

Date :- 18/01/21

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;				
20/03203/F	14/12/20	Michael Sackey	Mr S McCarthy	2 Ravencroft Bicester OX26 6TQ
Proposal : Ward: South Proposal: Two storey side extension and alterations to the existing conservatory to create an orangery.				
Observations : RESOLVED Bicester Town Council has no objection to this application.				
20/03269/F	14/12/20	Michael Sackey	Mr M Fisher	1 Pioneer Way Bicester OX26 1BF
Proposal : Ward: South Proposal: Single storey extension.				
Observations : RESOLVED that Bicester Town Council has no objection to this application.				
20/03285/O56	14/12/20	John Cosgrove	Ms S Franklin	21 Causeway Bicester OX26 6AN
Proposal : Ward: East Proposal: Change of use of the 1st and 2nd floors of the existing building from offices to 2 no. self-contained apartments				
Observations : RESOLVED that Bicester Town Council welcome the change of use providing there is no adverse impact on the conservation area and has no conflict with active travel proposals.				
20/03302/F	14/12/20	John Cosgrove	Pride Mobility Products Ltd	Land Opposite Units 55 - 57 Wedgewood Road Bicester
Proposal : Ward: East Proposal: Erection of a warehouse building associated with the manufacture of mobility equipment and furniture within the site.				
Observations : Bicester Town Council welcome this application as it provides additional manufacturing capacity within the town.				
20/03429/REM	15/12/20	Emma Whitley	Giles Dearsley-Hitchcock	13 Edmunds Drive Ambrosden Bicester OX25 2BY
Proposal : Ward: South Proposal: Reserved Matters Application to 19/01891/CC - Enlargement of the existing basement.				
Observations : RESOLVED that Bicester Town Council has no objection to this application.				
20/03461/F	18/12/20	Emma Whitley	Mr Andrew Rushton	Evelyn House 24 Bucknell Road Bicester OX26 2DS
Proposal : Ward: West Proposal: Proposed single storey rear extension. (Modified layout and elevations to previous approval ref: 20/00347/F).				
Observations : RESOLVED that Bicester Town Council has no objection to this application.				

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20/03542/F	21/12/20	Emma Whitley	Lorna Nichol	91 Mallards Way Bicester OX26 6WT
Proposal : Ward: South Proposal: Single storey extension at principal elevation				
Observations : RESOLVED that Bicester Town Council has no objection with this application.				
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20/03553/F	04/01/21	John Cosgrove	Mr J Liew	4-8 North Street Bicester OX26 6ND
Proposal : Ward: East Proposal: Proposed rear extension, front glazed screen with associated internal and external works.				
Observations : RESOLVED that Bicester Town Council has no objection to this application.				

Signed _____ Date _____

Mrs Samantha Shippen Chief Officer

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Objection on the following applications;**20/03265/F**

14/12/20	John Cosgrove	Williams Johnson Mota	3 George Street Bicester Oxon
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Proposal : Ward: West

Proposal: Change of Use from domestic dwelling to a 7-bed HMO, creation of a single storey infill extension to form both one additional habitual space and one dining space, replace the window of the right-hand rear room on the first floor with a Juliette balcony.

Observations : RESOLVED that Bicester Town Council strongly object to this application due to the layout and concerns for overcrowding leading to unsuitability for an HMO in this location, the size of property and ability to house seven individuals, the proposal is considered to be overdevelopment of the site and not in keeping with current street scene. The property is in an area that already suffers with on street parking both on the road and on grass verges, it is considered that this proposal will lead to additional parking which could restrict access to the nearby playing fields, especially as there is no proposal for a turning area. The proposal and associated resultant parking could have an adverse effect on a main cycling/walking route to Bicester.

20/03327/F

14/12/20	George Smith	G Clark	Land SW of Charbridge Close and Rear 6, Chaucer Close Bicester OX26 2XB
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Proposal : Ward: West

Proposal: Development of a detached dwelling with new access onto Howes Lane - Resubmission of 20/00138/F.

Observations : RESOLVED that Bicester Town Council strongly object to this application and wish to re-iterate previous comments due to access onto Howes Lane which is a busy road with significant HGV and construction traffic. The proposal is considered inappropriate in this location.

20/03330/F

14/12/20	John Cosgrove	Mr John Prpa	Land Adj to 20 Almond Road Bicester OX26 2HT
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Proposal : Ward: West

Proposal: Erection of 2no detached, three bedroom dwellings with associated parking and gardens.

Observations : Bicester Town Council strongly object to this application due to overdevelopment and the potential impact on neighbouring properties, particularly the space to the wall; it is not in keeping with the current street scene Concern has also been expressed in relation with parking & traffic movement within the site Bicester Town Council would welcome appropriate development in this area, however, attention needs to be given to the layout of the site.

Signed _____ Date _____

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Has concerns on the following applications;

20/03657/F

12/12/20	Emma Whitley	Mr Curtin	27 Browning Drive Bicester OX26 2XN
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Proposal : Ward: West

Proposal: ingle story rear extension to tie in with existing conservatory. Replace glass roof of conservatory with a flat roof.

Observations : RESOLVED that Bicester Town Council has concerns with the displaced parking in this area which has existing issues caused by narrow roads.

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B.T.C>Welcome on the following applications;**20/03404/F**

18/12/20	Bernadette Owens	Tritax Symmetry	(Bicester Reid) Ltd Unit B, Symmetry Park Morrell Way OX26 6GF
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Proposal : Ward: South

Proposal: . Alterations and enlargement of existing service yard to provide additional spaces for car and van parking, new access point to van parking and dispatch area, new access to staff parking area; 2. Built development, comprising building and plant, associated with the proposed occupation of Ocado comprising: Vehicle Maintenance Unit (VMU); Technical Services Block (TSB); Vehicle Inspection Hub (VIH); Comms Container (CCR); Sprinkler Tanks and Pump House; Vehicle wash (with underground waste water tank) and Van Fuel Station (with canopy over); smoking and vaping shelter; compaction area (with canopy over) and cycle store; 3. Site fencing enclosure with electricity supply substation; standby generator; enclosed storage units and Pallet Stack; 4. Realignment of existing cycle and footpath between A41 and Site boundary with Wretchwick Green, including landscaping; and 5. Minor realignment of existing storm water drains and installation of storm water attenuation tanks.

Observations : RESOLVED that Bicester Town Council welcome this application and the quality of jobs it will bring but has concerns with how the large number of waiting vehicles will be managed, with a requirement for a managed holding area to be established. Assurance is also requested to ensure that improvements being made between the A41 and Site boundary with Wretchwick Green are of an adequate width and specification to accommodate cyclists and pedestrians in line with active travel plans.

20/03429/F

18/12/20	Emma Whitely	Giles Dearsley-Hitchcock	13 Edmunds Drive Ambrosden Bicester OX25 2BY
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Proposal : Ward: South

Proposal: Reserved Matters Application to 19/01891/CC - Enlargement of the existing basement.

Observations : RESOLVED that Bicester Town Council welcomes this application and the quality of jobs it will bring but has concerns with how the large number of waiting vehicles will be managed, which a requirement for a managed holding area to be established. Assurance is also requested to ensure that improvements being made between the A41 and Site boundary with Wretchwick Green are of an adequate width and specification to accommodate cyclists and pedestrians in line with active travel plans.

Signed _____ Date _____

Mrs Samantha Shippen Chief Officer