

Minutes of the Planning Committee

A meeting of the **Planning Committee** was held on **Tuesday 11th August 2026** at **19:00hrs** at **The Chamber Room, Bicester Town Council, The Garth, Launton Road, Bicester, Oxon OX26 6PS.**

Present:

Cllr Nick Mawer - **Chair**
 Cllr Chris Pruden
 Cllr Dan Hallett
 Cllr Harry Knight
 Cllr Damien Maguire
 Cllr Paul Wheatley (substitution for Cllr Nick Cotter)
 Cllr Jim Webb
 Cllr John Willett

In Attendance:

Paul Canning, Officer / Deputy Town Clerk
 Chloe Challinger, Mayors PA and Civic administrator

Members of Public:

Residents of Bicester

24/ Apologies for Absence

2627 RESOLVED that apologies for absence were received from Cllr Nick Cotter and Cllr Rachel Mallows. No apologies were received from Cllr Tom Beckett and Cllr Sam Holland.

25/ Declarations of Interest for District & County Councillors

2627 RESOLVED that declarations of interest were received from Cllr Chris Pruden and Cllr John Willett

26/ Minutes of the Planning Committee Meeting

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

- **PL02/2627 – Tuesday 7th July 2026**

Amendments were required to add that members of public were in attendance.

27/ Public Session

2627 RESOLVED that there were members of the public present for the public session.

- Concerns raised regarding the MOD site and the negativity surrounding it without any positive support and if there were a team allocated to promote the positive aspects of the migrants coming to Bicester.
- Concerns were also raised as to when there would be confirmation received regarding the development size at the MOD site.
- It was clarified that there is an advisory body within the District Council due to CDC refusing too many applications as well as being unable to provide a

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Signed

Dated 11/9/26

- response within the specified timeframes.
- It was confirmed that a response is still expected from the Home Secretary.
- A Bicester resident sought advice on submitting individual concerns to CDC.
- It was raised that there is a consensus that the planning committee doesn't meet as often as they did previously resulting in decisions being made by Cherwell District Council before Bicester Town Council is able to comment.
- It was also raised that there have been over 2000 comments on the Puy Du Fou development but has noted that Bicester Town Council has not commented.
- It was confirmed that comments had been made at the previous planning committee meeting on 7th July 2026. The meeting minutes have been sent to Cherwell District Council.
- Officers at Bicester town Council are to review the comments made on the Puy Du Fou development and to set as an agenda item for the next meeting to further discuss.

28/ Response from CDC regarding Elmsbrook Local Centre

2627 RESOLVED that the Committee **NOTED** and **COMMENTED** on the report from CDC regarding Elmsbrook Local Centre.

- Cherwell District Council should be leading with this and be proactive in supporting Bicester Town Council in gaining relevant information previously requested.
- The Deputy Town clerk is to write to the CEO asking them to provide the information being requested.
- CDC councillors mentioned there could be a delay in a response due to those allocated to manage the application at Cherwell District Council being on annual leave.

29/ MOD Site Bicester

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

- Concerns were raised regarding the sharing of information from Cherwell District Council.
- All concerns that had been outlined previously still stand with no reason to amend or change opinions.
- Request that CDC shares any correspondence with BTC and other local parish councils such as Piddington, where the development could or will impact.
- Further information is required before comments can be made by BTC.
- Member of the public raised concerns about the balance of the negative and positive where the migrants could be considered a benefit and not just as a having a negative impact on Bicester. It was suggested that maybe they could complete voluntary work and support local care homes.
- It was explained that there are specific laws that allow them to qualify to be housed in the UK as asylum seekers.
- CDC councillors confirmed that there is a focus group appointed to support and focus on the negatives, specifically looking into the planning and surrounding issues as well as what can be done to alleviate residents' concerns.
- It was proposed that if those seeking asylum were granted and approved then they may then be able to move elsewhere within the country. They wouldn't necessarily be remaining in Bicester.
- Concerns were also raised about not knowing who the people seeking asylum are and surely would require vetting for them to even support within volunteer roles.

Action: Acting Town Clerk to request a copy of the letter that CDC received to ascertain further details.

30/ Graven Hill – 25/01768/HYBRID

2627 RESOLVED that the Committee **NOTED** the report.

- Noted that the application has been approved.
- Update from officer at CDC to answer concerns regarding noise pollution, water, power and substation.
- Concerns raised about the applicant being able to appeal against the decision with the specific conditions. Confirmed this is not expected to happen.
- Committee asked that it be noted that they are disappointed with the decision and the impact on other developments.

31/ Appeal Decision for 71 Ravencroft – 25/01513/F

2627 RESOLVED that the Committee **NOTED** the report.

- Cllrs provided information that CDC were to take enforcement action as this has been dismissed with the landlord living outside the UK.
This is being reviewed and hastened.

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

2627 RESOLVED that the Committee **NOTED** the report.

33/ Update on Large developments and associated issues.

2627 RESOLVED that the Committee had no additional updates.

- Bicester Electric Farm was raised that there had been some small work for the development to keep planning permissions active but there are restrictions due to electric.

34/ Planning Applications from Cherwell District Council

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

20/012789/OBL – OS Parcel 2778 Grange Farm North West

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

25/01792/OBL – OS Parcel 2778 Grange Farm North West

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

26/00664/F – Ground Floor Flat 12 Banbury Rd

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 **RAISED CONCERNS** on this application.

- The town council is concerned about the additional cars that could cause issues locally as well as the access concern for pedestrians and vehicles.
- The gate access should not negatively impact the public footpath.

26/00987/F – 2 Orchard Way

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

- BTC stated that advice should be followed from the County Highways.

26/01471/EL – Street Record Pingle Drive

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

26/01568/F – 20 Sommerville Drive

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

26/01580/DISC – Phase 2 SW Bicester

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

26/01594/LB – Claremont House

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

26/01611/ADV – Buildings 401, 402 and 403 The Ranges Bicester Motion

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

26/01642/TPO – 6 Ty Craig

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

26/01655/F – 50 4 Trefoil Drive

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

26/01665/F – 23 Wear Road

RESOLVED that Bicester Town Council **RAISED CONCERNS** on this application.

- Residents could deem it that the applicant has been gifted additional allocated parking that is part of the Highway.
- The committee would like it noted that they do not agree that the applicant automatically gets the parking space as it is public parking.
- Raised that the applicant does not obstruct the public right of way.
- Concerns about safety.
- Cllr Hallett would like it noted that they strongly disagree with the committee on the matter

26/01683/OBL – Land North and South of Pingle Drive

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

26/01725/DISC – OS Parcel 5700 South West of Grange Farm Street

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

26/01732/F – 27 Partridge Chase

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

26/01737/NMA – 27 Maple Road

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

26/01738/CLUP – 46 Cranesbill Drive

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

26/01746/NMA – 6 Jasmine Place

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

26/01749/F – D Site Dsdc Graven Hill

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

- Committee would like it noted the concerns of the sustainability and longevity of the water ponds due to weather conditions.
- Clarification on planned depth as well as the safety concerns if more than 3ft deep.

26/01755/NMA – South Ambrosden

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

26/01777/DISC – Phase 2 SW Bicester Kingsmere Parcel

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

26/00377/F – St Edburg's Church

RESOLVED that Bicester Town Council that the application has been **WITHDRAWN**.

26/01204/F – Four Winds

RESOLVED that Bicester Town Council that the application has been **WITHDRAWN**.

26/03337/F – Land Adjacent to 71 Wear Road

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

21/03558/OUT – The Ranges Bicester Motion Skimmingdish Lane

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

26/01431/NMA – Land on the North East Side of Gavray Drive

RESOLVED that Bicester Town Council **COMMENTED** on this application.

- BTC is desirous of the wildlife site being maintained but request executive summary is rigorously scrutinised to meet the affordable housing quota.

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

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

35/ Notification of Planning Decisions from Cherwell District Council

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

36/ Forward Plan

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

- BTC is awaiting a meeting at CDC for an update on Market Square.

37/ Date of next Meeting:

2627 Tuesday 1st September 2026 – 7pm, The Chambers, The Garth, Launton Road

CLOSE OF MEETING: 20:03hrs