

You are hereby summoned to attend the Meeting of St Helen Without Parish Council's Sub Committees, to be held on Monday 2nd March 2020, 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 20th January 2020
5. Highways & Amenities Sub Committee
 - Money for (Barrow Road) Traffic Calming Measures
 - Overgrown Vegetation

Sandleigh Road Recreation Ground

- Fence encroaching on the Recreation Ground
- Spring Clean

6. Development & Planning Sub Committee

a) Decision Notices

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| Ref: | P19/V3144/LB |
| Date | 2 nd December 2019 |
| Description | Garage and tool shed outbuilding is leaking. Rotting roof battens have allowed roof tiles to slip, and the tiles have blown and become brittle. The tiles on the front are red handmade clay tiles, with machine made grey concrete plain tiles to the rear. The front roof will be re-roofed with reclaimed tiles matching the current tiles. Propose to replace machine made grey plain concrete roof tiles (rear aspect only) with machine made red plain clay tiles to match the front, and an adjacent building. |
| Address | Lenthalls 76 Church Lane Dry Sandford Abingdon OX13 6JP |
| St Helen Without PC's comments | No objections |
| Decision | Listed building consent on 22 nd January 2020 |

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| Ref: | P19/V2274/FUL |
| Date | 20 th December 2019 |
| Description | Demolition of existing dwelling & annex. Erection of 2no dwellings.(as amended by drawings received 9 January 2020). |
| Address | 80 Barrow Road Shippon Abingdon OX13 6JQ |
| St Helen Without PC's comments | (Original response) No Objection but wish the following comments to be taken into account: 1. We would encourage the developer to consider a more traditional grey roofing material i.e. grey slate similar to that used on the roofs of the Old Vicarage and Coach House which are located on the opposite side of Barrow Road. 2. We understand that in the past there was a small pond, which was fed by a natural stream, in the area where the proposed hard standing for car parking is to be located. Reassurance is required that sufficient drainage arrangements will be made to prevent the likelihood of any flooding of this area in the future. Response to amended plans due 27 th January 2020 |
| Decision | Planning Permission on 31st January 2020 |

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| Ref: | P18/V2180/FUL |
| Date | 18 th 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: 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. 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. 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. 4. Has any allowance been made for the possible widening of the A34. 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. 6. Reassurance that sufficient drainage will be incorporated in to the development as the area is known to have flooded. 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. |
| Decision | Withdrawn prior to determination on 29th January 2020 |

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| Ref: | P19/V3312/LDE |
| Date | 18 th December 2019 |
| Description | Certificate of Lawful use for the use of land as garden (residential) amenity space. |
| Address | Land east of Fenlands Cothill Road Dry Sandford Abingdon OX13 6JW |
| St Helen Without PC's comments | For info only. |

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| Decision | Certificate of Lawful Use or Development on 10th February 2020 |
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b) Ongoing applications

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| Ref: | P19/V0169/RM |
| Date | 29 th 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. (as amended by drawings received 2 January 2020). |
| Address | Land North West of Dunmore Road Abingdon Oxfordshire |
| St Helen Without PC's comments | <p>St Helen Without Parish Council continue to Object to this planning application and would like to make the following comments:-</p> <p>St Helen Without Parish Council find it somewhat disappointing that apart from David Wilson Homes contacting the parish council in October 2018 regarding their plans to build 200 new homes on this site, with a view to setting up a meeting, no further attempt has been made by the developer to meet us and discuss a way forward following our initial formal objections to their first planning application.</p> <p>The objections we have already made continue to stand, however acknowledge that this latest planning application does reflect an improved design for the exterior of the buildings and also an increased number of 1 bedroomed homes has been incorporated.</p> <p>We wish to restate our principal objections and also make a couple or so additional comments. These are:-</p> <p>The siting and number of visitor parking spaces now only 26 rather than the previous 33 and still located only on the perimeter of the development. We envisage this will mean that additional cars visiting the development will by necessity be parked on the residential roads and possibly pavements. Also reassurance is sought that caravans, mobile homes and large vans are able to be accommodated without restricting residential road widths.</p> <p>The relocation of the MUGA from its presently envisaged location to a more accessible and safer site benefiting all the community, whilst still having direct access to the recreation ground. Although we gather the current air quality in its proposed location is deemed acceptable. Is one of the reasons for continuing to locate the MUGA on a far corner of the development because the land set aside for the recreational park is not suitable for building?</p> <p>There is no reference to the installation of any car charging points.</p> <p>The parish council are very disappointed to note that despite the Vale of the White Horse announcing a Climate Emergency in February 2019 there appears to be no reference or plans put forward for low carbon heating/power and the provision of higher levels of energy efficiency.'</p> |
| Decision | Due 20 th September 2019 (No decision issued) |

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| Ref: | P19/V3163/HH |
| Date | 9 th December 2019 |
| Description | 2-storey rear extension to existing dwelling to provide 4 bedroom family home with detached garage and granny annex. (As per amended plans received 3 February 2020) |
| Address | The Gables Faringdon Road Shippon Abingdon OX13 6LW |
| St Helen Without PC's comments | <p>No Objections to this application but wish the following comments to be taken into account:</p> <p>The parish council of St Helen Without are pleased to note the inclusion of solar panels into the proposed plans and also that the rear existing boundary hedges</p> |

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| | <p>are being retained. In addition the retention of the low stone wall at the front of the property helps to maintain the existing street scene but we accept that the partial widening of the drive entrance is necessary, particularly in view of its proximity to the corner of Faringdon and Cholswell Roads.</p> <p>We note the comments made by OCC and the request for further information but from local knowledge we know the layout and position of the property more than meets the minimum highway vision safety standards. With this in mind we would reiterate we have no objection to this application.</p> |
| Decision | 7 th February 2020 (no decision issued) |

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| Ref: | P19/V2489/FUL |
| Date | 10 th October 2019 |
| Description | Proposed conversion and alterations of agricultural barns to B1 (Office) use and associated parking and bin and cycle storage (resubmission of P18/V2554/FUL) (As amended by additional information and revised plans received 17 December, 20 December, 10 January and 17 January comprising: Contamination report, Environmental Assessment, Transport Assessment, Heritage Statement, Ecological report, revised site plan and revised floor and elevation plan) |
| Address | Church Farm Barns Barrow Road Shippon OX13 6JF |
| St Helen Without PC's comments | <p>St Helen Without has no objection to this planning application but would wish the following comments to be taken into account before any decision is made:</p> <ol style="list-style-type: none"> 1) All our comments previously submitted under this reference and the previous reference P18/V2554/FUL to be taken into account prior to any decision being made. 2) We are pleased to see the inclusion of a public footpath between the site and Faringdon Road as set out in the latest plans which we believe is paramount for public safety and something we were advocating from our initial responses to this application. 3) We still have serious concerns over the site entrance and the vision splay meeting the minimum criteria set by OCC. We would refer you to the remarks at paragraphs 1 and 2 of our remarks submitted to P/18/V2554/FUL as, since they were made, there has been no satisfactory explanation from OCC Highways as to why they think the vision splay as indicated on the plans meets the regulations. 4) The danger is restricted vision on exiting the site from cars approaching from the drivers left. The Entrance wall, which is attached to the stone barn, is 2m high at this point (and has to remain at that height as all the original stone walls in the Village are now protected under the new Wootton and St Helen Without Joint Neighbourhood Plan) so any drivers view to the left is restricted to only a few metres when their vehicle is stationary at the threshold of the site entrance and the public highway. Only by inching a vehicle into the public highway is the drivers vision to the left increased and to achieve the 43 metre vision splay required the vehicle will be 2 to 3 metres into the road. We do not believe this is safe, especially as Barrow Road is very busy and also very narrow along this stretch of the road and from feedback received we know many local residents share these concerns. 5) We would ask you please to request OCC put in writing why they believe this entrance/exit meets their criteria and is safe before any decision is made. 6) Traffic calming along Barrow Road is an ongoing issue, this development will bring more traffic and as such we would suggest that any planning permission granted should include a condition that a contribution to a traffic calming scheme is made. |
| Decision | Due 28 th February 2020 |

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| Ref: | P19/V1998/RM |
| Date | 2 nd September 2019 |

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| Description | Reserved Matters Application (Appearance, Landscaping, Layout, Scale) - Residential development for erection of 425 dwellings within 3 phases of the North Abingdon Development: Western Parcel Area A & B and Central Parcel Area A. Associated landscaping and infrastructure works together with additional details as required by conditions attached to outline planning permission (Ref: P17/V0050/O) |
| Address | Land North of Dunmore Road Abingdon OX14 1PU |
| St Helen Without PC's comments | |
| Decision | 20th May 2020 |

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| Ref: | P20/V0348/FUL |
| Date | 13 th February 2020 |
| Description | Variation of conditions 2 - Approved Plans and 6 - Landscaping Scheme of application P16/V3165/FUL. Proposed 4no. dwellings and works there to. |
| Address | Land adjacent to No.38 Barrow Road Shippon OX13 6JF |
| St Helen Without PC's comments | 11 th March 2020 |
| Decision | 3 rd April 2020 |

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| Ref: | P20/V0369/FUL |
| Date | 13 th February 2020 |
| Description | Erection of terrace of 3 no. dwellinghouses with associated operations. |
| Address | Land adjacent to No.38 Barrow Road Shippon OX13 6JF |
| St Helen Without PC's comments | 11 th March 2020 |
| Decision | 3 rd April 2020 |

7. Items for future agendas

8. A.O.B.

9. Date of next meeting

To confirm the date of the next Parish Council Sub Committees Meeting, which is scheduled for 7.00 p.m. on Monday 6th April 2020 at Dry Sandford Primary School.

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