

Date :- 04/05/22

**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>
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**No Objection on the following applications;****21/01630/OUT**

05/04/22	Caroline Ford	Firethorn Developments Ltd	Land at NW Bicester Home Farm Lower Farm & SRG2 OX26 6RD
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**Proposal :** Ward: Fringford & Heyford

Proposal: Outline planning application for residential development (within Use Class C3), open space provision, access, drainage and all associated works and operations including but not limited to demolition, earthworks, and engineering operations, with the details of appearance, landscaping, layout and scale reserved for later determination.

**Observations :** Bicester Town Council commented that this could be a chance for the developers to use the wild space and ponding to mitigate flooding which currently occurs in this area.

RESOLVED that Bicester Town Council has no objections to this planning application.

**22/00059/LB**

13/04/22	Catherine Harker	Mrs Caroline Holdsworth	Old Manor House 16 Kings End Bicester OX26 6DT
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**Proposal :** Ward: East

Proposal: Alterations to bathroom facilities upstairs. Relocation of a downstairs family shower room to upstairs.

**Observations :** RESOLVED that Bicester Town Council has no comments to make on this planning application.

**22/00570/F**

16/03/22	Jordan Campbell	Mr Maruf Miah	3 Welland Croft Bicester OX26 2GD
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**Proposal :** Ward: West

Proposal: Side single storey extension.

**Observations :** RESOLVED that Bicester Town Council has no objection to this planning application.

**22/00601/CDC**

23/03/22	Emma Whitley	Kim Swallowe	2, 4 and 6 Priory Mews Old Place Yard Bicester OX26 6AU
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**Proposal :** Ward: South

Proposal: RETROSPECTIVE - Adaptation to Eastern boundary to improve privacy for both residents and neighbours. The existing boundary consists of two limestone walls that sit either side of a taller timber fence. The proposal seeks to retain the existing limestone walls but to increase the height of these by attaching new, higher quality timber panels together with the removal and replacement of the existing fence section to match.

**Observations :** RESOLVED that Bicester Town Council has no objection to this planning application.

**22/00643/F**

16/03/22	Jordan Campbell	Mr Neil Thompson	47 Churchill Road Bicester OX26 4UW
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**Proposal :** Ward: East

Proposal: Single storey rear extension. Render finish to the existing house.

**Observations :** RESOLVED that Bicester Town Council has no objection to this planning application.

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<b>22/00646/LB</b>	16/03/22		Green King Ltd	Kings Arms Hotel 40 Market Square
<b>Proposal :</b> Ward: South Proposal: Repairs and reinstatement of existing dilapidated outbuilding.				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection and welcomes this planning application.				
<b>22/00647/ADV</b>	16/03/22		Network Rail	Network Rail Land Launton Road Bicester
<b>Proposal :</b> Ward: East Proposal: Application to upgrade existing advertisement billboard to a digital LED advertisement.				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				
<b>22/00680/F</b>	13/04/22	Tomaz Akhter	Mr Ian Davis	11 Croxton Square Bicester OX26 1FD
<b>Proposal :</b> Ward: South Proposal: Single storey rear extension.				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				
<b>22/00681/F</b>	16/03/22		Mr & Mrs A Hayes	26 Grebe Road Bicester OX26 6EL
<b>Proposal :</b> Ward: South Proposal: Single storey rear extension and insertion of side window and door (resubmission of 21/02608/F).				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				
<b>22/00699/F</b>	16/03/22		Mr & Mrs Fill	3 Draymans' Croft Bicester OX26 6EA
<b>Proposal :</b> Ward: East Proposal: Proposed removal of existing conservatory and replacement with new extension to the side of the property.				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				
<b>22/00721/F</b>	23/03/22		D & A Harvey & Withey	2 East Street Bicester OX26 2EX
<b>Proposal :</b> Ward: West Proposal: Front and rear single storey extensions.				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				

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<b>22/00729/F</b>	23/03/22		Hegarty	2 Priory Close Bicester OX26 6AB
<b>Proposal :</b> Ward: South Proposal: Garage conversion to provide ground floor accessible WC/shower and bedroom plus associated alterations involving accessible front entrance door. Garage doors to be replaced with windows.				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				
<b>22/00732/F</b>	16/03/22		D & A Harvey & Withey	2 East Street Bicester OX26 2EX
<b>Proposal :</b> Ward: West Proposal: Single storey rear extension.				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				
<b>22/00742/F</b>	14/04/22	Hansah Iqbal	Mr & Mrs Philip Baker	35 Partridge Close Bicester OX26 6XF
<b>Proposal :</b> Ward: South Proposal: Two storey rear extension to existing dwelling with associated minor alterations.				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				
<b>22/00775/TPO</b>	23/03/22		Ms Richards	19 Lodge Close Bicester OX26 3TE
<b>Proposal :</b> Ward: North Proposal: T1 (Sycamore) - Crown reduce the lower canopy south by 3m and the mid canopy south by 2m to reshape. Crown clean/thin into the upper canopy south to balance the overall appearance, removing up to 15% leaf area.				
<b>Observations :</b> RESOLVED that Bicester Town Council leaves this planning application to the Arboriculturalist Officer.				
<b>22/00800/CLUE</b>	13/04/22		Antonina Nieson	8 The Crescent Bicester OX26 2EU
<b>Proposal :</b> Ward: West Proposal: Certificate of Lawfulness Existing - Creaction of an outbuilding for recreational use.				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.- RESOLVED that Bicester Town Council has no objection to this planning application.				
<b>22/00812/TCA</b>	23/03/22	Carolie Morrey	Mr Jon Tremlett	The Willows Causeway Bicester OX26 6DY
<b>Proposal :</b> Ward: South Proposal: T1 x Silver Birch - Reduce the height down by 4 metres and reduce the sides by 2 metres leaving a balanced appearance.				
<b>Observations :</b> RESOLVED that Bicester Town Council leaves this planning application to the Arboriculturalist Officer.				

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<b>22/00818/CLUE</b>	23/03/22		Mr Rick Henstridge	26 Scampton Close Bicester OX26 4FF
<b>Proposal :</b> Ward: East Proposal: Certificate of Lawfulness for the Existing Use of a new single storey extension to rear of property. It will be used as a Kitchen/diner and a utility room. It will have a flat roof with rooflight. We would also like to add 2 windows to the north elevation to give light to the living room once the extension is in place. These will be at high level and privacy glass will be used.				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				
<b>22/00819/LB</b>	13/04/22		Mr & Mrs Holdsworth	Old Manor House 16 Kings End Bicester OX26 6DT
<b>Proposal :</b> Ward: East Proposal: Following a fire internally, the property is to be reinstated to its previous condition. The main staircase is to be renewed either in part or its entirety, depending on an assessment of its condition following the fire. A lath and plaster wall, which encloses the main staircase from the utility room is to be reconstructed. 3 no internal timber doors are to be renewed, inclusive of frames and architraves. The ceiling is to be repaired. Timber skirtings are to be repaired. Single glazing above internal door openings are to be replaced as these were destroyed during the fire.				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				
<b>22/00823/F</b>	23/03/22		Mr Ian Boshier	50 King End Bicester OX26 2AD
<b>Proposal :</b> Ward: West Proposal: Dropped curb vehicle access from a lay-by on main road (Resubmission of 21/00961/F).				
<b>Observations :</b> RESOLVED that Bicester Town Council has no comment to make on this planning application.				
<b>22/00835/F</b>	13/04/22		Mr Mark Goulding	Units D1, Graven Hill Circular Road Ambrosden
<b>Proposal :</b> Ward: South Proposal: Demolition of existing buildings and structures at the site and provision of a bat barn..				
<b>Observations :</b> RESOLVED that Bicester Town Council has no comment to make on this planning application.				
<b>22/00843/F</b>	13/04/22		Mr Kwan Leung	1 Orchid Close Bicester OX26 3WT
<b>Proposal :</b> Ward: North Proposal: Single storey side / front extension.				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				

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<b>22/00853/REM</b>	13/04/22		Mr Michael Pooley	Plot 565 Graven Hill Road Ambrosden
<b>Proposal :</b> Ward: South Proposal: Reserved Matters to 19/00937/OUT - construction of a 3-bed detached residential dwelling on Plot 565 of the Graven Hill development site.				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				
<b>22/00910/F</b>	13/04/22		City Plumbing Supplies Ltd	Unit 1.2, Launton Trade Park Launton Road Bicester OX26 4AG
<b>Proposal :</b> Ward: East Proposal: Install bollards and new doors.				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				
<b>22/00918/REM</b>	13/04/22		Mr Jiwan Thinju	Plot 566 Graven Hill Road Ambrosden OX25
<b>Proposal :</b> Ward: South Proposal: Reserved Matters application to 21/03749/F - self-build plot, 4-bedroom detached dwelling on plot 566 of the Graven Hill Development site.				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				
<b>22/00921/NMA</b>	13/04/22	Rebekah Morgan	Grave Hill DevCo	2-8 Chadwick Place Ambrosden Bicester OX25 2BG
<b>Proposal :</b> Ward: South Proposal: Non-material amendment to 21/02326/REM - Turnberry Multi are proposed to replace the approved Zinnia (plots 136-139).				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				
<b>22/00922/NMA</b>	13/04/22	Rebekah Morgan	Graven Hill DevCo	30 Read Place Ambrosden Bicester OX25 2BH
<b>Proposal :</b> Ward: South Proposal: Non-material amendment to 21/02621/REM - Heritage Multi are proposed to replace the approved Old Saxon,				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				
<b>22/00923/F</b>	13/04/22		Mr Adrian Unitt	Trinity House West Graven Hill Road Ambrosden
<b>Proposal :</b> Ward: South Proposal: Proposed shop fronts.				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				

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<b>22/00926/F</b>	13/04/22		Mr & Mrs Ayres	51 Shearwater Drive Bicester OX26 6YR
<b>Proposal :</b> Ward: South Proposal: Single storey rear extension.				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				
<b>22/00935/F</b>	13/04/22		Mr & Mrs Mortiboys	6 Wellington Close Bicester OX26 4TQ
<b>Proposal :</b> Ward: East Proposal: Rear and wrap-around single level side extension, re-modelling and proposed replacement new roof to the garage; partial garage conversion - re-submission of 21/02643/F				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				
<b>22/00956/F</b>	13/04/22		CALA Homes (Midlands) Ltd	Parcel 1, Phase 2 SW Bicester Parcel 7849 North of Whitelands Farm Adj OX25
<b>Proposal :</b> Ward: South Proposal: Lighting scheme to a car park, serving plots 32-49 of approved development for 247 dwellings in Bicester, Kingsmere (reference for approved development 18/00647/REM). Lighting scheme, if approved, will be within private land maintained by the management company appointed.				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				
<b>22/01007/REM</b>	13/04/22		Ms Su-Yina Farmer	Plot 569, Phase 3A & 3B Zone 3, Graven Hill Road Ambrosden
<b>Proposal :</b> Ward: South Proposal: Reserved matters application to 19/00937/OUT - self-build plot, 3-bedroom detached dwelling on plot 569 of the Graven Hill Development site.				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				
<b>22/01008/REM</b>	13/04/22		Mr Paul Dhanji	Plot 575 Phase 3A and 3B Zone 3
<b>Proposal :</b> Ward: South Proposal: Reserved matters application to 19/00937/OUT - self-build plot, 3-bedroom detached dwelling on plot 575 of the Graven Hill Development site.				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				
<b>22/01015/F</b>	13/04/22		Mr Shravesh Patel	7 Tayberry Close Bicester OX27 8AU
<b>Proposal :</b> Ward: North Proposal: Single storey rear extension.				
<b>Observations :</b> RESOLVED that Bicester Town Council has no objection to this planning application.				

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<b>22/014070/SCOP</b>	19/04/22	Caroline Ford	A2 Dominion	Land Adj to Bicester Rd & South West of Avonbury Business Park, Howes Lane
<b>Proposal :</b> Ward: North Proposal: Scoping Opinion - Environmental Impact Assessment in accordance with Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 to provide residential dwellings (Class C3), commercial and leisure floor space (Class E), social and community facilities and education provision (Class F). Such development to include provision of strategic landscape, provision of new vehicular, cycle and pedestrian access routes and associated infrastructure.				
<b>Observations :</b> RESOLVED that Bicester Town Council welcome and support this application and encourage the realignment road in Howes Lane be built.				

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Signed \_\_\_\_\_ Date \_\_\_\_\_

Phil Evans Town Clerk

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**Objection on the following applications;****21/02573/F**

16/03/22	Wayne Campbell	GG Oxford Investments Ltd	Waverley House Queens Avenue Bicester OX26 2PY
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**Proposal :** Ward: West

Proposal: Demolition of existing building and erection of building to form 48 no apartments together with landscaping, car parking, bin stores, secure cycle parking and associated infrastructure.

**Observations :** RESOLVED that Bicester Town Council strongly object to the demolition of the existing building and have concerns with:

- " Refuse access
- " Loosing part of Bicester Heritage in conservation area
- " Overlooking onto residential homes and recreational areas
- " Parking issues

**21/04275/OUT**

29/03/22	Caroline Ford	Hallam Land Management Ltd	Part OS Parcel 8149 Ajd Lords Lane & SE of Hawkwell Farm, Lords Lane
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**Proposal :** Ward: Fringford And Heyfords

Proposal: OUTLINE - with all matters reserved except for Access - Mixed Use Development of up to 3,100 dwellings (including extra care); residential and care accommodation(C2); mixed use local centre (comprising commercial, business and service uses, residential uses, C2 uses, local community uses (F2(a) and F2(b)), hot food takeaways, public house, wine bar); employment area (B2, B8, E(g)); learning and non-residential institutions (Class F1) including primary school (plus land to allow extension of existing Gagle Brook primary school); green Infrastructure including formal (including playing fields) and informal open space, allotments, landscape, biodiversity and amenity space; burial ground; play space (including Neaps/Leaps/MUGA); changing facilities; ground mounted photovoltaic arrays; sustainable drainage systems; movement network comprising new highway, cycle and pedestrian routes and access from highway network; car parking; infrastructure (including utilities); engineering works (including ground modelling); demolition.

**Observations :** RESOLVED that Bicester Town Council RECOMMEND to the District Council that Planning Application number 21/04275/OUT be refused for the following reasons:

1. A significant part of the proposed site falls outside the area previously adopted in the local plan. As a result of this there is a substantial danger of coalescence
2. between Bicester and Bucknell. The Town Council has particular concern that the area allotted for the cemetery is on land outside of the current Local Plan, it is outside the current parish boundary and concerns about the proposed access of the site. The new application contains 500 more houses than were required at that site and are also outside the Local Plan. The Town Council is also yet to be convinced that the proposed site is suitable due to concerns over the water table and other environmental considerations.
3. The regrettable removal of funding for the realignment of Howes Land, means that the proposed development cannot go ahead; in other words, Howes Lane and Lords Lane must be re-aligned before any houses can be built on this site. The proposed junction at Lords Lane and Germander Way should be traffic light controlled, but, this junction should not be taken in isolation but must be made to work with Oxfordshire County Council's proposed re-development of the junction A4095 and the B4100. The County Council must find the shortfall in funding before this can happen.
4. Bicester Town Council has concerns over the traffic generated by the site on the existing road network. The Town Council regrets the lack of health provisions on the site and notes that soon the only health provision will be on the opposite side of the town.



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The Town Council also has concerns about the balance of employment use proposed for the site and noting that we prefer employment sites to have a greater density of jobs per square meter.

**22/00333/F**

16/03/22	Dale Jones	Mr & Mrs Pittaway	4 Campion Place Bicester OX26 3EH
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**Proposal :** Ward: North

Proposal: Single storey rear extension and insertion of side window and door (resubmission of 21/02608/F),

**Observations :** RESOLVED that Bicester Town Council object to the resubmission of this planning application due to residents' concerns with reduced lighting to their property and over development.**22/00842/F**

13/04/22		Mrs M Lewis	12 Sage Street Bicester OX27 8DE
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**Proposal :** Ward: North

Proposal: Single storey rear extension, part garage conversion with associated internal and external works. (follow-up to 22/00087/F).

**Observations :** RESOLVED that Bicester Town Council object to this planning application due to the over development and parking issues on the site.**22/00897/F**

13/04/22		Gordon	Blue Cross Warehouse Victoria Road Bicester OX26 6LG
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**Proposal :** Ward: East

Proposal: Existing asbestos clad roof to be replaced with a pre-fab metal finish roof system. Change of Use from Class B8 to Class E. Replacing double metal door unit on the North elevation with a glazed double door unit, with protective metal roller shutter. New door on West Elevation.

**Observations :** RESOLVED that Bicester Town Council has no objection to this planning application.

Signed \_\_\_\_\_ Date \_\_\_\_\_

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**No Comment on the following applications;****21/04158/F**

16/03/22	Ray Deans	Great Lakes UK Limited	Land Approx 1 Mile from J9 East of M40, Part of M40 Through Chesterton Parish OX26 2GD
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**Proposal :** Ward: Fringford and Heyfords

Proposal: Variation of condition 2 (plans) of 19/02550/F - 1. Alterations to the Family Entertainment Centre including adjustments to the number and type of leisure attractions. 2. Reconfiguration of the Conference Centre orientation and floor plan to consolidate the guest experience and improve internal circulation. 3. General internal spatial co-ordination in line with operational requirements. Generally, this is local to internal layouts but do affect a small number of external door and window positions. 4. Updates to the landscape design proposal as a result of the building footprint changes and reconfiguration of the Conference Centre and fire tender access to the site. 5. Extension of the Porte cochere as a result of shifting the building southwards 3.6m to allow for a larger drop off / set down point for arriving guest vehicles/buses. 6. Waterpark updates including slide and external terrace paving area modifications. The overall height of the waterslide is maintained below the height of the turret which remains as per the consented scheme. 7. Relocation of Great Wolf entrance statue. 8. Roof updates in line with revised roof access strategy. 9. Minor MEP and utility updates across the site. 10. Waste yard ramp dimensions updated with wider radius ramp and integrated vehicular protection zones.

**Observations :** RESOLVED that Bicester Town Council has no comments to make on this planning application.**22/00876/F**

13/04/22	Mr Juraj Bugan	28 Lerwick Croft Bicester OX26 4XL
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**Proposal :** Ward: East

Proposal: Single storey side extension.

**Observations :** RESOLVED that Bicester Town Council has no comment to make on this planning application.

Signed \_\_\_\_\_ Date \_\_\_\_\_

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**Has concerns on the following applications;**

**21/04190/F**

23/03/22	Emma Whitely	Mr and Mrs R Magara	61 Lucerne Avenue Bicester OX26 3EG
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**Proposal :** Ward: North

Proposal: Two storey rear extension, conversion of garage to habitable accommodation and associated internal and external works.

**Observations :** RESOLVED that Bicester Town Council has concerns with this planning application due to loss of light to the resident, parking issues and over development of the site.

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Signed \_\_\_\_\_ Date \_\_\_\_\_

Phil Evans Town Clerk