

MINUTES of Extraordinary Meeting of Islip Parish Council
Islip Village Hall
Wednesday 4th January at 7.30pm

1/17 Present: Mr P Collins (Chairman), Mrs F Forbes, Mrs D Nudds, Mr R Venables, Mr N Wiles, Mr M Wilkinson (Clerk)

2/17 Apologies: None

3/17 Minutes: The minutes of the meeting of 8th November will be received at the meeting 10th January 2017.

4/17 Matters arising which will not be raised under subsequent agenda items: None.

5/17 Changes in Members' interests and declarations of personal or prejudicial¹ interest: None.

6/17 Strategic Planning: the Chairman explained that the purpose of the meeting was to take soundings of the village prior to the PC's submission to Cherwell District Council [CDC] about CDC's *Consultation Draft of the Local Plan Part 1 Partial Review*. He noted that the deadline for submissions is 9th January, and that the highly compressed timetable for consultation and submission was down to CDC.

He noted, too, that all interested parties are entitled to submit comment, that the consultation draft can be viewed (as previously notified to villagers) at <http://www.cherwell.gov.uk/planningpolicyconsultation>, and that the *pro forma* for any submission is to be found there. He then asked Cllr Venables to set out the context of the *Partial Revision*.

Cllr Venables noted that the Oxfordshire Local Authorities' housing target for Oxford City Council could not be met within the city boundaries, and that the district councils had now agreed to increase their targets to accommodate part of the Oxford City requirement. CDC had agreed to build 4,400 houses within the district, in addition to the 18,000 already planned. It had therefore publicly invited proposals for development within CCDC; approved development are to be included in the revised *Local Plan*. The sites proposed consisted of the following (images from the documentation are annexed):

1. Site PR21 - Land to the north of the railway adjacent to the pedestrian/equestrian bridge, bordered by Mill Lane and Kidlington Rd. Submitted by Church Commissioners.
2. Site PR181 - Land to the south of the railway adjacent to the pedestrian/equestrian bridge, bordered by Mill Lane and Mill Street. Submitted by Church Commissioners.
3. Site PR30 - Land to the north of Bletchingdon Rd occupied by the Oil Dump. Newcore's submission includes the whole of the Oil Dump site but they have confirmed that their intention is still to develop only approx. 1/3rd of the site. Submitted by Newcore.
4. Site PR55 - Land to the north of Kidlington Road behind the surgery, bordered by Kidlington Rd and Bletchingdon Rd. Submitted by Church Commissioners.

¹“one in which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgement of the public interest”

Cllr Venables reminded the meeting that the village and the PC had long supported the proposal for the limited development of 11 acres of the 33-acre Oil Dump site. The current proposal is for 35 dwellings for sale, 15 affordable dwellings, and a care home and/or sheltered housing of some 60 units. CDC had so far refused to countenance such a development despite

- village support;
- the fact that the site is a brownfield site, although within the Green Belt;
- the *certificate of continuing use* for the site as an oil distribution depot.

The Chairman said that the Council's current view was that

- support for the Oil Dump site be reiterated;
- the proposals made by the Church Commissioners be rejected – both as greenfield sites within the Green Belt, and as overdevelopment of the village (currently some 260 or 270 dwellings).

The Chairman invited comments from the floor.

There was no expression of support for the Church Commissioners' proposals.

Cllr Venables in response to a question noted that the Green Belt itself appears no longer to be absolutely sacrosanct. The Chairman noted in response to questions and suggestions that the nature of the *affordable housing* and of the *care home/sheltered housing* would have to be examined in detail prior to any detailed support from the village. Cllr Venables in response to a further question, noted that should Newcore fail ultimately to develop the site, then it might be sold on to a third party who might be less willing to meet the village halfway, and might indeed revert to its use as an oil distribution depot.

It was noted that Section 106 monies do not necessarily benefit local communities; Cllr Venables noted that were the village to have a formal *Neighbourhood Plan*, then 25% of such monies (under current rules) would be put at the disposal of the village. It was noted that any such sum might usefully be compared with the relatively high cost of the preparation of a *Neighbourhood Plan* before any such plan were undertaken.

Cllr Venables noted that CDC's timetable is to formulate its proposed amendment of the *Local Plan* in time for submission to central government in July 2017. There will then be an open review of the proposals before the planning inspector prior to any central government approval.

It was suggested from the floor that if the Council were to support the Oil Dump proposal, then care should be taken to qualify this:

- so as to stress support for the limited development of 11 acres of the site only;
- make explicit reference to Newcore's offer of a covenant on the residual 22 acres or so which would require the PC's explicit approval of any further development in the future;
- suggest that any Section 106 monies be used in part to deal with the grave danger to pedestrians crossing the Ray Bridge.

It was also suggested that the PC comment on the likelihood of hugely increased traffic flows through and around the village consequent upon the siting of certain of the proposed major developments in Bicester and Kidlington.

The Chairman thanked villagers for attending in such numbers, and for their contributions, and noted that ideas helpful to the PC had certainly been articulated.

The Council resolved unanimously that Cllr Venables and the Chairman should draft a response to be circulated to all councillors, and that the final version be submitted to CDC before the 9th

January deadline. The PC's response would then be circulated to villagers, which might, as requested from the floor, be useful to any villager intending to make a personal submission.

7/17 Date of the next meeting of the Parish Council will be held on **Tuesday 10th January 2017** at 7.30pm in the Village Hall.

8/17 The Meeting Closed at 9.00pm.