

Date :- 27/01/2025

**Observations on the following Planning Applications**

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<u>Application No</u>	<u>Date Recd</u>	<u>Case Officer</u>	<u>Applicant Name</u>	<u>Location</u>
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**Objection on the following applications;**

**24/03075/F**

09/12/2024	Sophie Browne	Mr S Haigh	111 Buckingham Road Bicester OX26 3ES
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**Proposal :** Ward: North & Caversfield

Proposed two storey side extension to form semi-detached dwelling

**Observations :** RESOLVED that Bicester Town Council OBJECTS this application due to:

- Overdevelopment of the site
  - Highway safety
  - Lack of parking
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Signed \_\_\_\_\_ Date \_\_\_\_\_

Phil Evans Town Clerk

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**No Comment on the following applications;****24/02881/F**

18/11/2024	Hansah Iqbal	Mr C James	Omas 20 Oak Lane Ambrosden, Bicester OX25 2SH
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**Proposal :** Ward: South & Ambrosden  
Ground and first floor extension

**Observations :** RESOLVED that Bicester Town Council made no comment on this application.

**24/02898/ADV**

12/11/2024	Hansah Iqbal	KAM Project Consultants	Cabot Park Empire Road Bicester OX26 2GE
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**Proposal :** Ward: North & Caversfield  
3 no non illuminated totem signs

**Observations :** RESOLVED that Bicester Town Council made no comment on this application.

**24/02938/CLUP**

18/11/2024	Hansah Iqbal	Ameresco	Bicester Day Centre Launton Rd Bicester OX26 6DJ
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**Proposal :** Ward: East  
Certificate of Lawfulness of Proposed Development for installation of air source heat pumps

**Observations :** RESOLVED that Bicester Town Council made no comment on this application.

**24/02944/F**

12/11/2024	Rebekah Morgan	Aurelia Estates Ltd	53 Buckingham Road Bicester OX26 3EY
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**Proposal :** Ward: North & Caversfield  
Change of Use from C4 House in Multiple Occupation to a Sui Generis House in Multiple Occupation

**Observations :** RESOLVED that Bicester Town Council made no comment on this application.

**24/02993/CLUE**

18/11/2024	Gemma Magnuson	Tesco Stores Ltd	TESCO Lakeview Drive Bicester OX26 1DE
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**Proposal :** Ward: South & Ambrosden  
Certificate of Lawfulness of Existing Development - seeking confirmation that planning permission 20/00059/F, for removal of existing spoil and erection of two non-food retail units, has been lawfully commenced and that it is lawful to complete the outstanding works.

**Observations :** RESOLVED that Bicester Town Council made no comment on this application.

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<b>24/02998/DISC</b>	18/11/2024	Tom Webster	Thames Valley Police	Land Adj To Bicester Rd Howes Lane
<b>Proposal :</b> Ward: West Discharge of Conditions 20 (Construction Sustainable Waste and Resources Plan), 21 (materials schedule), 25 (covered cycle parking facilities) and 33 (real-time energy and travel information) of 22/02922/F				
<b>Observations :</b> RESOLVED that Bicester Town Council made no comment on this application.				
<b>24/03004/DISC</b>	25/11/2024	Hansah Iqbal	Mr J Thorpe	Units B7 And B7a Telford Road Bicester OXON
<b>Proposal :</b> Ward: East Discharge of Condition 3 (Landscape and Ecology Management Plan) of 24/00891/F				
<b>Observations :</b> RESOLVED that Bicester Town Council made no comment on this application.				
<b>24/03016/REM</b>	05/12/2024	SuzanneTaylor	Cala Homes (Cotswolds) Ltd	Proposed Himley Village NWBIC Middleton Stoney Road Bicester
<b>Proposal :</b> Ward: North & Caversfield Reserved Matters Application including appearance, landscaping, layout and scale pursuant to Outline Planning Permission 14/02121/OUT for the installation of an electrical substation at Himley Village, Bicester				
<b>Observations :</b> RESOLVED that Bicester Town Council made no comment on this application.				
<b>24/03071/NMA</b>	02/12/2024	Katherine Daniels	Bicester Nominees Ltd	Bicester Village Pingle Drive Bicester
<b>Proposal :</b> Ward: South & Ambrosden Non-material amendment to 22/03513/F - alterations to the overall design of the Western Terrace				
<b>Observations :</b> RESOLVED that Bicester Town Council made no comment on this application.				
<b>24/03097/F</b>	18/12/2024	Hansah Iqbal	Bicester Dental Care	Bicester Dental Care 98 Sheep Street Bicester OX26 6LP
<b>Proposal :</b> Ward: East To add composite or PVC cladding to the front of the building to cover deterioration of the previous paint work				
<b>Observations :</b> RESOLVED that Bicester Town Council commented on this application: - Prefers that issues were restored in a different way - Suggests that the character of the original building is embraced				

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<b>24/03100/CLUP</b>	25/11/2024	Hansah Iqbal	P Shayler	58 Ravencroft Bicester OX26 6YQ
<b>Proposal :</b> Ward: South & Ambrosden Certificate of Lawfulness of Proposed Development for replacement and enlargement of existing dormer window				
<b>Observations :</b> RESOLVED that Bicester Town Council made no comment on this application.				
<b>24/03125/F</b>	02/12/2024	Hansah Iqbal	Mr J Bentley	Kings House Kings Head Court Wessex Way Bicester OX26 6EJ
<b>Proposal :</b> Ward: South & Ambrosden Replace rotten 2nd floor front elevation window with like-for-like Heritage replacement				
<b>Observations :</b> RESOLVED that Bicester Town Council made no comment on this application.				
<b>24/03126/LB</b>	28/11/2024	Hansah Iqbal	Mr J Bentley	Kings House Kings Head Court Wessex Way Bicester OX26 6EJ
<b>Proposal :</b> Ward: South & Ambrosden Replace rotten 2nd floor front elevation window with like-for-like Heritage replacement				
<b>Observations :</b> RESOLVED that Bicester Town Council made no comment on this application.				
<b>24/03156/NMA</b>	02/12/2024	Suzanne Taylor	Cala Homes (Cotswolds) Ltd	Proposed Himley Village NW Bic Middleton Stoney Road Bicester
<b>Proposal :</b> Ward: North & Caversfield Non-material amendment to 23/01586/REM - Plot 1 – gate location moved to other side of house and a path has been added to the front garden for access to the rear gate. Plot 4 – gate location moved to other side of house and the path that was in the front garden has now been removed and put back to grass as the gate opens on to the driveway meaning there is now no need for this path. Plot 81 – gate location is now shown as was not shown on previous revisions. Plots 82 and 83 – parking space and twin garage label has been swapped.				
<b>Observations :</b> RESOLVED that Bicester Town Council made no comment on this application.				
<b>24/03165/CLUP</b>	02/12/2024	Hansah Iqbal	R Riaz Ul Haq	1 The Walled Gardens Queens Avenue Bicester OX26 6TA
<b>Proposal :</b> Ward: East Certificate of Lawfulness of Proposed Development for a single storey rear extension, 4m deep, with addition of two skylights on the roof. Proposed gazebo at the rear of the property				
<b>Observations :</b> RESOLVED that Bicester Town Council made no comment on this application.				

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<b>24/03189/DISC</b>	09/12/2024	Suzanne Taylor	Cala Homes (Cotswolds) Ltd	Proposed Himley Village NW Bic Middleton Stoney Road Bicester
<b>Proposal :</b> Ward: North & Caversfield PARTIAL DISCHARGE of Condition 2 (facing and roofing materials) of 23/01586/REM - roofing materials only				
<b>Observations :</b> RESOLVED that Bicester Town Council made no comment on this application.				
<b>24/03194/DISC</b>	09/12/2024	Hansah Iqbal	Mr C Maciejewski	The Blue House 238B Buckingham Road Bicester OX26 4EL
<b>Proposal :</b> Ward: East Discharge of Conditions 3 (covered cycle parking facilities), 4 (Secure by Design - doors, door viewer, postal strategy, visitor notification scheme) and 5 (electric vehicle charging points) of 21/03425/F (re-submission of 22/01238/DISC)				
<b>Observations :</b> RESOLVED that Bicester Town Council made no comment on this application.				
<b>24/03202/F</b>	05/12/2024	Hansah Iqbal	Mrs A Smith	Marigold View 53B Hamilton Close Bicester OX26 2HX
<b>Proposal :</b> Ward: West Erection of a conservatory to the rear of the property				
<b>Observations :</b> RESOLVED that Bicester Town Council made no comment on this application.				
<b>24/03210/F</b>	10/12/2024	Hansah Iqbal	Advanced Integrated Solutions	16 Beaufort Close Bicester OX26 4XN
<b>Proposal :</b> Ward: East Garage conversion and erection of conservatory to rear				
<b>Observations :</b> RESOLVED that Bicester Town Council made no comment on this application.				
<b>24/03224/DISC</b>	16/12/2024	Hansah Iqbal	Churchill Retirement Living	Pakefield House St Johns St Bicester OX26 6HN
<b>Proposal :</b> Ward: East Discharge of Condition 14 (Electricity and Gas Meter Housings) of 23/01771/F				
<b>Observations :</b> RESOLVED that Bicester Town Council made no comment on this application.				

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<b>24/03262/CLUP</b>	16/12/2024	Hansah Iqbal	Mr J Otwell	7 Launton Road Bicester OX26 6PX
<b>Proposal :</b> Ward: East Certificate of Lawfulness of Proposed Development for hip-to-gable roof extension, rear roof dormer extension, conversion of loft into habitable rooms and insertion of rooflights on the front elevation roof				
<b>Observations :</b> RESOLVED that Bicester Town Council made no comment on this application.				
<b>24/03268/DISC</b>	16/12/2024	Katherine Daniels	Value Retail Management	Land Nth And Sth Of Pingle Drv Bicester
<b>Proposal :</b> Ward: South & Ambrosden Discharge of Condition 15 (Ecological Assessment) of 22/03513/F				
<b>Observations :</b> RESOLVED that Bicester Town Council made no comment on this application.				
<b>24/03269/DISC</b>	16/12/2024	Katherine Daniels	Value Retail Management	Land Nth And Sth Of Pingle Drv Bicester
<b>Proposal :</b> Ward : South & Ambrosden Discharge of Condition 17 (Construction Environmental Management Plan) of 22/03513/F				
<b>Observations :</b> RESOLVED that Bicester Town Council made no comment on this application.				
<b>24/03282/SO</b>	13/12/2024	Carlos Chikwamba	Bicester Nominees Ltd	Mckay Trading Estate Station A Bicester Bicester OX26 6BZ
<b>Proposal :</b> Ward: South & Ambrosden Request for an EIA Screening Opinion under Regulation 6 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) - Re-development of site to provide a new public park, a car and cycle hub with electric vehicle charging and additional guest services, retail and food and beverage floorspace with associated access, parking, drainage and landscaping				
<b>Observations :</b> RESOLVED that Bicester Town Council made no comment on this application.				
<b>24/03284/SCOP</b>	13/12/2024	Caroline Ford	Waterman Group	Graven Hill Circular Road Bicester OXON
<b>Proposal :</b> Ward: South & Ambrosden Scoping Opinion - Hybrid planning application comprising: - Outline planning permission (with all matters reserved apart from access) for the development of up to 1,303 residential units (1,243 homes (Use Class C3) and a 60-bed extra care facility (Use Class C2)) and supporting infrastructure, a pub / restaurant / hotel (sui generis) up to 1,000sqm and associated parking areas, access, allotments and public open space; and Full planning permission for the development of 26 residential units (Use Class C3) and associated parking areas, access and public open space				
<b>Observations :</b> RESOLVED that Bicester Town Council made no comment on this application.				

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**Leave to DC Arboriculturalist on the following applications;**

**24/02797/TPO**

10/12/2024	Iain Osenton	Mr P Sims	3 Queens Court Bicester OX26 6JX
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**Proposal :** Ward: East  
T1 (Sycamore) - fell leaving 3.5m trunk below rotten limb - subject to TPO 1/1980

**Observations :** RESOLVED that Bicester Town Council leave this application to the Arboriculturalist Officer.

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

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**Observations on the following Planning Applications**

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<b>Has concerns on the following applications;</b>				
<b>24/03055/DISC</b>	25/11/2024	Hansah Iqbal	Crest Nicholson Chiltern	2 Morello Close Bicester OX27 8AT
<b>Proposal :</b> Ward: North & Caversfield Discharge of Conditions 9 (Tree Protection) and 10 (Biodiversity Enhancement Scheme) of 24/01192/F				
<b>Observations :</b> RESOLVED that Bicester Town Council raise concerns over this application due to: - Number of swift boxes				
<b>24/03228/DISC</b>	16/12/2024	Hansah Iqbal	Churchill Living Ltd	Fortescue House St Johns St Bicester OX26 6SL
<b>Proposal :</b> Ward: East Discharge of Condition 22 (junction of proposed vehicle access and main carriageway) of 23/01771/F				
<b>Observations :</b> RESOLVED that Bicester Town Council raise concerns over this application due to: - Unclear planning, which is not clear enough to allow Committee to pass comment - The state of the road which is access to the highway - Highway and road safety is an issue which requires a review				
<b>24/03259/F</b>	12/12/2024	Carlos Chikwamba	24/03259/F	Land Adjacent to Symmetry Park Morrell Way Bicester OX26 6GF
<b>Proposal :</b> Ward: The erection of two Use Class B8 floorspace units (with ancillary office floorspace (Use Class E(G(i))) with associated infrastructure including: a building for the use as an energy centre (details of the energy generation reserved for future approval); loading bays; service yards; external plant; bin stores, vehicle parking (HGV, lorry, car and motorcycle); cycle parking, amenity areas, landscaping including permanent landscaped mounds; sustainable drainage details. Demolition of three vacant agricultural building (and two smaller structures) to the north east corner of the site. Access from the existing Symmetry Park estate road.				
<b>Observations :</b> RESOLVED that Bicester Town Council raise concerns over this application due to: - Impact of additional commercial vehicle access on A41 - Rodney House Roundabout - Increase in acreage of PV panels				

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

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**B.T.C.Welcome on the following applications;****24/03197/DISC**

10/12/2024	Hansah Iqbal	Cherwell District Council	Proposed Sports Pavilion Whitelands Way Bicester
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**Proposal :** Ward: South & Ambrosden  
Discharge of Condition 7 (means of access) of 15/01615/F

**Observations :** RESOLVED that Bicester Town Council WELCOME the discharge of conditions.

**24/03207/CLUP**

09/12/2024	Hansah Iqbal	Bloxdent Limited	15-16 Crown Walk Buckingham Road Bicester OX26 6HY
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**Proposal :** Ward: East  
Certificate of Lawfulness of Proposed Use for Change of Use from children's play centre and ancillary cafe to a dental practice - both Use Class E

**Observations :** RESOLVED that Bicester Town Council WELCOME this application and hope they take on NHS patients.

**24/03264/F**

12/12/2024	Rebekah Morgan	Arriva	Car Park BiC Nth Railway Stn Buckingham Road Bicester OX26 6EF
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**Proposal :** Ward: East  
Removal of existing decked car park and re-configuration of surface level car park, along with the creation of new central retaining wall, new lighting and perimeter fencing

**Observations :** RESOLVED that Bicester Town Council WELCOME the resolution to removing an eyesore.

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

Phil Evans Town Clerk