

Date :- 15/11/21

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>
Objection on the following applications;				
21/01818/F	26/10/21	Wayne Campbell	Churchill Retirement Living	Pakefield House St Johns Street Bicester OX26 6SL
	Proposal : Ward: East Proposal: redevelopment of the site to form 40 no. Retirement apartments including communal facilities, access, car parking and landscaping.			
	Application Re-consultation - Amendments received.			
	Observations : Bicester Town Council strongly object to this planning application and support the residents with the comments that were made; The oversize and height of the building will dominate the neighbourhood the nature of its size will block light; the roundabout at St John's Street is already busy and with the potential closure of the London Road will be impacted by the additional traffic of this business; the parking to be provided appears to be inadequate; air pollution is already a problem in this area so not practical for the elderly with health issues and will be exaggerated should the development commence; residents in Hunt Close still continue to have inconsiderate and illegal parking despite yellow lines having been applied; accessing and exiting the service road is not viable; it is felt that there are already several retirement and care homes close to the town centre, why demolish excellent family homes; an alternative site for this retirement home would be better placed on the outskirts of Bicester; it is felt that the community engagement is incomplete and residents were not consulted widely enough. RESOLVED that Bicester Town Council strongly object to this planning application and continue to have the same objections that have already been made with addition of further concerns; Under the Cherwell District Council policy it states that 30% of the 40 residential units should be made as affordable housing; Concerns regarding adverse impact on the Conservation area and an historic environment which contains many listed and locally listed buildings which are part of Bicester's heritage and asset; lack of visibility; car park and residents entrance a cause for concern; Lack of car parking spaces; Service road will be used for emergency and deliver vehicles - service road needs to be brought up to required standard; Flood risks, the Environment Agency have assessed this area as flood risks 1, 2 and 3.			
21/03090/F	14/10/21	Emma Whitley	Mr David Hughes	38 Byron Way Bicester OX26 2YR
	Proposal : Ward: West Proposal: Erection of wooden outbuilding at the front of the house for working from home purposes.			
	Observations : RESOLVED that Bicester Town Council strongly object to this planning application due to the proposed extension the property will not be in keeping with the street scene and sky line; building on a T-Junction will cause visibility issues; car parking an issue causing potential disruption to parking; over development of the site having an adverse impact on neighbouring properties.			
21/03177/F	14/10/21	Caroline Ford	Albion Lane	Axis J9 Phase 3, Howes Lane Bicester OX26
	Proposal : Ward: West Proposal: Full planning application for employment development (Use Classes E(g)(iii), B2 and/or B8) and associated parking and servicing, landscaping and associated works.			
	Observations : RESOLVED that Bicester Town Council strongly object to this planning application, originally the plan was to provide housing provision; mass and scale of buildings need to be considered and not dominate the skyline; Howes Lane already experiencing an increase in traffic movement due to commutative developments in Bicester.			