2026

Bicester Town Council

Page 1

New Applications Received Between 25/06/2026 and 28/07/2026

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				
25/01789/OBL	17/07/2026	Samuel Dix	Greencore Homes	OS Parcel 2778 Grange Farm North West Of Station Cottage Station Road
Proposal : Ward: Launton And Otmoor Discharge of S106 27 October 2022 - Affordable Housing Plan – Schedule 2 Para 1.2, Affordable Housing Scheme - Schedule 2 Para 2.1 -21/04112/OUT				
Observations :				
25/01792/OBL	17/07/2026	Samuel Dix	Greencore Homes	OS Parcel 2778 Grange Farm North West Of Station Cottage Station Road
Proposal : Ward: Launton And Otmoor Discharge of S106 27 October 2022 - SUDS Scheme – (Schedule 3 Para 2.1.2) and LEMP - (Schedule 3 Paragraph 7.1 & Schedule 4 Paragraph 1.2) - 21/04112/OUT				
Observations :				
26/00664/F	14/07/2026	Hansah Iqbal	Mr T McGuigan	Ground Floor Flat 12 Banbury Road Bicester OX26 2HJ
Proposal : Ward: West Garden room annexe in the rear garden				
Observations :				
26/00987/F	16/07/2026	Hansah Iqbal	Mr N Ting	2 Orchard Way Bicester OX26 2EJ
Proposal : Ward: West Extension of previously dropped kerb to full width of the property.				
Observations :				

New Applications Received Between 25/06/2026 and 28/07/2026

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
26/01471/EL	26/06/2026	Samuel Dix	Fisher German	Street Record Pingle Drive Bicester
Proposal : Ward: Bicester South And Ambrosden The installation of the substation will be within a land plot of 4.5m x 4.5m.				
Observations :				
26/01568/F	07/07/2026	Hansah Iqbal	Mr & Mrs Cooke-Smith	20 Somerville Drive Bicester OX26 4TU
Proposal : Ward: East Erection of double garage / workshop building				
Observations :				
26/01580/DISC	10/07/2026	Linda Griffiths	Ms A Deavy	Phase 2 SW Bicester Kingsmere Parcel R East Of Ludlow Road
Proposal : Ward: Bicester South And Ambrosden Discharge of Condition 3 (materials schedule) of 23/03073/HYBRID				
Observations :				
26/01594/LB	09/07/2026	Catherine Harker	T Beaumont	Claremont House 1 Market Square Bicester OX26 6AA
Proposal : Ward: East First floor floor thermal and acoustic upgrade, installed from below and first floor wall thermal (insulation) upgrade				
Observations :				

New Applications Received Between 25/06/2026 and 28/07/2026

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<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
26/01611/ADV	10/07/2026	Rebekah Morgan	YASA Limited with Bicester Mot	Buildings 401, 402 and 403 The Ranges Bicester Motion Skimmingdish Lane OX26 5HA
Proposal : Ward: Launton And Otmoor Installation of illuminated and non-illuminated signage across Buildings 401, 402 & 403 Observations :				
26/01642/TPO	13/07/2026	Ian Osenton	Mrs Kavanagh	6 Ty Craig Victoria Road Bicester OX26 6PP
Proposal : Ward: East Beech - Crown reduce to near previous points removing up to 1.5m, removing vigorous extension growth, to maintain crown spread in this restricted location, limit root development around the residence and driveway and minimise debris which falls around the house and onto the car; crown raise to 2.25m for pedestrian access - subject to TPO 08/2000 Observations :				
26/01655/F	09/07/2026	Hansah Iqbal	Mrs Y Kuen Lai	4 Trefoil Drive Bicester OX26 3AG
Proposal : Ward: North And Caversfield Single storey rear extension and front porch Observations :				
26/01665/F	20/07/2026	Daniel Hack	Mr M Metcalf	23 Wear Road Bicester OX26 2FE
Proposal : Ward: West RETROSPECTIVE - Installation of EV charger to side elevation Observations :				

New Applications Received Between 25/06/2026 and 28/07/2026

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26/01683/OBL	24/07/2026	Rebekah Morgan	S Lennon	Land North And South Of Pingle Drive Bicester
Proposal : Ward: South And Ambrosden Discharge of S106 Schedule 2 Clause 3.4 - public park management plan - of 22/03513/F				
Observations :				
26/01725/DISC	24/07/2026	Sarah Tucker	Siemens Healthcare Limited	Os Parcel 5700 South West Of Grange Farm Street Through Little Chesterton
Proposal : Ward: Launton And Otmoor Discharge of Condition 29 (apprenticeships and training opportunities) of 22/01144/F				
Observations :				
26/01732/F	22/07/2026	Hansh Iqbal	Mr S Smith	27 Partridge Chase Bicester OX26 6XF
Proposal : Ward: East Erection of garage outbuilding, replacing timber shed.				
Observations :				
26/01737/NMA	17/07/2026	Hansah Iqbal	Mr & Mrs L Ward	27 Maple Road Bicester OX26 6QX
Proposal : Ward: East Change of material above dpc from brickwork to render matching that of original house (proposed as Non Material Amendment to 25/02402/F)				
Observations :				
26/01738/CLUP	24/07/2026	Daniel Hack	Dr & Mrs Coleman	46 Cranesbill Drive Bicester
Proposal : Ward: North And Caversfield				

New Applications Received Between 25/06/2026 and 28/07/2026

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Certificate of Lawfulness of Proposed Development for construction of single storey rear extension and associated external works

Observations :

26/01746/NMA

17/07/2026

Hansah Iqbal

Mr P Bishop

6 Jasmine Place
Bicester
OX26 3UT

Proposal : Ward: North And Caversfield

Change of Materials. Timber / Brick - all matching the existing materials and colour. Brick - Timber composite Cladding - Match existing in colour. (proposed as non material amendment to 25/00879/F)

Observations :

26/01749/F

20/07/2026

Sarah Tucker

Graven Hill Purchaser Ltd

D Site Dsdc Graven Hill
Expeditionary Road
Ambrosden

Proposal : Ward: South And Ambrosden

Creation of two Great Crested Newt (GCN) Receptor Ponds and associated works

Observations :

26/01755/NMA

17/07/2026

Lewis Knox

Ms A Hughes

Proposal : Ward: South And Ambrosden

Replace proposed brick finish with render to match NCS 1005 Y10R, and apply timber cladding to initially proposed brick feature panel. PC AL window surround to be replaced with rendered panels (proposed as non material amendment to 23/00191/F)

Observations :

26/01777/DISC

24/07/2026

Linda Griffiths

Ms A Deavy

Phase 2 SW
Bicester Kingsmere Parcel
R East Of Ludlow Road

Proposal : Ward: South And Ambrosden

Discharge of Condition 2 (Window & Door details) of 23/03073/HYBRID

Observations :

New Applications Received Between 25/06/2026 and 28/07/2026

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<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 :- 26

Withdrawn

26/00377/F

10/07/2026	Catherine Harker	Bicester Care Ltd	St Edburghs Church Church Street Bicester OX26 6AY
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Proposal : Ward: South And Ambrosden

RETROSPECTIVE - Change of Use and transformation of an 80 square metre area on the southern wall of St. Edburgh's Church yard grounds into a dedicated children's play area, with associated fencing

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

26/01204/F

14/07/2026	Rebekah Morgan	Mrs N White	Four Winds Banbury Road Bicester OX26 2HH
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Proposal : Ward: West

Build 1no 3 bedroom bungalow on land to rear of property, demolish existing garage to make way for new driveway

Observations : RESOLVED that Bicester Town Council made RAISED CONCERNS on this application due to:
- Objection to over development and access and numerous public complaints.

Applications Received :- 26

Appeal

25/03337/F

20/07/2026	Katherine Daniels	Mr M Miah	Land Adjacent To 71 Wear Road Bicester OX26 2FF
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Proposal : Ward: West

New Applications Received Between 25/06/2026 and 28/07/2026

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Proposed dwelling and access including dropped kerb (self-build)

Observations :

Applications Received :- 26

Amended Plans

21/03558/OUT

03/07/2026

Tom Webster

L&Q Estates Limited

Land On The North
East Side Of Gavray Drive
Bicester**Proposal :** Ward: South And Ambrosden

OUTLINE - Residential development for up to 250 dwellings including affordable housing and ancillary uses including retained Local Wildlife Site, public open space, play areas, localised land remodelling, compensatory flood storage, structural planting and access

The following additional information has been received:

Executive Summary Viability Report

Applicants' response to OCC Highways Comments

Observations : RESOLVED that Bicester Town Council WELCOMES the retention of the Wildlife site.

26/00866/OBL

02/07/2026

Rebekah Morgan

DP9 Ltd

Land North And South
Of Pingle Drive
Bicester**Proposal :** Ward: South And Ambrosden

Discharge of S106 Schedule 12 Clause 1.1 (D) pursuant to application 22/03513/F

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

Applications Received :- 26

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

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District Ref

'C' Contrary to District 'CD' Contrary Delegated

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'D' Delegated

'E' Endorsed by District 'ED' Endorsed Delegated

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
25/01732/F	Approved (With conditions)	2 Blake Road
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
25/02335/REM	Approved (With conditions)	Land North And Adjoining
25/02421/F	Approved (With conditions)	10 Bugloss Walk
25/02424/LB	Approved (With conditions)	FindersKeepers
25/02483/ADV	Approved (With conditions)	FindersKeepers
25/02585/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

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' C ' Contrary to District 'CD' Contrary Delegated

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' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

GRANTED PLANNING PERMISSIONS

25/02923/TPO	Approved (With conditions)	23 London Road
25/02960/F	Approved (With conditions)	67 Ruskin Walk
25/02968/F	Approved (With conditions)	66 Cranesbill Drive
25/02984/F	Approved (With conditions)	23 Ashdene Road
25/03032/F	Approved (With conditions)	72 Fair Close
25/03052/F	Approved (With conditions)	75 Lucerne Avenue
25/03063/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
25/03355/ADV	Approved (With conditions)	40 Sheep Street
26/00010/F	Approved (With conditions)	Annexe Adjacent 12 Kings End
26/00037/F	Approved (With conditions)	8 Chaucer Close

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'D' Delegated
'E' Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

26/00079/F	Approved (With conditions)	2 Purslane Drive
26/00094/F	Approved (With conditions)	Unit 2 Cabot Park
26/00116/F	Approved (With conditions)	25 Churchill Road
26/00180/F	Approved (With conditions)	1 Orpine Close
26/00213/TPO	Approved (With conditions)	Land Adj To 50 Lancaster Close
26/00228/CDC	Approved (With conditions)	39 Sheep Street
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
26/00441/LB	Approved (With conditions)	40 Sheep Street
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

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'C' Contrary to District 'CD' Contrary Delegated

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'D' Delegated

'E' Endorsed by District 'ED' Endorsed Delegated

GRANTED PLANNING PERMISSIONS

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
26/00670/F	Approved (With conditions)	3A Cowper Close
26/00694/F	Approved (With conditions)	42 London Road
26/00701/F	Approved (With conditions)	7 Falcon Mead
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
26/00916/F	Approved (With conditions)	21 Fontwell Road
26/00936/F	Approved (With conditions)	29 Longfields
26/00963/F	Approved (With conditions)	1 Longfields Court
26/00992/F	Approved (With conditions)	63 Spruce Drive
26/01048/TCA	Approved (No Conditions)	Garth Park
26/01067/TPO	Approved (With conditions)	54 Corncrake Way
26/01080/F	Approved (With conditions)	23 Taylor Close
26/01084/F	Approved (With conditions)	Thames Valley Police Authority
26/01105/F	Approved (With conditions)	3 Fair Close
26/01112/F	Approved (With conditions)	9 Fair Close
26/01136/TCA	Approved (No Conditions)	St Edburghs Church

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' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

26/01252/F	Approved (With conditions)	12-14 Sheep Street
26/01301/F	Approved (With conditions)	38 Longfields
26/01382/F	Approved (With conditions)	15 Hereford Close

REFUSED PLANNING PERMISSIONS

25/02726/F	Refused	21 Roman Way
25/03171/F	Refused	102 Ravencroft
25/03349/F	Refused	56 Maple Road
26/00405/F	Refused	6 Dryden Avenue
26/01138/TCA	Refused	St Edburys Church

OTHER PLANNING DETAILS

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

11th August 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 is **RECOMMENDED** to **REVIEW** and **COMMENT** on the Forward Plan.