

ISLIP PARISH COUNCIL MINUTES

Minutes of the Extraordinary Council Meeting held on Tuesday, 2nd December 2025, at 7.30 pm held at Islip Village Hall.

MEMBERS PRESENT: **Parish Councillors:** Dennis Price (Chair), Nathan Wiles (Vice Chair), Nicola Richardson, Sophie Miller, Anneka Streule, Doreen Cole and Andrew Smith.

OTHER COUNCILLORS: Gemma Coton

OFFICERS PRESENT: **Clerk to the Council:** Emma Kearney

OTHERS PRESENT: **Members of the Public:** 72

APOLOGIES: None

74/25 DECLARATIONS OF INTEREST & APPLICATIONS FOR DISPENSATION

None

76/25 PUBLIC PARTICIPATION

Members of the public raised concerns and asked questions regarding the planning applications on the agenda. Following public participation, the Council proceeded to discuss and vote on the applications.

77/25 PLANNING

An update on the following was received.

1. 25/02918/OUT - Land at Islip Fuel Depot planning application

The current application for outline planning permission for up to 150 homes (Class C3), up to 70-bed care home (Class C2), up to 65 retirement/assisted living units (Class C2/C3) and associated facilities was presented

2. 25-01064-SO - Historic Screening Outcome

Background on previous planning applications for the site (2012, 2016, and earlier in 2025) was provided.

The following 3 planning applications were considered.

Reference	Address	Details	Ward	Deadline
25/02918/OUT	Land At Islip Fuel Depot Adjoining Oxford To Bicester Railway, Bletchingdon Road, Islip	Outline application (All Matters Reserved except for Access) for the development of up to 150 homes (Class C3), up to 70-bed care home (Class C2), up to 65 no. retirement/assisted living units (Class C2/C3) and associated facilities, car parking associated with the neighbouring land use (sui generis), public open space, pedestrian and cycle links, play area, drainage, landscaping, and all other related works including the removal of fuel storage tanks and associated	Islip	03/12/2025

		engineering/remediation works and demolition of associated structures and buildings		
25/02788/F	Rear Of Jasmincot, High Street	Erection of 3 dwellings and associated works	Islip	03/12/2025
25/02996/F	Stanmore, North Street.	Demolish rear outhouse and construct two storey rear extension. Construct detached single storey garden room to rear of garden	Islip	09/12/2025

78/25 LAND AT ISLIP FUEL DEPOT, BLECHINGDON ROAD - 25/02918/OUT

During public participation and council discussion, concerns were raised including

1. Site contamination concerns, particularly PFAS (forever chemicals) from firefighting foam
2. Sewage system capacity - Thames Water data showing 50 solid days of discharge in 2023, rising to 88 days in 2024
3. Flooding issues affecting Mill Street properties, with approximately 4 houses flooded for extended winter periods
4. Traffic capacity and highway safety concerns
5. Railway station concerns regarding potential service reductions and closure
6. Medical centre capacity - previous concerns raised by GP practice
7. School capacity constraints
8. Infrastructure inadequacy including roads, shops, and community facilities
9. Scale of development (14 hectares) in relation to existing village size
10. Green Belt/Grey Belt designation
11. Illustrative nature of drawings described as misleading by a professional architect
12. Impact on residential amenity and privacy

Members discussed the concerns raised and the need for substantial Section 106 contributions should any development be approved, including for sewage infrastructure, traffic measures, education, medical facilities, and community facilities.

It was **RESOLVED** unanimously to **OBJECT** to the planning application in its entirety.

The Clerk to prepare and submit formal objection incorporating the concerns raised and relevant planning policy considerations.

79/25 REAR OF JASMINCOT, HIGH STREET - 25/02788/F

The Council received comments from residents of 1 North Street and Middle Way regarding boundary treatments, overbearing impact due to level differences, and loss of amenity.

Members discussed concerns regarding:

1. Impact on neighbouring properties due to proximity and levels
2. Loss of daylight and sunlight to properties on North Street and Middle Way
3. Design quality in the conservation area
4. Parking provision

Members noted the site is suitable in principle for development but raised concerns about the design and impact on neighbours.

It was **RESOLVED** unanimously to **OBJECT** to this planning application on grounds of overbearing impact on neighbouring properties, loss of daylight/sunlight, and inadequate design quality for the conservation area location.

80/25 STANMORE, NORTH STREET - 25/02996/F

The Council discussed the application and there were no objections raised.

It was **RESOLVED** unanimously that there were **NO OBJECTIONS** to this planning application.

81/25 DATE OF THE NEXT MEETING

The next meeting of the Parish Council will be held on Tuesday 13th January 2026 at 7.30pm.

The meeting closed at 9.02 pm

SIGNED: _____
Councillor Price