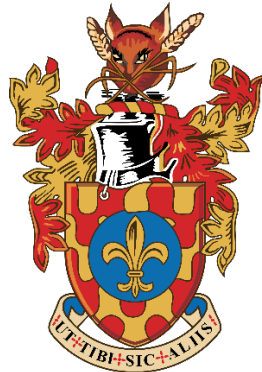


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Bicester Town Council



BICESTER
TOWN COUNCIL

Planning Committee Meeting

Ref: PL05/2627

Wednesday 7th October 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

Thursday 1st October 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 **Wednesday 7th October 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 - 6)

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

- **PL04/2627 – Tuesday 1st September 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. MOD Site A Bicester

The committee is requested to **NOTE** the Council's submission to the Government's consultation.

(Pages 7 - 13)

6. Planning Applications from Cherwell District Council

(Pages 14 - 21)

The Committee is asked to **CONSIDER** and **COMMENT** on the attached list of applications.

Members are advised that the full planning applications are available for inspection on the Cherwell District Council website.

7. Notification of Planning Decisions from CDC

(Pages 22 - 27)

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

8. Forward Plan

(Page 28)

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

9. Date of Next Meeting

Wednesday 18th November 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 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

Minutes: PL04/2627: Planning Committee Meeting
Tuesday 1st September 2026

Page 1 of 3

Signed

Dated

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.

Signed

Dated

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



BICESTER TOWN COUNCIL PLANNING COMMITTEE

Wednesday 7th October 2026

Chair: Cllr Nick Mawer

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

Officer: Paul Canning

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

Ward Affected: ALL

MOD Site A Bicester

1. Background

Following the Extraordinary General Meeting (EGM) of the Full Council, reference BTC04b.2627, held on 16 September 2026, further concerns have been raised regarding the proposed MOD Site A at Bicester.

These concerns include the potential impact on local biodiversity and the possible environmental consequences associated with the development. In addition, further cost implications were identified within the Countryside Communities presentation, which highlighted additional financial considerations that had not previously been fully addressed.

2. Overview

The above matters raise significant questions regarding the potential environmental and financial impacts of the proposed MOD Site A development and warrant further consideration and clarification before any decisions are progressed.

Concerns were raised over the site's suitability, access, flooding/sewage, ecological impacts and protected species, alongside claims that the application was rushed, incomplete and inaccurate. A pre-action protocol letter had been issued, with donations funding the initial stage and further legal costs potentially substantial. Parish councils, businesses and residents had pledged support, amid concerns about community division.

Councillors questioned legal costs, representation and potential pro bono support. The C.I.C. confirmed costs were based on KC/barrister advice and that any Council funding

would be restricted to the legal campaign. Support was given in principle, subject to written assurances on fund use.

An objection letter to the Planning Application of MOD Site A, Bicester (see Appendix 5a.) was submitted and it was resolved that the members in attendance of the council meeting approved the objection letter but with the following amendments:

- Strengthening the ecological objections, particularly regarding the presence of protected species
- The need for detailed surveys
- Great-crested newt survey due to close locality with the proposed site.

3. The committee is requested to **NOTE** the Council's submission to the Government's consultation.



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W: www.bicester.gov.uk

16 September 2026

By email: crown casework@communities.gov.uk

Application reference: PCU/RARE/C3105/3378843

Subject: Objection to planning application PCU/RARE/C3105/3378843, Site A, MOD Bicester, Bicester Garrison, Launton Road, Oxfordshire, OX25 1AE

Bicester Town Council resolved at its meeting on Wednesday 16 September that it strongly opposes the Government's plan to house asylum seekers on Site A of MOD Bicester in the village of Piddington. The Acting Town Clerk was authorised to submit the following points of objection.

1. Disproportionate Scale

A smaller proposal for approximately 750 people on this land was refused by an independent Planning Inspector in 2003 and subsequently cancelled. The current proposal is significantly larger, seeking accommodation for up to 1,256 people.

Piddington is a very small rural community with approximately 315 residents. The proposed accommodation would represent an increase equivalent to almost four times the existing population, producing a resulting population of approximately 1,565 — meaning the existing community would be required to absorb a population almost five times its current size.

This is not a modest increase. It represents a fundamental change to the scale and character of the settlement and surrounding area, and it is essential that the proposal is judged on its proportionality and impact on the existing community and local infrastructure — not simply on whether the physical MOD buildings can contain the proposed number of people.

The National Audit Office has previously raised serious concerns about the Home Office's large-sites asylum accommodation programme. Its March 2024 findings concluded that the programme was expected to cost more overall than the hotels it was intended to replace, rather than delivering the savings originally projected.

2. Deficiencies in the Evidence Base

- The Home Office's own application documents acknowledge that parts of the evidence base remain incomplete. Its ecological consultant states that its survey cannot be considered a comprehensive assessment, while species surveys remain outstanding. The objection evidence also identifies missing biodiversity and fire-safety information.
- No borehole investigation has been undertaken to test the ground for contamination.
- A 2010 land quality assessment found areas investigated were generally unsuitable for redevelopment to a domestic end use without remediation, and identified potential contamination risks at Site A. The more recent assessment does not resolve the contamination question raised by that earlier work. Site A was used for military storage and logistics, not as a residential community, and questions also remain about asbestos in the existing buildings and the remediation this would require.
- The main accommodation is proposed on one of the lowest and most flood-prone parts of the site, and the evidence identifies significant surface-water flood risk with unresolved questions around drainage and attenuation.
- The Transport Assessment repeatedly refers to the B1104 rather than the B4011, which borders the site — evidence of shoddy desktop research. There is a history of injury collisions on the nearby B4011 and the lack of a continuous footway or lighting along much of the route.

- The application does not demonstrate a confirmed, reliable permanent electricity or wastewater solution. The Utilities and Infrastructure Assessment says the condition and capacity of the existing electricity network cannot presently be relied upon, while questions also remain over sewage capacity, the proposed wastewater arrangements, and the capacity of local communications and telecoms infrastructure to support the development.

The preliminary ecological assessment

The preliminary ecological assessment is flawed. It states that there are no records of bats, great, crested newts, dormice, badgers, reptiles, amphibians or rare plants within 2km of the site. However, a proper search of the correct records shows 12 bat species (several right next to the site), widespread evidence of great, crested newts including on the site itself, badgers just 300m away, otter, polecat and hazel dormouse close by, and 188 records of rare and protected wildflowers — including one so scarce it has its own county recovery plan. [Great Crested newts are a protected species and a detailed survey must be carried out. Natural England have not closed out their advice on the neighbouring SSSI. There are concerns about the course of effluent and where it will end up.](#)

3. Justification for Urgency and Consideration of Alternative Sites

The application is being progressed through the Urgent Crown Development process, which bypasses the normal planning route and materially shortens the opportunity for scrutiny. We have not seen a formal statement of national importance or a formal statement of urgency published alongside the application, and no evidence has been presented as to if alternative, less harmful sites were properly considered before Piddington was selected.

Given the significance of departing from the standard process, the relevant authorities should publish clear evidence explaining why this site was chosen, why the matter is genuinely urgent, and what alternative sites were assessed and on what basis they were rejected. Urgency should not be used as a substitute for evidence.

4. Inadequate Consultation Period

The Town Council has already made representations to increase the consultation period. The published representation period runs from 7 to 17 September 2026 — just 11 days, roughly half the 21-day minimum that applies to ordinary planning applications under the Town and Country Planning Act 1990, and that is prescribed at every stage of the standard Crown Development route.

Nearly two months passed between the application being submitted on 6 July 2026 and it being published for comment on 2 September 2026, and its supporting documents run to well over 1,000 pages across multiple technical disciplines. Eleven days does not give residents, councils or technical specialists a fair opportunity to examine an application of this scale and complexity.

5. Isolation of the Site and Lack of Local Facilities

Site A is several miles from central Bicester and is a rural, relatively isolated former military site. Piddington does not have the facilities that would ordinarily be expected to support a population of this size. There is no village shop, no public house, and no comparable local facility providing residents with everyday access to basic goods and services.

A substantial number of the proposed residents would inevitably need to travel outside Piddington for necessities, healthcare, shopping, recreation, legal support and other services. This raises significant questions regarding the availability and capacity of public transport, traffic generation, pedestrian safety, access to healthcare and legal advice, pressure upon neighbouring communities and their facilities, access to shops and essential services, the capacity of local public services, and the ability of the surrounding area to accommodate such a substantial additional population. The proposal should therefore not be assessed solely based on the site itself; its impact on neighbouring villages and the wider local area must also be properly considered.

6. Absence of Pavements and Pedestrian Infrastructure

Piddington is a rural settlement and does not have a comprehensive network of pavements capable of accommodating large numbers of pedestrians. If 1,250 additional residents are placed at the site, there will inevitably be substantially more pedestrian movement between the site, public transport, neighbouring settlements and local facilities — creating legitimate concerns about highway and pedestrian safety, particularly where people are required to walk alongside rural roads without pavements.

A detailed and independent assessment should therefore establish anticipated pedestrian movements, the routes likely to be used, the adequacy of existing footways, road crossing requirements, traffic speeds, visibility, accident risks, public transport access, and whether additional pedestrian infrastructure is required.

7. Inadequate Street Lighting

There is a further concern regarding street lighting, particularly where lighting is switched off overnight. The combination of a large additional population, rural roads, limited pedestrian infrastructure and inadequate overnight lighting creates a legitimate road and pedestrian safety concern. It would be unreasonable to expect significant numbers of people to walk through an unlit rural environment without first establishing that the routes are safe and suitable. The relevant authorities should provide evidence of a specific night-time pedestrian and highway safety assessment undertaken considering the proposed accommodation.

8. Pressure on Healthcare and Public Services

An additional population of approximately 1,250 people would inevitably create additional demand for local services. Questions must therefore be answered regarding the capacity of GP surgeries, dentists, pharmacies, hospitals, ambulance services, mental health and welfare services, interpreter and translation services, police, and fire and rescue services. It should not simply be assumed that existing services have sufficient capacity: the proposal should be accompanied by clear evidence that the relevant service providers have been consulted and that the additional demand has been assessed and appropriately resourced. Should the government provide these services on site then community cohesion will be severely affected considering that it is currently impossible to register with an NHS dentist for example in Bicester.

9. Emergency Services and Access

The rural nature of Piddington also raises concerns about emergency access. The authorities should demonstrate that the increased population can be adequately served by emergency services and that there are appropriate arrangements for emergency vehicle access, evacuation, fire safety, medical emergencies, policing, safeguarding and emergency communications. The potential increase in demand should be assessed against the existing capacity of the relevant services, rather than considered in isolation.

10. Safeguarding and Community Wellbeing

The proposal would accommodate a large population of single adult men at a rural site directly adjoining small, settled communities. This requires a clear, evidence-led safeguarding assessment covering both the wellbeing of the people accommodated and the safety of the surrounding community, including women, children and other vulnerable residents.

We have not seen evidence of what policing and reporting arrangements would be put in place, how walking routes, lighting and public transport safety have been assessed with this specific population in mind, or how any concerns raised by residents would be received and acted upon. The Government should set out these arrangements clearly before any decision is made, rather than leaving them to be resolved after the site becomes operational. The Police and Crime Commissioner for Thames Valley has already raised many of these concerns.

11. Impact on Neighbouring Communities

Because Piddington has very limited local facilities, many of the proposed residents will necessarily use facilities in neighbouring communities. The proposal could therefore place additional pressure on nearby shops, supermarkets, GP surgeries, dentists, pharmacies, bus services, railway stations, roads, public spaces and emergency services. The assessment should consider the cumulative impact across the wider area, rather than restricting consideration to the physical boundary of the MOD site.

12. Community Cohesion and the Character of Town and Village

The introduction of a population almost four times the size of the existing community cannot reasonably be regarded as having no effect on the character and functioning of the village. This does not mean the existing community is unwilling to welcome newcomers; rather, it recognises that successful integration and community cohesion require appropriate scale, facilities, transport, services and resources. A proposal of this magnitude requires a clear plan demonstrating how community cohesion will be supported and how both existing and new residents will be able to access appropriate services

and facilities. Whilst the impact on community cohesion will be most strongly felt in the village of Piddington, there is already evidence within Bicester that community cohesion is fraying.

13. Suitability of the Site

The fundamental question is whether this is an appropriate location for accommodation on this scale. The fact that the MOD site may contain buildings capable of being converted into accommodation does not demonstrate that the location is suitable for 1,250 residents. The assessment should consider the whole environment in which residents will live, including transport, healthcare, pedestrian infrastructure, lighting, shops, emergency services, recreation, access to support services and the impact on surrounding communities. A site that is physically capable of accommodating people is not necessarily one that is socially, environmentally or infrastructurally suitable for accommodating them at this scale.

14. Cost and Value for Money

No full cost for the proposal has been published. As residents and taxpayers, we ask that the Government publish the conversion, infrastructure, remediation, operating and long-term costs associated with Site A, together with how these compare with the alternatives being replaced. The National Audit Office has previously found that the Home Office's large-sites asylum accommodation programme was expected to cost more overall than the hotel provision it was intended to replace, rather than delivering the savings originally projected; this history makes published, site-specific costings for Site A even more important.

15. Accountability and Lines of Responsibility

A proposal of this scale involves multiple public bodies and contractors — including the Home Office, the Ministry of Defence, the site operator, local authorities, the police, the NHS and fire and rescue services — who may each hold different responsibilities. Before the proposal proceeds, the Government should make clear who assessed each significant risk, who is responsible for mitigating it, who will fund the necessary measures, who will monitor whether they work, and who is accountable if they fail. Public safety requires public accountability, and this should be set out clearly rather than assumed.

16. Request for Full Evidence and Assessments

Before any decision is made, we ask that the relevant authorities publish or make available the evidence and assessments underpinning the decision to identify Piddington as a suitable location. We request evidence addressing:

1. Highway and traffic impact, including a current Transport Assessment
2. Pedestrian and road safety
3. Night-time pedestrian safety
4. Public transport capacity
5. Healthcare capacity, including a health-impact assessment
6. Police and emergency service capacity
7. Fire safety and emergency evacuation
8. Safeguarding of residents and the surrounding community, including women, children and other vulnerable people, and the policing and reporting arrangements that would be in place
9. Waste and refuse management
10. Water, sewage, electricity and communications capacity, including a utilities-capacity report
11. Environmental impact and protected-species surveys
12. Site condition, including contamination, discarded munitions, and asbestos, and the remediation required
13. Community cohesion
14. Impact upon neighbouring settlements
15. The cumulative impact of the proposed population increase
16. An equality-impact assessment
17. A formal statement of national importance and a formal statement of urgency justifying the use of the Urgent Crown Development process
18. What alternative sites were considered and why they were rejected

19. The full cost of the proposal, including conversion, infrastructure, remediation, operating and long-term costs
20. Clear lines of accountability across all bodies involved in delivering and overseeing the proposal
21. Why a site accommodating approximately 1,250 people has been considered proportionate and appropriate for a community of approximately 315 existing residents and a small market town.

17. Conclusion

We respectfully request that the proposal is reconsidered, and that an alternative and more proportionate location is identified.

The issue is not whether migrants should receive appropriate accommodation. They should. The issue is whether it is reasonable or sustainable to place approximately 1,250 additional people in a small rural community of approximately 315 residents which has no shop, no public house, limited local facilities, inadequate pedestrian infrastructure and limited overnight street lighting and very poor links to the local town.

Such a substantial population increase requires substantially more than suitable buildings. It requires appropriate infrastructure, transport, healthcare, emergency provision, pedestrian safety measures, public services and a realistic strategy for supporting both the existing community and those being accommodated.

In the absence of compelling evidence demonstrating that these matters have been properly assessed and adequately addressed, we believe there are serious grounds to conclude that the proposed site is unsuitable for accommodation on the scale proposed. We therefore respectfully ask that this objection is formally recorded and fully considered before any decision is made.

Yours faithfully,

Paul Canning
The Acting Town Clerk
For and on behalf of Bicester Town Council

Printed on :- 22/09/2026

Bicester Town Council

Page 1

New Applications Received Between 17/08/2026 and 22/09/2026

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
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New Application

25/01820/HYBRID

16/09/2026	Sarah Tucker	Albion Land Asset Management	Alchester Parklands Ploughley Road Arncott OX25 2SP
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Proposal : Ward: South & Ambrosden

Hybrid application comprising: 1) outline planning permission for up to 600 dwellings with all matters reserved except for access and 2) use of existing site as biodiverse public parkland and community woodland

Observations : RESOLVED that Bicester Town Council is aware that this application is outside the current town boundary but wishes to RAISE CONCERNS

- Bicester Town Council feels it will impact the town and that the development should not be brought forward without the southeast relief road (link road) being constructed
- And Vehicular access at the London Road crossing being secured
- The strategic gap between Bicester and Ambrosden will be closed
- The application site is not in the Local Plan recently approved by the LPA

25/03098/F

09/09/2026	Rebekah Morgan	Mr J A Calcutt	Land South East of Alchester Terrace Bicester
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Proposal : Ward: South And Ambrosden

Erection of 6 No dwellings with associated landscaping

Observations : Bicester Town Council has RAISED CONCERNS.

26/00675/F

15/09/2026	Daniel Hack	Mrs A Hooton	82 Coopers Green Bicester OX26 4US
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Proposal : Ward: East

Landscape front garden with hardstanding

Observations :

26/01368/CDC

02/09/2026	Hansah Iqbal	Miss L Rhodes	Sainsburys Pioneer Square Bure Place Bicester OX26 6FA
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Proposal : Ward: East

The installation of marine plyboards for public art murals use on the side of the building

Observations :

26/01664/F

18/08/2026	Gemma Magnuson	Mr and Mrs N Clemmett	102 Ravencroft Bicester OX26 6YQ
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Proposal : Ward: South And Ambrosden

Proposed side extension to existing bungalow

New Applications Received Between 17/08/2026 and 22/09/2026

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
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Observations :**26/01929/CLUE**

19/08/2026	Tom Ansell	M Ponting	Unit 1 Churchill Road Bicester OX26 4PZ
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Proposal : Ward: East
Certificate of Lawfulness of Existing Use for Use of Unit 1 as Class E

Observations :**26/01937/DISC**

21/08/2026	Sarah Tucker	LNT Care Developments	Otwell House 2 Anniversary Avenue East Ambrosden OX25 2EE
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Proposal : Ward: South And Ambrosden
Discharge of Condition 10 (Drainage) of 24/02058/F.

Observations :**26/01949/F**

18/08/2026	Hansah Iqbal	Mr D Luckett	10 Kennedy Road Bicester OX26 2BG
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Proposal : Ward: West
Proposed single storey rear extension forming dressing room, garage extension, conversion of part of existing garage to form lobby and wet room. Re-position existing conservatory.

Observations :**26/01968/CDC**

02/09/2026	Samuel Dix	L Didcock	Whitelands Farm Sports Ground Whitelands Way Bicester OX26 1AJ
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Proposal : Ward: South And Ambrosden
Creation of a synthetic turf pitch including fencing, floodlighting, storage container, pathways, spectator areas and ancillary equipment

Observations :**26/01996/F**

26/08/2026	Hansah Iqbal	Mr A Brock	28 Hawthorn Walk Bicester OX26 3US
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Proposal : Ward: North And Caversfield
Single storey rear extension and part conversion of garage to home/office

Observations :**26/01999/OUT**

27/08/2026	Rebekah Morgan	Bicester Motion Limited	Land at former RAF Bicester Bicester
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Proposal : Ward: Launton And Otmoor
Outline planning application for The Rushes (with all matters reserved apart from access) comprising of Commercial, Business and Services Uses (Class E), Light Industrial (Class B2),

New Applications Received Between 17/08/2026 and 22/09/2026

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
Storage (B8), Local Community and Learning Uses (Class F) and vehicle circuits and events use (Sui Generis) plus associated landscape, access, parking, associated infrastructure and ancillary works				
Observations :				
26/02001/OUT				
	27/08/2026	Rebekah Morgan	Bicester Motion Limited	Plot M Motion Living Bicester Motion Buckingham Road Bicester
Proposal : Ward: Launton And Otmoor Outline planning application for Motion Living (with all matters reserved apart from access) for the provision of (up to) 200 apartments with associated landscape, access, parking, infrastructure and ancillary works, recreation and leisure space (including formal and informal amenity space and biodiversity enhancement)				
Observations :				
26/02003/F				
	28/08/2026	Rebekah Morgan	TUAL	The Motor Shed Building 135 Bicester Motion Heritage Buckingham Road OX27 8AL
Proposal : Ward: Launton And Otmoor Internal and external alterations				
Observations :				
26/02004/LB				
	28/08/2026	Rebekah Morgan	TUAL	The Motor Shed Building 135 Bicester Motion Heritage Buckingham Road OX27 8AL
Proposal : Ward: Launton And Otmoor Internal and external alterations				
Observations :				
26/02007/OUT				
	27/08/2026	Rebekah Morgan	Bicester Motion Limited	Plot F The Ranges Bicester OX26 5AR
Proposal : Ward: Launton And Otmoor Outline planning application for The Ranges Connection (with all matters reserved apart from access) for the provision of mixed-use business, industrial, commercial, service (Classes B2 and E) and ancillary storage space, with recreation and leisure space (including formal and informal amenity space and biodiversity enhancement); plus associated landscape, access, parking, associated infrastructure and ancillary works				
Observations :				
26/02012/F				
	26/08/2026	Samuel Dix	Invictus Fitness Centre	41 Murdock Road Bicester OX26 4PP
Proposal : Ward: East Change of Use of a building from light industrial use (Use Class E(g)(iii)) to a gym (Use Class E(d)), including provision of a mezzanine floor, car and cycle parking, soft landscaping and				

New Applications Received Between 17/08/2026 and 22/09/2026

Item No :

Ref No :

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
associated works				
Observations :				
26/02023/F	04/09/2026	Rebekah Morgan	Value Retail Management	Land North And South Of Pingle Drive Bicester
Proposal : Ward: South And Ambrosden Installation of a switchboard and transformer to serve Bicester Village				
Observations :				
26/02039/DISC	04/09/2026	Rebekah Morgan	Value Retail Management (Bices	Land East of Oxford Road and to the North And South Of Pingle Drive Bicester
Proposal : Ward: South And Ambrosden Discharge of condition 29 (Means of enclosure) of 22/03513/F				
Observations :				
26/02045/F	01/09/2026	Hansah Iqbal	Mr C Hart	6 Sterling Close Bicester OX26 4XW
Proposal : Ward: East Erection of a single storey garden building with an A/C unit on rear elevation				
Observations :				
26/02065/F	19/08/2026	Daniel Hack	Mr D Rigby	25 Priory Road Bicester OX26 6BL
Proposal : Ward: South And Ambrosden Proposed rear roof extension with associated internal and external works				
Observations :				
26/02077/ADV	02/09/2026	Samuel Dix	The Police & Crime	Thames Valley Police Forensic Unit Howes Lane Bicester OX26 2ZA
Proposal : Ward: West Illuminated Totem Sign to Front of Building				
Observations :				
26/02098/DISC	11/09/2026	Sarah Tucker	Mr A Walker	Phase 3A and 3B Zone 4 Graven Hill Road Ambrosden
Proposal : Ward: South And Ambrosden Discharge of Condition 9 (EV charger) of 25/00882/F				

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Observations :				
26/02109/CLUP				
	07/09/2026	Hansah Iqbal	Mr & Mrs M Whayman	1 Betony Way Bicester OX26 3WR
Proposal : Ward: North And Caversfield Certificate of Lawfulness of Proposed Development for the demolition of existing bay window and construction of rectangular bay, with brick walls to match existing, lean-to tiled covered roof to match existing, white uPVC doors and windows to match existing.				
Observations :				
26/02129/TEL56				
	26/08/2026	Tom Ansell	N/A	Thames Valley Police Authority Police Station Queens Avenue Bicester OX26 2NT
Proposal : Ward: West Installation of power generator cabin and ancillary works thereto				
Observations :				
26/02133/F				
	11/09/2026	Hansah Iqbal	Mr & Mrs L & C Genuard	9 Derwent Road Bicester OX26 2JA
Proposal : Ward: West Two-storey side extension incorporating the raising of the existing single-storey side element, with alterations to the front elevation including a repositioned front entrance and new entrance canopy.				
Observations :				
26/02170/CLUP				
	11/09/2026	Hansah Iqbal	Mr Y He	57 Blake Road Bicester OX26 3HH
Proposal : Ward: North And Caversfield Conversion of roof space to habitable use to include a rear dormer, 5 front rooflights and conversion of roof from hip to gable end.				
Observations :				
26/02186/TPO				
	07/09/2026	Iain Osenton	Mr R Casbolt	1 Lodge Close Bicester OX26 3TE
Proposal : Ward: North And Caversfield H1- Beech, multiple trees, previously reduced back in 2020, to carry out a re reduction pruning back to previous target points whilst retaining a natural cohesive crown form - subject to TPO 01/1995				
Observations :				

New Applications Received Between 17/08/2026 and 22/09/2026

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<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
26/02190/SO	28/08/2026	Rebekah Morgan	Bicester Motion	Plot F The Ranges Bicester Motion Heritage Bicester OX26 5AR
Proposal : Ward: Launton And Otmoor Request for Screening Opinion under Part 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in relation to Outline Planning for The Ranges connection (with All Matters Reserved apart from access) for the provision of mixed-use business, industrial, commercial, service Classes B2 and E and ancillary storage space, with recreation and leisure space (including formal and informal amenity space and biodiversity enhancement); plus associated landscape, access, parking, associated infrastructure and ancillary works at Bicester Motion, Bicester				
Observations :				
26/02191/SO	28/08/2026	Rebekah Morgan	Bicester Motion	Land At Former Raf Bicester Bicester Motion Heritage Buckingham Road
Proposal : Ward: Launton And Otmoor Request for screening opinion under part 2 of the town and country planning (environmental impact assessment) regulations 2017 in relation to outline planning application for the rushes (with all matters reserved apart from access) comprising of commercial, business and services uses (class e), light industrial (class b2), storage (b8), local community and learning uses (class f) and vehicle circuits and events use (sui generis), plus associated landscape, access, parking, associated infrastructure and ancillary works				
Observations :				
26/02192/SO	28/08/2026	Rebekah Morgan	Bicester Motion	Plot M Motion Living Bicester Motion Heritage Buckingham Road Bicester
Proposal : Ward: Launton And Otmoor Request for Screening Opinion under Part 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 in relation to 26/02001/OUT for Motion Living (with all matters reserved apart from access) for the provision of (up to) 200 apartments with associated landscape, access, parking, infrastructure and ancillary works, recreation and leisure space (including formal and informal amenity space and biodiversity enhancement)				
Observations :				
26/02206/LB	21/09/2026	Hansah Iqbal	Nationwide Property Services (	33 Market Square Bicester OX26 6AG
Proposal : Ward: East Remedial works to facade, roof, shopfront, windows, damp treatment to facade, replacement of rainwater goods with internal Banking Hall damp treatment				
Observations :				
26/02221/F	11/09/2026	Hansah Iqbal	O'Callaghan	1 Fairford Way Bicester OX26 4YG

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Proposal : Ward: East Two storey side extension Observations :				
26/02238/TCA	07/09/2026	Iain Osenton	Mr and Mrs Keddell	The Old Vicarage Church Street Bicester OX26 6AY
Proposal : Ward: South And Ambrosden T1 Beech - cut back to create 1.5 metres clearance from the residence and 3.5 metres clearance above ground level G2 Lime group - Crown raise to 2.4 metres above ground level Observations :				
26/02313/F	17/09/2026	Daniel Hack	Mr M Lucavetchi	74 Fair Close Bicester OX26 4YR
Proposal : Ward: East Roof alterations and loft conversion to create a rear flat-roofed dormer Observations :				
26/02317/F	17/09/2026	Hansah Iqbal	Mr & Mrs Coleman	46 Cranesbill Drive Bicester OX26 3WQ
Proposal : Ward: North And Caversfield Construction of a single-storey rear extension and associated external works. Observations :				
26/02324/TPO	18/09/2026	Iain Osenton	L Haigh	Glen Rosa 7 Banbury Road Bicester OX26 2HH
Proposal : Ward: West T1 - Sycamore/Maple - 15% crown reduction alongside the removal of deadwood throughout the canopy Subject to TPO 009/2002. Observations :				
26/02332/DISC	11/09/2026	Sarah Tucker	Tritax Symmetry Bicester 3 Ltd	Land North West Of Windmill Nurseries London Road Bicester
Proposal : Ward:Launton And Otmoor Discharge of part Condition 30 (details and specifications of the Pump Station, PV Inverter, Sprinkler Tanks and Pump House) of 24/03259/F Observations :				

New Applications Received Between 17/08/2026 and 22/09/2026

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<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
26/02333/F	21/09/2026	Daniel Hack	Mr D Andrews	4 Harrier Way Bicester OX26 4YU

Proposal : Ward: East
Erection of single storey rear part side, canopy extension with associated internal and external works

Observations :

26/02334/F	21/09/2026	Hansah Iqbal	Mr G Parker-Hunt	50 George Street Bicester OX26 2EH
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Proposal : Ward: West
Proposed front and side extension with associated internal and external works

Observations :

26/02345/F	21/09/2026	Hansah Iqbal	Dr S Broderick	30 Fair Close Bicester OX26 4YW
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Proposal : Ward: East
Removal of existing shed and erection of garden office with WC and associated external works.

Observations :**Applications Received :- 40**

Agenda Item 7

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

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Tue 22 September 2026

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
25/02565/F	Approved (With conditions)	1-3 Sheep Street
25/02687/F	Approved (With conditions)	8 Cartmel Mews
25/02797/TPO	Approved (With conditions)	Street Record Garth Court
25/02818/LB	Approved (With conditions)	7 Market Square
25/02828/LB	Approved (With conditions)	18 Kings End
25/02839/F	Approved (With conditions)	20 Sandpiper Close
25/02903/F	Approved (With conditions)	74 Willow Drive

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GRANTED PLANNING PERMISSIONS

25/02923/TPO	Approved (With conditions)	23 London Road
25/02960/F	Approved (With conditions)	67 Ruskin Walk
25/02963/LB	Approved (With conditions)	14 Market Square
25/02968/F	Approved (With conditions)	66 Cranesbill Drive
25/02971/ADV	Approved (With conditions)	14 Market Square
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
25/03310/REM	Approved (With conditions)	Unit D1 Graven Hill
25/03314/F	Approved (With conditions)	59 Woodfield Road
25/03329/F	Approved (With conditions)	Land At Telford

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council**Minute Ref****Tue 22 September 2026****District Ref**

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GRANTED PLANNING PERMISSIONS

25/03338/F	Approved (With conditions)	160 Ravencroft
25/03355/ADV	Approved (With conditions)	40 Sheep Street
26/00008/F	Approved (With conditions)	Bin Bay Flats 62 To 104
26/00010/F	Approved (With conditions)	Annexe Adjacent 12 Kings End
26/00037/F	Approved (With conditions)	8 Chaucer Close
26/00079/F	Approved (With conditions)	2 Purslane Drive
26/00094/F	Approved (With conditions)	Unit 2 Cabot Park
26/00116/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

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GRANTED PLANNING PERMISSIONS

26/00476/F	Approved (With conditions)	3 Beckett Way
26/00483/LB	Approved (With conditions)	36 Market Square
26/00529/LB	Approved (With conditions)	40 Market Square
26/00535/F	Approved (With conditions)	90 Kestrel Way
26/00545/F	Approved (With conditions)	16 Cypress Gardens
26/00547/F	Approved (With conditions)	Claremont House
26/00548/LB	Approved (With conditions)	Claremont House
26/00557/F	Approved (With conditions)	The Parkstone 21 Jay Close
26/00617/LB	Approved (With conditions)	Ursuline Convent
26/00631/F	Approved (No Conditions)	9 Kingsclere Road
26/00670/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
26/00710/LB	Approved (With conditions)	Ursuline Convent
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
26/00812/F	Approved (With conditions)	Land Adjacent 83 And 85
26/00916/F	Approved (With conditions)	21 Fontwell Road
26/00936/F	Approved (With conditions)	29 Longfields
26/00947/F	Approved (With conditions)	65 Merganser Drive

NOTIFICATIONS OF PLANNING DECISIONS FROM Cherwell District Council

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' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

26/00963/F	Approved (With conditions)	1 Longfields Court
26/00992/F	Approved (With conditions)	63 Spruce Drive
26/01007/F	Approved (With conditions)	8 Colne Close
26/01036/F	Approved (With conditions)	1 Longfields Court
26/01048/TCA	Approved (No Conditions)	Garth Park
26/01057/TPO	Approved (With conditions)	Rear of 16 Primrose Drive
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 Edburys Church
26/01220/F	Approved (With conditions)	56 Maple Road
26/01252/F	Approved (With conditions)	12-14 Sheep Street
26/01301/F	Approved (With conditions)	38 Longfields
26/01362/F	Approved (With conditions)	15 Hereford Close
26/01380/ADV	Approved (With conditions)	The White Horse
26/01381/F	Approved (With conditions)	37 Purslane Drive
26/01594/LB	Approved (With conditions)	Claremont House
26/01642/TPO	Approved (With conditions)	6 Ty Craig
26/01655/F	Approved (With conditions)	4 Trefoil Drive

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' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

GRANTED PLANNING PERMISSIONS

26/01665/F	Approved (With conditions)	23 Wear Road
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REFUSED PLANNING PERMISSIONS

25/02726/F	Refused	21 Roman Way
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25/03171/F	Refused	102 Ravencroft
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25/03349/F	Refused	56 Maple Road
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26/00405/F	Refused	6 Dryden Avenue
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26/01138/TCA	Refused	St Edburys Church
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26/01384/F	Refused	7 Shaw Close
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OTHER PLANNING DETAILS

25/02355/F	Withdrawn	2 Bugloss Walk
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BICESTER TOWN COUNCIL
PLANNING COMMITTEE
Wednesday 7th October 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.