

Date :- 17/11/2020

Observations on the following Planning Applications

<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
No Objection on the following applications;				
20/02335/LB	12/10/2020	Emma Whitley	Mr Simon Romain	88 Sheet Street Bicester OX26 6LP
Proposal : Ward: East Proposal: RETROSPECTIVE - Bricks and mortar on left hand chimney stack removed and replaced. Stack to be reinstated to same design and construction.				
Observations : Bicester Town Council is happy for this to go ahead as long as the Conservation Officer is in agreement.				
20/02380/F	06/10/2020	Emma Whitley	HessianCole Building Services	33 Villiers Road Bicester
Proposal : Ward: West Proposal: 33 Villiers Road Bicester OX26 2BD.				
Observations : Bicester Town Council has no objection to this application as long as the construction is not going to be built for human habitation.				
20/02382/F	08/10/2020	Michael Sackey	Mr Colin Whitlock	36 Kestrel Way Bicester Oxon OX26 6YA
Proposal : Ward: South Proposal: Change of use of amenity land to extend existing single garage to a double garage with new trussed roof. Replacement driveway with concrete including new drainage.				
Observations : Bicester Town Council objects to this application which is on amenity land which should be protected as such and oppose the use of concrete as a surface material. Should the application be approved, BTC would request the use of a permeable surface.				
20/02493/ADV	07/10/2020	Emma Whitley	One Stop Stores Ltd	The Star Bucknell Road Bicester OX26 2DG
Proposal : Ward: West Proposal: Various illuminated and non-illuminated signs displayed on business premises.				
Observations : Bicester Town Council welcomes this application.				
20/02553/F	29/10/2020	Emma Whitley	Adam & Emma Curtis	14 Hudson Street Bicester OX26 2ER
Proposal : Ward: West Proposal: Erection of front entrance porch.				
Observations : Bicester Town Council has no objection to this application.				
20/02563/ADV	12/10/2020	Emma Whitley	A2Dominion Developments	Bicester Eco Town Energy Centre Charlotte Avenue OX27 8AS
Proposal : Ward: North Proposal: 2 No 3m x 2m x 1m non-illuminated stack signs.				
Observations : Bicester Town Council has no objection to this application and are happy the stack signs are non-illuminated.				

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20/02580/F	15/10/2020	Emma Whitley	Mr & Mrs Dilkes	18 Lambourne Crescent Bicester OX26 6QG
Proposal : Ward: East Proposal: Single and two storey rear extension.				
Observations : Bicester Town Council has no objection to this application.				
20/02583/F	08/10/2020	Emma Whitley	Mr Jamie Clack	11 Ravencroft Bicester OX26 6YE
Proposal : Ward: South Proposal: Two storey side extension.				
Observations : Bicester Town Council has no objection to this application.				
20/02620/F	15/10/2020	Emma Whitley	Mr & Mrs Harrison	14 Swansfield Bicester OX26 6YX
Proposal : Ward: South Proposal: Single storey rear extension and front porch extension.				
Observations : Bicester Town Council has no objection to this application.				
20/02642/F	15/10/2020	Emma Whitley	Mr Ireland	24 Reedmace Road Bicester OX26 3WW
Proposal : Ward: North Proposal: Single storey lean to style white UPVC conservatory with a solid tiled roof and full length glazing panels to the rear of the property.				
Observations : Bicester Town Council has no objection to this application.				
20/02659/TCA	12/10/2020	Iain Osenton	Mr Mark Iddon	12 Field Street Bicester Oxon OX26 2NP
Proposal : Ward: West Proposal: T1 x Cherry, a mature tree located to the rear of the property with an extensive area of dysfunctional timber from 0-1m, the loss of structural timber and limited reaction wood formation will significantly increase the risk of failure under normal conditions - Crown reduce by up to 3m, removing no more than 3.5m from any one branch. This will result in a significant reduction with small side branches at the pruning point.				
Observations : Bicester Town Council leaves this application to the Arboricultural Officer.				
20/02675/TPO	15/10/2020	Iain Osenton	Mr Trevor Clarkson	The New Coach House Queens Avenue Bicester OX26 6TA
Proposal : Ward: East Proposal: Front garden - Tree No.1 crown reduce large Horse Chestnut by 30%. Tree No.2 crown reduce large Sycamore by 20%. Tree No.3 crown reduce large horse chestnut by 20%. Tree No.4 reduce Ash tree by half. Rear garden - Tree No.5 crown reduce large Horse Chestnut by 30%. Tree No.6 crown reduce Lime tree by 20%. Tree No.7 crown reduce Lime tree by 20%. Trees subject to TPO 10/2017				
Observations : Bicester Town Council leaves this application to the Arboricultural Officer.				

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20/02691/TPO	18/10/2020	Iain Osenton	Mr Philip Bridger	1 May Tree Close Bicester OX26 6PA
Proposal : Ward: West Proposal: Crown reduction of 30%, crown lift over access to provide 2.5m clearance, removal of crossing/rubbing branches conflicting with Norway maple - Subject to TPO 03/1995.				
Observations : - Bicester Town Council leaves this application to the Arboricultural Officer.				
20/02706/F	29/10/2020	Emma Whitley	Mr Nishant Taluja	48 Bristol Road Bicester OX26 4TH
Proposal : Ward: East Proposal: Single storey side and rear extension.				
Observations : Bicester Town Council has no objection to this application.				
20/02779/REM	30/10/2020	Bernadette Owens	Albion Land (Three) Limited	c/o Quod Land Adj to Promised Land Far Wendlebury Road
Proposal : Ward: South Proposal: Reserved Matters application to 19/01740/HYBRID - layout, scale, appearance and landscaping details for Phase 1 of the employment development (5,126 sqm GIA), enabling works for later phases and SuDS Swale delivery, with associated landscaping, utilities and access.				
Observations : Bicester Town Council welcomes this application as it will attract businesses to the area.				
20/02790/TPO	28/10/2020	Iain Osenton	Mrs Paula Clark	18 Hunt Close Bicester OX26 6HX
Proposal : Ward: East Proposal: Lime (T1) - Fell due to damage/subsidence caused to slabs at 18 Hunt Close and root proximity to house with potential to cause subsidence to the house. Buttress roots clearly visible not more than 1ft from the house walls. Replant with smaller species e.g. Weeping Birch with less future root spread. Norway Maple (T2) - fell due to large wound on stem (future failure due to restriction of bark via rope) at around 9ft. Also buttress roots causing lifting of slabs running alongside the house brick work. Excessive shading also takes place even after remedial thinning and reducing (rapidly due to the species). Recommend replanting a smaller species e.g. Weeping Birch or some form of fruit tree. Subject to TPO 11/2017.				
Observations : Bicester Town Council leaves this application to the Arboricultural Officer.				
20/02808/CLUE	29/10/2020	Emma Whitley	Mr Harvey	1 Arkwright Road Bicester OX26 4SU
Proposal : Ward: East Proposal: Certificate of Lawfulness of Existing Use of land edged red for Use Class B8 (storage and distribution) purposes.				
Observations : Bicester Town Council has no objection to this application.				
20/02825/F	29/10/2020	Emma Whitley	Mr Barton	65 Hawksmead Bicester OX26 6ST
Proposal : Ward: South Proposal: Formation of habitable room in roofspace with rear dormer and gable build up (resubmission of 20/00222/F).				
Observations : Bicester Town Council has no objection to this application.				

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Signed _____ Date _____

Mrs Samantha Shippen Chief Officer

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Objection on the following applications;

20/02744/F

21/10/2020	Gemma Magnuson	Mr and Mrs Benjafield	30 Somerville Drive Bicester OX26 4TU
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Proposal : Ward: East
Proposal: Erection of a new dwelling and associated works.

Observations : Bicester Town Council object to this application due to over development of the site, the Council considers the proposal unsuitable for the local area.

Signed _____ Date _____

Mrs Samantha Shippen Chief Officer

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Has concerns on the following applications;**20/02469/SCOP**

20/10/2020	Bernadette Owens	Peter Chambers	Land on the North East Side of Gavray Drive
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Proposal : Ward: South

Proposal: Scoping Opinion - Environmental Impact Assessment (EIA) of the allocated Gavray Drive site in Bicester.

Observations : Cllr Pam Roberts submitted a letter and aired her concerns with application number 20/02469/SCOP, land north of Gavray Drive, Bicester. Bicester Town Councillors support this letter and added that:

"Developers have scoped out noise and air quality of their report - stone being brought in by lorry causing considerable noises and dust.

"Enforce CDC to make sure contractors adhere to the hours of work.

"Wheel washing important but does not wash back into the brook.

"Housing quota lowered, increased on west of the brook would release the pressure on the east - can be achieved by introducing smaller terraced or 3 storey houses.

Bicester Town Council objects to this proposal. Comments from Bicester Town Council Planning Committee who OBJECT to the proposal as it stands and offer the following comments including those in support of a letter submitted by Dr Pam Roberts. The above report concerns plans for 202 houses to be built on farmland on the west of Langford Brook as well as on a highly constrained set of ridge-and-furrow fields dating back to before medieval times on the east of the brook. These fields are also a nature conservation area. The housing plan is shown in Appendix 2 along with the area likely to flood.

We are concerned that some development is proposed within the boundary of the nature conservation area which is part of the Ray Conservation Target Area and is protected specifically by Cherwell LP policy ESD11. It also encloses the smaller Local Wildlife Site called Gavray Meadows which is designated for its rare wet grassland and dependant plants and animal species such as bats, birds, reptiles, hairstreak butterflies and moths. These can be evidenced by the many sightings by Dr Pat Clissold as documented on Facebook 'Gavray Wildlife News'. The larger nature conservation area is also valuable for its rare grassland and the way it acts as a green buffer for the wildlife site.

The land east of the brook has become well known and loved by local people who have sent in over 70 responses to the scoping report showing concern for the loss of green space, as well as the negative effects on the wildlife and the increased likelihood of flooding. The Environment Agency's response confirms the worry of local residents about flooding and the loss of biodiversity. We object to any development to the east of the brook.

Our concerns are that the scoping report fails to consider the effect of the development on the Conservation Target Area. The local wildlife site is to be kept free of development, but LP Policy Bicester 13 requires a developer-funded Wildlife Management Plan. This is promised in the scoping report but a funding mechanism for its implementation and monitoring should be established for the long term (minimum 25 years) to ensure that any remaining biodiversity will have the best chance of surviving at the site.

We suggest that the density of housing on the west of the brook should be increased as opposed to development on the nature conservation area to allow for overall numbers on the development to be maintained. This is a pragmatic solution protecting the borders of the CTA whilst meeting the requirements of policy Bicester 13. Density increase could be achieved by building some smaller units in terraces or 3-storey properties or some flats as is now typical in the surrounding area.

Apart from the increased risk of flooding due to building on floodplain land, residents are concerned about the negative effects of building out the site over several years such as noise and air quality. We note that these receptors have been scoped out of the report, erroneously in our view. Previous planning applications indicated a prolonged period of lorry movements because significant amounts of materials will need to be transported in to enable the raising of the land out of the flood plain. There is also concern that the amount of stone proposed to be introduced to the site could cause pollution to and have an adverse effect upon the brook, thus leading to an environmental detriment.

The proposal will in addition have a negative effect on the existing public footpath which is popular with local residents.

When considering the proposal, Bicester Town Council would wish CDC to make restrictions to

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the hours of work allowed on site.

Ensure that road cleaning and wheel washing is in place but important that any effluent does not wash back into the brook.

Signed _____ Date _____

Mrs Samantha Shippen Chief Officer