

Minutes of the Planning Committee

A meeting of the **Planning Committee** was held on **Tuesday 1st September 2026** at **19:00hrs** at **The Chamber Room, Bicester Town Council, The Garth, Launton Road, Bicester, Oxon OX26 6PS**.

Present:

Cllr Nick Mawer - **Chair**
Cllr Dan Hallett
Cllr Harry Knight
Cllr Damien Maguire
Cllr Jim Webb
Cllr John Willett

In Attendance:

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

Members of Public:

Residents of Bicester

38/ Apologies for Absence

2627 RESOLVED that apologies for absence were received from Cllr Chris Pruden. It was noted that no apologies were received from Cllr Tom Beckett, Cllr Nick Cotter, Cllr Sam Holland and Cllr Rachel Mallows.

39/ Declarations of Interest for District & County Councillors

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

40/ 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.

- **PL03/2627 – Tuesday 11th August 2026**

41/ Public Session

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

- A Bicester resident has requested a reply from the government regarding the MOD site. Planning Chair stated will endeavour to keep chasing responses.

42/ Puy du Fou UK (Planning Application 25/02232/OUT

2627 RESOLVED that the Committee **NOTED** and **COMMENTED** on the Puy du Fou UK Planning Application.

- The Committee agreed in principle to welcome the Puy du Fou application, but with significant safeguards.
- Members recognised potential economic and employment benefits and noted broad local support, while expressing concerns about traffic impacts (particularly

at M40 Junction 10), scepticism over projected rail usage, and possible noise effects on nearby areas.

- The Committee will request highway improvements at Junction 10, robust noise mitigation, substantial landscaping including mature tree planting to support screening and biodiversity, enhanced sustainable travel options, realistic traffic modelling, and specific traffic management measures for major event days (e.g. British Grand Prix, MotoGP and other large events).

43/

2627 Update on Large developments and associated issues.

RESOLVED that the Committee had no additional updates.

- Chair requested an invitation be sent to Graven Hill Development Corporation to come and visit us, Planning Officer to action.

44/

2627 Planning Applications from Cherwell District Council

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

25/02767/LB – Old Manor House 16 Kings End

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

26/01762/REN56 – Cherwell Laboratories 6-8 Launton Business Centre Murdock Road

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

26/01858/DISC – 12-14 Sheep Street

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

26/01881/F – Brecon House 12 Almond Road

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

- Declare interest, property is known.
- Choosing not to pass comment.

26/01891/F – 4 Masefield Close

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

26/01892/F – 42 Goodwood Close

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

- Committee would like it noted the concerns on the overall size and intended use.

25/02232/OUT – Land North & East Manor Farm Bainton Road Bucknell

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

- The Committee agreed in principle to welcome the Puy du Fou application, but with significant safeguards.
- Members recognised potential economic and employment benefits and noted broad local support, while expressing concerns about traffic impacts (particularly at M40 Junction 10), scepticism over projected rail usage, and possible noise effects on nearby areas.
- The Committee will request highway improvements at Junction 10, robust noise mitigation, substantial landscaping including mature tree planting to support screening and biodiversity, enhanced sustainable travel options, realistic traffic modelling, and specific traffic management measures for major event days (e.g.

British Grand Prix, MotoGP and other large events).

26/00917/F – 7 Odsey Close

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

- **RESOLVED** that this was an invalid application.

45/ Notification of Planning Decisions from Cherwell District Council

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

46/ Forward Plan

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

- Cllr questioned whether there was any movement on the funding for the cemetery. Officer made comments regarding the cemetery.

47/ Date of next Meeting:

2627 Wednesday 7th October 2026 – 7pm, The Chambers, The Garth, Launton Road

CLOSE OF MEETING: 19:35hrs