

You are hereby summoned to attend the Meeting of St Helen Without Parish Council's Sub Committees, to be held on Monday 1<sup>st</sup> April 2019 7.00 p.m. at Shippon Church Hall. Members of the public and press are welcome to attend. Members of the public may make representations under item 3 of the agenda.

Anna Clarke  
Clerk, St Helen Without Parish Council

**AGENDA**

1. Apologies for Absence
2. Declarations of Personal or Personal and Prejudicial Interests
3. Matters raised by members of the public
4. Minutes of the meeting held on 25<sup>th</sup> February 2019
5. Highways & Amenities Sub Committee
  - School Safety / speed awareness signs
  - Honeybottom Lane / Barrow Road Traffic Calming Measures
  - Sandleigh Road Rec Ground Pathway
6. Development & Planning Sub Committee
  - a) Meeting with Henry & Philip Chopping (Oxford Homes) with regard to the Paddock.
  - b) Decision Notices

Ref:	<b>P19/V0049/FUL</b>
Date	3 <sup>rd</sup> January 2019
Description	Variation of condition 2 (approved plans) of application P18/V0330/FUL Change of use of an existing open air agricultural shelter into a Sports Pavilion to serve family members, players and spectators during the Lacrosse seasons for St Helen & St Katharine School. The new pavilion provide changing rooms and shower facilities to both home and away teams, referee changing room, sports equipment storage, WC facilities for spectators, a kitchenette, and amenity space in the form of a club room where family members and spectators can gather.
Address	Church Farm Faringdon Road Shippon Abingdon OX13 6LL
St Helen Without PC's comments	No objection to variation of condition 2 (approved plans) of P18/V0330/FUL.
Decision	Planning Permission on 26th February 2019

Ref:	<b>P19/V0108/HH</b>
Date	16 <sup>th</sup> January 2019
Description	Two storey side and single storey rear extensions
Address	52 Gozzards Ford Gozzards Ford Abingdon OX13 6JH
St Helen Without PC's comments	No objection and pleased to note that the proposed new brick work and window design will match the existing property.
Decision	Planning Permission on 13th March 2019

**c) Ongoing applications**

a) Ref:	<b>P18/V2180/FUL</b>
Date	18 <sup>th</sup> September 2018
Description	Development of up to 73 residential dwellings and associated works including design, access, landscaping and open space.
Address	Land to the West of Wootton Road Abingdon
St Helen Without PC's comments	St Helen Without have no objection to this planning application but would like the following comments to be taken into account by the Vale of White Horse when making their decision:

	<ol style="list-style-type: none"> <li>1. Concern that there are insufficient car parking spaces allocated to accommodate any visitors therefore cars might well end up blocking access for emergency vehicles, waste disposal lorries etc.</li> <li>2. Further increased level of traffic exiting on to the already very busy public roads with particular emphasis on ensuring the safety of bicycle users and pedestrians.</li> <li>3. The very close proximity of the flats to the A34 with resultant noise and air pollution concerns. Efforts to be made to soundproof these buildings where possible.</li> <li>4. Has any allowance been made for the possible widening of the A34.</li> <li>5. Relocation of a substantial part of the communal landscaping into the centre of the development as its current very close proximity to the A34 where the air pollution and noise levels might well render it unsafe to children and damaging to the residents health. Also measures to be taken to prevent any pedestrian access on to the very busy major road.</li> <li>6. Reassurance that sufficient drainage will be incorporated in to the development as the area is known to have flooded.</li> <li>7. Would prefer the number of homes to be reduced by say 10% with the resultant improvement in the amount of open space in and around the development and thereby enabling increased landscaping.</li> </ol>
Decision	Due 4 <sup>th</sup> March 2019

Ref:	<b>P18/V2552/FUL</b>
Date	31 <sup>st</sup> October 2018
Description	Conversion and alteration to the ground floor of the building approved and implemented under the terms of permission P17/V2034/FUL to create two two-bedroom apartments with parking and amenity space.
Address	53 Besselsleigh Road Wootton Abingdon OX13 6DX
St Helen Without PC's comments	No objections
Decision	25 <sup>th</sup> December 2018 (No decision yet issued)

Ref:	<b>P18/V1287/DIS</b>
Date	21 <sup>st</sup> May 2018
Description	Discharge of conditions 6 (community use agreement), 8 (management and maintenance) & 14 (travel Plan) of Planning Permission P16/V1088/FUL "Hybrid application comprising a detailed application for a sports hall, AstroTurf pitch and pavilion, relocated netball and tennis courts, new canopy to lower school building, car park extension to rear and rearranged access, car park and drop off at front of school; and an outline application for erection of a swimming pool, two classroom buildings and extension to dining room (all matters reserved except access)." (18 July - Amended plans received and amended travel plan received 06 November 2018)
Address	The Manor Preparatory School Faringdon Road Shippon ABINGDON OX13 6LN
St Helen Without PC's comments	
Decision	Due 5 <sup>th</sup> March 2019

Ref:	<b>P18/V3035/HH</b>
Date	16 <sup>th</sup> January 2019
Description	Convert existing garage to a one-bedroom annex for private use, extending into the existing space currently occupied by a log cabin.
Address	25 Lansdowne Road Dry Sandford Abingdon
St Helen Without PC's comments	Objection: Response by SHWPC on a revised application after a site visit by Cllrs Talbot, Painting and Churchouse in November 2018. We were able to speak to the owners of 27 Lansdowne Road and view the proposed site from their rear garden. The occupiers of 23, 25 Lansdowne Road and 7 Coupland Road were not at home

	<p>but we were able to get a clear understanding and layout of the location from our visit.</p> <p>Reasons for our Objection: In our view this application is an overdevelopment of 25 Lansdowne Road. There is already a substantial property standing on the plot and further development by converting and enlarging the existing garage is not in keeping and out of scale with the surrounding properties.</p> <p>The plans provided to support the application are once again hand drawn, difficult to read and vague in their dimensions. The proposed new structure, which is more than double the size of the existing garage and also aligned west/east as opposed to the current north/south position of the garage, would adversely affect the neighbouring properties in Lansdowne Road and Coupland Road by being overshadowing, over dominant and out of keeping in scale by putting a fully self contained residential dwelling to the rear of the natural building line of Lansdowne Road. This would cause loss of privacy and light, especially to 7 Coupland Road which sits only 2.0 metres north of the proposed new building. This property especially will suffer from severe overshadowing to the rear garden and much of the living area throughout the year and during the winter months will be in permanent shade; we do not believe this is acceptable.</p> <p>The applicant claims that the planning permission for P15/V0174/FUL granted by the Vale in June 2015 sets a precedent, but we would disagree. The 7 page VWHDC, Committee Report of 4 June 2015 by Laura Hudson, Principal Planning Officer goes to great lengths to make clear that the permission granted was a “one off” and for that specific application only.</p> <p>The parking at 25 Lansdowne Road is limited to 4 spaces at the property. Further living accommodation would create a demand for further parking but, from what we can see, space for that is not available. This needs to be considered as part of the review process.</p> <p>In the event of Planning Permission be granted we would request the Vale to ensure that the new living accommodation is tied to the main dwelling and documentation written to prevent its separate occupation, renting or sale.</p>
Decision	13 <sup>th</sup> March 2019

Ref:	<b>P19/V0169/RM</b>
Date	29 <sup>th</sup> January 2019
Description	Reserved Matters application following Outline Approval P17/V1336/O for residential development for 200 dwellings, together with associated access, landscaping and public open space, infrastructure (utilities) and biodiversities enhancements.
Address	Land North West of Dunmore Road Abingdon Oxfordshire
St Helen Without PC's comments	<p><b>The parish of St Helen Without wish to Object to Planning Application P19/V0169/RM</b></p> <p>Having considered the submitted plans the parish council would like to comment as follows:-</p> <ol style="list-style-type: none"> <li>1. Insufficient footpaths around the development for pedestrian safety.</li> <li>2. Cycle lanes appear incomplete and stop randomly.</li> <li>3. There are only 22 designated parking spaces for visitors to the 200 houses, a ratio of just over 1 to every 10 houses and reduced from 38 in the previous application. In addition they are all are located on the perimeter of the built up area of the development.</li> <li>4. There are no planned designated parking spaces for Plot 173.</li> <li>5. There appear to be only 17 shared ownership properties as against the indexed 18.</li> </ol>

	<p>6. Clarification is required that the roads as planned are sufficiently wide enough to allow safe passage of two cars passing and also overtaking any cars parked on the road.</p> <p>7. In view of the possible 73 unit housing development on the opposite side of Wootton Road, could ask that the question of installing traffic lights at the exit of the development be revisited.</p> <p>8. The MUGA which helps promote a community spirit to be sited more centrally i.e. adjacent to the North West corner of the recreation ground to provide equal access for all residents, rather than in a furthest corner. The current location next to the ring road and its impact on air quality together with its close proximity to the swale could present a danger to young children.</p> <p>9. Assurance is sought that all tree and shrub planting plans as submitted are fulfilled.</p> <p>10. The parish council would like to see a greater reflection in the variety of housing designs to reference some of the historic nature of Abingdon.</p> <p>11. LPP1 states that the site layout must be mindful of future expansion of the A34 and should not preclude this. Developers must provide appropriate setbacks from all physical barriers along the boundaries of the site for this purpose. It would not seem the plans now submitted have taken this directive into account.</p> <p>12. Environmental Health is a highly important and sensitive part of the planning process. We have reservations over the air quality because of the volume of traffic on the A34, B4017, Copenhagen Drive, and Dunmore Road. We believe that no air quality survey has been conducted in the locality.</p> <p>13. The site is immediately adjacent to and East of the A34; also at this point the site is below the level of the A34 so it will be greatly effected by constant traffic noise from that road. [Sound waves travelling through the air are longitudinal waves with compressions and rarefactions. Sound travels up or down evenly from the source, in this case the A34, however it is a proven scientific fact that typically the noise will be worse for areas below the source.] The prevailing wind is West to South West so that will magnify the traffic noise to a severe and arguably unacceptable level as it washes over the site. We would urge the Vale planning department to be 100% satisfied that all necessary steps have been taken to protect the health and wellbeing of residents before they allow building to commence.</p> <p>14. The parish council (PC) would have hoped and expected in a development of up to 200 houses that a small number of single storey properties should have been included to provide homes for those who have difficulty now and in the future in using stairs etc.</p> <p>15. The proposed housing layout is condensed within the centre of the site with only one area of green space included amongst the planned 200 properties. All other open green space is on the perimeter. Therefore the PC would like to see the number of proposed houses reduced by up to 10% to enable the inclusion of footpaths throughout the whole site thereby allowing safe pedestrian passage by residents, more visitor parking allocation and additional open green spaces incorporated within the built up area of the development.</p>
Decision	26 <sup>th</sup> March 2019

Ref:	<b>P19/V0452/LDP</b>
Date	20 <sup>th</sup> February 2019
Description	Single storey rear extension 4m deep and under 4m high
Address	Nabella Cholswell Road Shippon Abingdon OX13 6HW
St Helen Without PC's comments	No objection
Decision	17 <sup>th</sup> April 2019

Ref:	<b>P19/V0548/HH</b>
Date	7 <sup>th</sup> March 2019
Description	Single Storey Rear Extension
Address	1 Lansdowne Road Dry Sandford Abingdon OX13 6EA

St Helen Without PC's comments	No objection
Decision	29 <sup>th</sup> April 2019
Ref:	<b>P18/V3035/HH</b>
Date	16 <sup>th</sup> January 2019
Description	Convert existing garage to a one-bedroom annex for private use, extending into the existing space currently occupied by a log cabin (Amendment to roof design and height as shown in drawing PE001A)
Address	25 Lansdowne Road Dry Sandford Abingdon OX13 6EA
St Helen Without PC's comments	27 <sup>th</sup> March 2019
Decision	

Ref:	<b>P19/V0615/FUL</b>
Date	14 <sup>th</sup> March 2019
Description	Erect Stable (following removal of container)
Address	The Barn Green Lane Dry Sandford Abingdon OX13 6JR
St Helen Without PC's comments	
Decision	9 <sup>th</sup> May 2019

**7. Items for future agendas**

**8. A.O.B.**

**9. Date of next meeting**

To confirm the date of the Annual Parish Meeting, which is scheduled for 7.00 p.m. On Monday 13<sup>th</sup> May 2019 at Dry Sandford Primary School.

**Minutes & Agendas can be found on our website at:** <http://www.woottondrysandfordshippon.co.uk/>