Bicester Town Council

Date :- 18/06/2025

Observations on the following Planning Applications

Application No	Date Recd	Case Officer	Applicant Name	Location

No Objection on the following applications;

25/00990/NMA

06/05/2025 | Gemma Magnuson | HWR | Ursuline Convent, 4-6 Kings End, Bicester, OX26 6DT

Proposal : Ward: East
Non-material amendment to 22/01120/F - Reduction in number and size of windows and doors. Omission of rear paved area and minor amendments to external landscaping and gateway entrance

Observations : RESOLVED that Bicester Town Council has NO OBJECTION to this application if the conservation officers are in agreement with the plans.

Signed_____ Date_____

Phil Evans Town Clerk

Observations on the following Planning Applications

Application No	Date Recd	Case Officer	Applicant Name	Location

No Comment on the following applications;

24/01206/F

16/04/2025 | Hansah Iqbal | Mr B Rezek | 63 Jay Close, Bicester, OX26 6XN

Proposal : Ward: South And Ambrosden
Double storey side extension along with garage conversion - re-submission of 23/00913/F

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

24/03259/F

07/05/2025 | Carlos Chikwamba | Tritax Symmetry Bicester 3 Ltd | Symmetry Park, Morrell Way, Bicester, OX26 6GF

Proposal : Ward: Launton And Otmoor
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.

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

25/00276/DISC

22/04/2025 | Katherine Daniels | Value Retail Management (Bices | Land Nth & Sth of Pingle Drive, Bicester, OX26 2DG

Proposal : Ward: South And Ambrosden
Discharge of Condition 19 (Landscape and Ecology Management Plan) of 22/03513/F

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

25/00751/F

23/04/2025 | Hansah Iqbal | Mr M Shchur | 6 Ruck Keene Close, Bicester, OX26 2LT

Proposal : Ward: West
Garage conversion, raising roof of garage, creation of a bay window.

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

25/00803/F

16/04/2025 | Hansah Iqbal | F & N Ribeiro | 91 Kestrel Way, Bicester, OX26 6XZ

Proposal : Ward: South And Ambrosden
Garage Conversion

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

25/00804/LB

29/05/2025 | Catherine Harker | R Parkinson | The Old Priory Priory Lane, Bicester, OX26 6BG

Proposal : Ward: South & Ambrosden
Re-lead existing historic glass in two arched panels within existing stone surround

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

Observations on the following Planning Applications

Application No	Date Recd	Case Officer	Applicant Name	Location
25/00850/F	16/04/2025	Hansah Iqbal	Mr N Hussain	7 Sterling Close Bicester OX26 4XW

Proposal : Ward: East
Proposed single storey front extension and part single, part double storey rear extension; enlarge side access door and creation of driveway using permeable paving

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

Application No	Date Recd	Case Officer	Applicant Name	Location
25/00876/REM	22/04/2025	Sophie Browne	Mr I Mitev	46 Bucknell Road Bicester OX26 2DG

Proposal : Ward: West
Reserved Matters application seeking to discharge Conditions: 1 - Appearance and landscaping; 3 - Drainage plan; 4 - Levels; 5 - Bike Storage; 6 - Bin Storage; 7 - CEMP; 8 - Biodiversity enhancements scheme; and 9 - Demolition / Construction Method Statement to 23/01447/OUT for a development of 6 apartments and associated works.

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

Application No	Date Recd	Case Officer	Applicant Name	Location
25/00880/F	06/05/2025	Hansah Iqbal	R Clack	11 Ravencroft Bicester OX26 6YE

Proposal : Ward: South And Ambrosden
PART RETROSPECTIVE - Timber cladding to the front of the dwelling. Erection of two storey side extension and single storey front extension

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

Application No	Date Recd	Case Officer	Applicant Name	Location
25/00924/NMA	28/04/2025	Lewis Knox	Mrs TGuerreiro	138 Anniversary Avenue Bicester OX25 2EE

Proposal : Ward: South And Ambrosden
Increase in height to some of the roof parapets (no increase in overall height). Alterations to fenestration (proposed as non-material amendment to 23/00816/F)

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

Application No	Date Recd	Case Officer	Applicant Name	Location
25/00943/DISC	06/05/2025	Sarah Tucker	Mr C Knight	Site D And E Graven Hill Circular Road Ambrosden OX26 6PT

Proposal : Ward: South And Ambrosden
Discharge of Condition 4 (bollard details) of 16/01807/REM

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

Application No	Date Recd	Case Officer	Applicant Name	Location
25/00962/DISC	06/05/2025	Rebekah Morgan	B-Hive Living Ltd	1 George Street Bicester OX26 2EB

Proposal : Ward: West
Discharge of Conditions 7 (secure by design) 8 (cycle parking) and 9 (bin storage) of 24/01402/F

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

Observations on the following Planning Applications

Application No	Date Recd	Case Officer	Applicant Name	Location
25/00993/F	30/04/2025	Hansah Iqbal	B, N Vince, Richens	4 Manchester Terrace Bicester OX26 6PT

Proposal : Ward: East
Single storey wraparound side and rear extension

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

Application No	Date Recd	Case Officer	Applicant Name	Location
25/01061/F	08/05/2025	Rebekah Morgan	B-Hive Living Ltd	1 George Street Bicester OX26 2EB

Proposal : Ward: West
Variation of Condition 5 (boundary enclosures) of 24/01402/F - to change the wording to - Prior to occupation of the development, details of the boundaries and enclosures as per plan no PL11 B772 Rev G shall be implemented and retained in perpetuity

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

Application No	Date Recd	Case Officer	Applicant Name	Location
25/01095/F	08/05/2025	Hansah Iqbal	Mr and Mrs M Linfoot	6 Martin Close Bicester OX26 6XA

Proposal : Ward: South And Ambrosden
First floor side extension. Single storey rear extension.

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

Application No	Date Recd	Case Officer	Applicant Name	Location
25/01105/NMA	19/05/2025	Sarah Tucker	Graven Hill Village Dept	Site D And E Graven Hill Circular Road Ambrosden, Bicester

Proposal : Ward: South And Ambrosden
Changes to highways details as described in the attached documents; re condition 1. (proposed as non-material amendment to 16/01807/REM)

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

Application No	Date Recd	Case Officer	Applicant Name	Location
25/01109/F	12/05/2025		Sheet Anchor Investments 2 Lim	Shotz Pool And Sports Lounge 2 Crown Walk Bicester OX26 6HY

Proposal : Ward: East
Installation of a fan extraction duct

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

Application No	Date Recd	Case Officer	Applicant Name	Location
25/01128/DISC	19/05/2025	Tomaz Akhter	Boomerang Developments Ltd	Impressions Hair And Beauty 4 Rossalyn House Victoria Road Bicester OX26 6PJ

Proposal : Ward: East
Discharge of Conditions 3 (schedule of materials and finish) and 4 (sound insulation) of 25/00352/MA56

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

Date :- 18/06/2025

Observations on the following Planning Applications

Application No	Date Recd	Case Officer	Applicant Name	Location
25/01148/F	14/05/2025	Hansah Iqbal	Mr D Jennings	162 Buckingham Crescent Bicester OX26 4HB

Proposal : Ward: East
Rear PVCu conservatory

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

25/01177/F	29/05/2025	Tomaz Akhter	Mr P Okeefe	53 Bristol Road Bicester OX26 4TH

Proposal : Ward: East
First floor side extension, part ground floor side extension, front porch extension, change all windows to update to new Upvc and addition of new resin driveway

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

25/01178/REM	27/05/2025	Carlos Chikwamba	Redrow Homes Limited (Harrow	South East Bicester Wretchwick Way Bicester

Proposal : Ward: Launton And Otmoor
Application for approval of Reserved Matters pursuant to Outline Planning Consent (ref: 16/01268/OUT). The Reserved Matters comprise details of the Spine Road and Nature Conservation Area with associated infrastructure. Details of appearance, landscaping, layout and scale to be determined

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

25/01183/F	15/05/2025	Hansah Iqbal	Mr M Harding	67 Wear Road Bicester OX26 2FF

Proposal : Ward: West
Removal of existing conservatory and erection of single storey pitched roof rear extension

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

25/01248/F	19/05/2025	Tomaz Akhter	Severine Baron	31 Taunton Road Bicester OX26 1DX

Proposal : Ward: South And Ambrosden
Erection of double storey side extension

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

25/01323/CLUP	22/04/2025	Hansah Iqbal	Beehive Barn Ltd	Units B7 And B7a Telford Road Bicester OX26 4LD

Proposal : Ward: East
Certificate of Lawfulness of Proposed Development for material operations constituting the implementation of planning permission 24/00891/F

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

Date :- 18/06/2025

Observations on the following Planning Applications

Application No	Date Recd	Case Officer	Applicant Name	Location
25/01334/LB				
	27/05/2025	Catherine Harker	Mr P Bywater	Tudor Cottage 22 Church Street Bicester OX26 6AZ

Proposal : Ward: East
Variation of Conditions 3 (material samples) and 6 (windows and doors) of 25/00161/LB

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

25/01355/F				
	29/05/2025	Hansah Iqbal	Mr D Usher	20 Dumas Close Bicester OX26 2FT

Proposal : Ward:West
Single storey front extension, infill existing side door with brick

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

Signed_____ Date_____

Phil Evans Town Clerk

Application No	Date Recd	Case Officer	Applicant Name	Location

Leave to DC Arboriculturalist on the following applications;

25/01013/TCA

15/04/2025 | Iain Osenton | M Lee | The Garth Launton Road Bicester OX26 6PS

Proposal : Ward: South & Ambrosden
9 x Poplars - Garth Park, Re-pollard to previous points/remove ivy Identified off a tree survey as high priority

Observations : RESOLVED that Bicester Town Council LEAVE this application to the ARBORICULTURIST OFFICER.

25/01016/TCA

15/04/2025 | Iain Osenton | M Lee | St Edburgs Church Church Street Bicester OX26 6AY

Proposal : Ward: South & Ambrosden
1 x Pinus Nigra in church yard at St Edburgs - fell to ground

Observations : RESOLVED that Bicester Town Council LEAVE this application to the ARBORICULTURALIST OFFICER.

25/01130/TCA

30/04/2025 | Iain Osenton | M Lee | Bicester Town Council The Garth Launton Road OX26 6PS

Proposal : Ward: South And Ambrosden
9 Poplars to be felled due to disease

Observations : RESOLVED that Bicester Town Council LEAVE this application to the ARBORICULTURALIST OFFICER.

25/01387/TCA

28/05/2025 | Iain Osenton | M Lee | 1 St Edburgs Path Old Place Yard Bicester OX26 6AP

Proposal : Ward: South & Ambrosden
1 x Pinus- Fell. Dead in church yard

Observations : RESOLVED that Bicester Town Council LEAVE this application to the ARBORICULTURALIST OFFICER.

Signed_____ Date_____

Phil Evans Town Clerk

Observations on the following Planning Applications

Application No	Date Recd	Case Officer	Applicant Name	Location

Has concerns on the following applications;

25/01136/F

12/05/2025	Hansah Iqbal	Mr & Mrs G and A Samble	Autumn Barn Whitelands Farm Vendee Drive Bicester OX26 1AX

Proposal : Ward: South And Ambrosden
Proposed carport conversion with a single storey extension. Proposed link extension to connect the carport conversion/extension with the main house

Observations : RESOLVED that Bicester Town Council RAISE CONCERNS on this application due to:
- Overdevelopment of the site
- Not in keeping with the street scene and the nature of the site

25/01322/TPO

23/05/2025	Iain Osenton	Ms M Savory	Lucerne Avenue Bure Park Bicester

Proposal : Ward:North And Caversfield
G2 Group - Hazel, Thorn, Ash, Field Maple - cut back trees as all overgrown - subject to TPO 12/1992

Observations : RESOLVED that Bicester Town Council RAISE CONCERNS on this application due to:
- These trees are under the authority of BTC and are therefore theirs to manage
- This application has not consulted BTC
- Management of these trees should comply with BTC Tree Policy

Signed_____ Date_____

Phil Evans Town Clerk

Observations on the following Planning Applications

Application No	Date Recd	Case Officer	Applicant Name	Location

B.T.C.Welcome on the following applications;

25/00882/F

30/04/2025	Laura Bell	Mr A Unitt	Land South of Anniversary Avenue East Between Milne Street and Read Place

Proposal : Ward: South And Ambrosden
Erection of 64 dwellings with associated highways works and landscaping

Observations : RESOLVED that Bicester Town Council WELCOME the provision of housing put forward in this application but RAISE CONCERNS over:
- The quality of the design
- Massing of the buildings
- Energy efficiency standards

25/00956/CLUP

06/05/2025	Hansah Iqbal	Bloxdent Limited	Vodafone 29 Crown Walk Bicester OX26 6HY

Proposal : Ward: East
Certificate of Lawfulness of Proposed Development: This application supports the proposed Change of Use from Vodafone shop to a Dental Practice which are both noted under the same Use Class E.

Observations : RESOLVED that Bicester Town Council WELCOMES this application.

Signed_____ Date_____

Phil Evans Town Clerk