

ISLIP PARISH COUNCIL MINUTES

Minutes of the Extraordinary Meeting held on 20th Mar 2024, at 7.30 pm held at Islip Village Hall.

MEMBERS PRESENT: **Parish Councillors:** Nathan Wiles, Dennis Price, Sophie Miller, Nicola Richardson and Anneka Streule.

OTHER COUNCILLORS: **County Councillor:** None.
District Councillors: None.

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

OTHERS PRESENT: **Members of the Public:** Ten.

APOLOGIES: The following apologies were received:
Parish Councillor: Nicholas Stogdon.

082/23 DECLARATIONS OF INTEREST & APPLICATIONS FOR DISPENSATION

None

083/23 Planning Application

The following planning application was reviewed.

24/00572/F	Demolition of existing bungalow and construction of two houses - re-submission of 23/02203/F	Fourways, North Street, Islip, OX5 2SQ	Islip	29.03.2024	Objected.
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It was **ADVISED** to the residents in attendance, that any comments should also be made directly to Cherwell District Council via the planning portal.

1. It was **RESOLVED** by unanimous vote to **OBJECT** to this application as the concerns previously raised had not been addressed.
This was proposed by Cllr Richardson and seconded by Cllr Miller.
2. It was **RESOLVED** by unanimous vote for Cllr Richardson to collate the response on behalf of the parish council.
This was proposed by Cllr Streule and seconded by Cllr Price.

The meeting closed at 20.10.

SIGNED: _____
Councillor: Nathan Wiles – Chairman

Objection Fourways Development

Islip Parish Council Object to the application for the proposed development of Fourways, Islip. A large number of local residents have objected, and we need to reflect this in our decision.

The resubmission has not addressed any of the original objections to the proposal as set out in the points below. We object on the following grounds –

Cherwell Local Plan 2011-2031 - ESD15

The Character of the Built and Historic

Environment. New development is expected to enhance and compliment the character of its context. The application fails to respect the existing buildings around the site in terms of design, height and siting. The view at the entrance to the village from the Otmoor is an important part of the Islip Conservation Area and the site is very prominent. The current design would mean that the view is a large two storey gable, fencing and car parking area. It does not enhance or preserve the Conservation Area.

Cherwell Local Plan 1996 (saved policies) – (CLP 1996) C28 – Layout, Design and External Appearance.

New development is required to have standards of layout, design and external appearance sympathetic to the character of the urban or rural context of that development. The current design is not sympathetic to the character of the village.

Residential Amenity

The site is raised and the design for full two storey houses will affect the residential amenity of the neighbouring properties, especially in St Nicholas Close. The development would result in loss of light, overshadowing and loss of privacy. The windows in the gable of number 1 St Nicholas Close are to habitable rooms.

Highway Safety

The current access does not comply with Highway design guidance. The junction of North Street and Middle Way is currently dangerous as visibility up Middle Road is very poor and cars speed up coming out of the village. House 2 would further reduce visibility and add more traffic movements to this junction. During morning and evening rush hour Middle Street is very busy.

Parking Provision

The car parking on site is extremely tight, with no turning space or space for visitors parking. There is no on-street parking around this property, with parking on Middle Street already very busy.

In addition, the site plan PA-04 does not reflect the actual roof plan of House 2. It does not show the two-storey roof of the carport with raised room above, thus incorrectly showing the massing of the houses on the site. House 2 would have a 15m long elevation onto Middle Road, larger than the previous application.

Site levels have been shown, but no levels adjacent to the site, which is 2m taller than the surrounding houses. Therefore, it is impossible to see the actual impact that this 7.5m tall elevation would have on the neighbouring houses, number 1 and 2 Middle Road.

The Parish Council would be supportive of the development of the site with one house if the above issues were resolved. A high quality, sympathetic design, which respected the Conservation Area and the neighbouring properties.