

Minutes of the Planning Committee of Old Marston Parish Council Meeting held on the 16th August 2018 at 4:00pm in the Roy Garner Pavilion.

Present:

Michael Cadd (MC) - Chairman Michael Bates (MB) Mary James (MJ)
Tim Cann (Clerk)

Members of the Public: 0

No Councillors declared any prejudicial interests and no one intended to record the proceedings of the meeting.

PLAN18/08/01 Requests to record the meeting: NONE

PLAN18/08/02 Apologies for Absence: Parish Councillor Pat Hall – On Holiday.

PLAN18/08/03 Public Participation: NONE.

PLAN18/08/04 It was **RESOLVED** to accept the minutes of the meeting held on the 25th July 2017.

PLAN18/08/05 Matters arising omitting those for which an agenda heading follows: NONE

PLAN18/08/06 Planning Applications to be considered:

18/01173/FUL – The Harlow Centre, Raymund Road – Demolition of existing buildings on the site and their replacement with a new two storey education facility, associated parking and external play areas for Meadowbrook College. Erection of a new secondary school in the form mix of one and three-storey buildings together with provision of a new access from Marston Ferry Road, associated car and cycle parking along with formal and informal play and sport provision. Erection of a multi-use games area (MUGA) and eco-shelter for St Nicholas Primary School. (Amended description)
(Amended plans and additional information) –

The Clerk made the committee aware of Shilpa Bhatt's email commenting on the Harlow Centre application.

Old Marston Parish Council strongly objects to this application on the following grounds:-

OVERDEVELOPMENT OF SITE: The Council has said from the outset that this is the wrong location for a development of this size. To date nothing has been tabled to change this opinion.

ACCESS: the access point onto and from the Marston Ferry Road does not address the volume of cyclists already using the cycle track, let alone the additional amount this application will generate. Then to introduce vehicles using the same entrance point and crossing the cycle track is unworkable. The proposed management of all this is inadequate.

ENTRANCE: The design for cyclists, pedestrians and car drivers merging is an accident waiting to happen.

TRAFFIC: Traffic congestion is already severe at peak times and any addition to this will make the situation impossible. Pollution levels will increase, with a harmful effect on local communities and school children. This is in total contrast to the Oxford City Council's aims and policies to reduce air pollution.

Signed by the Chairman.

PARKING: There are insufficient onsite parking facilities for staff. This will result in cars being parked on the surrounding streets. The developer's 'park & stride' policy will only encourage this. There is already a problem with commuter parking where people park their cars and travel to either the JR Hospital, Brookes University or Oxford.

DRAINAGE: It is proposed for surface water to drain into the already existing brook, which is part owned by the residents of Arlington Drive, therefore giving serious concern for potential flooding of these properties and the proposed school.

As stated in Section 9 Promoting sustainable transport of the National Planning Policy Framework (July 2018)

“Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

- a) the potential impacts of development on transport networks can be addressed;
- b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
- c) opportunities to promote walking, cycling and public transport use are identified and pursued;

18/01861/FUL – 31 Ripington Drive – Change of use of dwelling house (Use Class C3) to a House in Multiple Occupation (Use Class C4) – **Although the Council has no material objections to this plan it is very concerned at the gradual erosion of family houses.**

PLAN18/08/07 Information Sharing: The Clerk made the committee aware of an email from Tony Baker criticizing the Council's responses to planning applications and advising that it will be on the full council's agenda for September.

PLAN18/08/08 Anything of an urgent nature which has come to the Clerk's attention since setting the agenda: NONE.

PLAN18/08/09 Information Sharing:

The Clerk made the committee aware of Tony Bakers email criticizing the Councils responses to planning applications.

Meeting ended: 4:40pm

Date of Next Meeting: TBA

Signed by the Chairman.