

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

Members of Public:

Residents of Bicester

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

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

Page 1 of 7

Signed

Dated 1/9/2026

performance.

- The project would be delivered in phases, with an anticipated opening between 2029 and 2030 and full completion by approximately 2040.
- 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/ **Response from Cherwell District Council regarding Elmsbrook Local** 2627 **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

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

Page 2 of 7

Signed N.M

Dated 1/9/26

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

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

Page 6 of 7

Signed *N. M*

Dated *1/9/26*

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