

# The Parish Council of St. Helen Without

## Minutes of the Parish Council Meeting held on Monday 13<sup>th</sup> May 2019 at Dry Sandford Primary School

**Present:** Cllrs. C. Parkin, (Chair), M Page, P. Painting, Cllr. V. Talbot, R. Bahu, D. Churchouse

**In attendance:** Mr David O'Hara, Mr Roland Perry, Mrs Lucy Perry, Anna Clarke (Clerk).

### 1. Election of the Chair

Cllr Parkin proposed Cllr Page to the Office of Chair. Cllr Churchouse seconded the proposal and there was a unanimous vote in favour.

### 2. Acceptance of Office

Cllr Page accepted the Office of Chair and signed the Declaration of Acceptance.

### 3. Election of the Vice Chair

Cllr Parkin proposed Cllr Churchouse to the Office of Vice Chair. Cllr Talbot seconded the proposal and there was a unanimous vote in favour.

### 4. Acceptance of Office

Cllr Churchouse accepted the Office of Vice Chair and signed the Declaration of Acceptance.

### 5. Co-option of unelected Councillors

Cllr Page proposed Phil Painting be co-opted as a Member of the Parish Council. Cllr Churchouse seconded the proposal and there was a unanimous vote in favour. Mr Painting accepted the Office of Member.

### 6. Apologies for Absence

None

### 7. Declarations of Personal or Personal and Prejudicial Interests

None

### 8. Matters raised by members of the public

Mr & Mrs Perry attended the meeting to talk about their planning application for Moorhouse. Planning permission was put in for a Granny Flat after building had begun. Mr and Mrs Perry commented that this had been in naivety. The first construction had been unsound, so was rebuilt according to the original plans. Cllrs Talbot and Page to follow up with Mrs Perry re the possibility of joining the PC. VT/MP

### 9. Attending Councillors and MOD

As of 1<sup>st</sup> May, there is a new Station Commander, Christopher Yates. Mr O'Hara will ask him to come to a PC meeting.

The Air Show will in future be the Air & Country Show.

Hercules are back operating again. A ministerial meeting was held with Layla Moran to discuss complaints re RAF planes.

Cllr Page noted that there is a manhole at the bottom of Hawthorne Road near the children's playground, which has become partially uncovered and dangerous. The Hedge between Barrow Road and the Airfield has not been cut in about a year and the Shippon sign has been obscured. Mr O'Hara to follow up. There are also concerns re tyres and rubbish by Sycamore Road, which has now been cleared up. Mr O'Hara to follow up with Capt Lee Davies about the PC being involved in planning for the Fireworks displays. DO'H

The PC to write to Mr O'Hara about the health hazard of the dog bins on the Airfield not being emptied. The PC is happy to offer a joint way forward.

### 10. Minutes of the meeting held on 1<sup>st</sup> April 2019

The minutes were agreed and signed by the Chair.

### 11. Matters arising from the Minutes

Neighbourhood Plan – currently still with the Examiner and awaiting his comments. An emergency meeting took place where there was discussion over what should happen with green spaces. There was a lot of feeling about not accepting the Vale's proposals but it was agreed that, if it were accepted, it would be with a request for assurance from the Vale that once work started on the site, then green spaces would receive a Green Belt designation and that the Resident's Ideal Buffer Zone would be

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retained as an aspirational target in the plan. The Vale had said that they couldn't agree to the Ideal Buffer as it was ambiguous, however their term, minimum buffer, was equally ambiguous. The Vale did propose a green buffer and it was ultimately agreed to go along with the Vale, so as to not hold up the process.

The Chairs and Vice Chairs of both Parishes met with the Examiner who said that the NP Group would need to compromise on the buffer. Andrew Maxted then arranged another meeting, which produced a map, which was subsequently circulated. Cllr Painting commented that he felt communication on these meetings had not been clear. The Neighbourhood Plan is now with the independent examiner whose decision is awaited.

### 12. Finance and Administrative Matters

#### a) Accounts for payment

Payee	Purpose	Total	VAT
Dry Sandford Primary School	Room rental	£10	
Shippon Church Hall	Room rental NP Examiner Meeting	£20	
Parish Clerk	Salary April	£491.09	
Parish Clerk	Expenses April & Ink cartridges	£113.99	
Cllr Richard Bahu	Printer paper & toner Cartridge	£38.37	
ST Grounds Maintenance	Bin emptying	£20	

#### b) Grants

Family Fun Day/Culture Day – It was agreed that, rather than sponsoring the event, the PC could perhaps buy a prize for the raffle or equivalent. Mr O'Hara to follow up if there will be Army or Parish residents that will benefit and it will be discussed at the next meeting. Mr O'Hara to also check if the Youth Club is up and running. D'OH

Insurance Renewal – Came & Co have provided 3 quotes and made the recommendation of Inspire, which would cover all the needs of the PC in addressing risk factors. There was a unanimous decision to go with Inspire on the 3yr deal at £781.03. p.a.

The AG statement and Accounting statement will be noted and signed at the next meeting when the Internal audit is available.

### 13). Matters raised by members of the Council

Sub Committees - Cllr Page commented that the sub committees are working well. Cllr Bahu will head up Highways and Amenities and be joined by Cllr Parkin. Cllrs Talbot, Churchouse & Painting will remain on Planning and the Chair will be an ex officio member of all sub committees.

Colin Cox - A vote of thanks was given for Colin for all his work with the PC and best wishes offered from all at the Parish Council.

### 14) Highways & Amenities Sub Committee

Cllr Page will follow up re the speed signs. Cllr Bahu to follow up with Fix My Street re the huge pot hole on Barrow Rd where the airfield gates are and on Elm Tree Walk. Barrow Road will be closed for works on the night of 22<sup>nd</sup> May. MP/RB

### 15) Planning Sub Committee

#### a) Decision Notices

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
St Helen Without PC's comments	St Helen Without Parish Council OBJECTS to this planning application for the following reasons: Please read our previously submitted comments in relation to this application. After considering the amended drawings now presented we still stand by those comments which we believe remain valid. Although the roof line has been amended it is still substantially greater than the existing buildings and as such the scale and bulk of the proposed new dwelling will have a detrimental effect and cause loss of light to 7 Coupland Road. We still believe this is overdevelopment of this site as there is already a substantially property on the

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	plot. This proposal would see a second permanent residence on the plot where current stands a garage and a log cabin which is not permanently occupied.
Decision	Permission granted 9 <sup>th</sup> April 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	Planning Permission on 11th 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	Planning Permission on 29th April 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	Withdrawn prior to determination on 20th March 2019

Ref:	<b>P19/V0746/HH</b>
Date	25 <sup>th</sup> March 2019
Description	Proposed single storey rear extension
Address	Nabella Cholswell Road Shippon Abingdon OX13 6HW
St Helen Without PC's comments	No Objections
Decision	Permission granted on 16 <sup>th</sup> May 2019

Ref:	<b>P19/V0735/LDP</b>
Date	22 <sup>nd</sup> March 2019
Description	Erection of a building within the curtilage of Lashford House to include a home office, gymnasium, endless pool , changing rooms and lavatories.
Address	Lashford House Church Lane Dry Sandford Abingdon OX13 6JP
St Helen Without PC's comments	St Helen Without PC has no objection to this application
Decision	Refusal of Certificate of Lawful Use or Development on 17th May 2019

Ref:	<b>P19/V0958/T28</b>
Date	16 <sup>th</sup> April 2019
Description	Replacement of 9No. antennas with proposed 12No. antennas, relocated 1No. 600 diameter dish, new steel headframe, plus ancillary works.
Address	Dunmore Court Wootton Road Abingdon OX13 6BH
St Helen Without PC's comments	
Decision	Telecommunications Development (28) - Approval Granted on 25th April 2019

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

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St Helen Without PC's comments	St Helen Without Parish Council has no objection to this application but would like assurance that it would only be used for the purpose intended and not as an annexe to the existing property now or in the future.
Decision	Planning Permission on 6th May 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	<p>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:</p> <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 (no decision 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 31 <sup>st</sup> May 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	<b>The parish of St Helen Without wish to Object to Planning Application P19/V0169/RM</b>

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	<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 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> <li>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.</li> <li>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.</li> <li>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.</li> <li>9. Assurance is sought that all tree and shrub planting plans as submitted are fulfilled.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol>
Decision	30 <sup>th</sup> April 2019 (no decision issued)

Ref:	<b>P19/V0793/HH</b>
Date	5 <sup>th</sup> April 2019
Description	Part ground floor and complete first floor extension to existing single storey dwelling. Demolition of existing garage
Address	31 Lashford Lane Dry Sandford Abingdon OX13 6DY

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St Helen Without PC's comments	No Objections
Decision	31 <sup>st</sup> May 2019

Ref:	<b>P19/V0896/HH</b>
Date	10 <sup>th</sup> April 2019
Description	Single storey front extension.
Address	7 Rookery Close Shippon Abingdon OX13 6LY
St Helen Without PC's comments	No Objections
Decision	5 <sup>th</sup> June 2019

Ref:	<b>P19/V0974/HH</b>
Date	17 <sup>th</sup> April 2019
Description	Construction of replacement outbuilding
Address	Moorhouse Church Lane Dry Sandford Abingdon OX13 6JP
St Helen Without PC's comments	No Objection however the parish council would like to make the following comment: St Helen Without PC is most concerned and unhappy that on visiting the site on 8 May 2019 to note that construction of the replacement outbuilding for which approval is currently being sought has almost been totally completed externally, with only the installation of the new windows outstanding. This newly constructed annexe, which has as yet to receive planning permission, also included the the addition of a small catslide above the entrance door which had not been included and therefore approved in the original application P18/V1093/FUL. We would like to draw your attention to Item 6.1 in the Vale of the White Horse DC's letter of 10 May 2018 granting the original approval which states that ' .... that the building is capable of conversion without major rebuilding, extension or alteration...' and goes on to state 'The proposed building is an existing, unused, ancillary building, falling in to disrepair but would be capable of conversion without major re building works'. Therefore as the original outbuilding would appear to have been totally demolished, we submit that the applicant has not conformed to and ignored the original planning application consent and only now submitted an application for planning approval for a brand new building that has already been constructed. Regretfully, we understand that it is not possible to object to this application on a planning basis, but would ask the VWH Planning Department to formally advise the applicant that they have carried out work without the appropriate consent being in place.
Decision	12 <sup>th</sup> June 2019

Ref:	<b>P19/V0976/FUL</b>
Date	21 <sup>st</sup> May 2019
Description	Erection of single storey dwelling.
Address	The Paddock Church Lane Dry Sandford OX13 6JP
St Helen Without PC's comments	
Decision	16 <sup>th</sup> July 2019

### 16). Sandleigh Road Recreation Ground

#### a) Insp. report

2018/2019			
April	Cllr Mike Page	May	Cllr Vicki Talbot
June	Cllr Richard Bahu	July	Cllr David Churchouse

Cllr Bahu to carry out the May inspection and look at the repairs needed for the Exercise equipment. The Clerk to send photos and Caloo details. Caloo are offering an annual maintenance deal, covering minor repairs. Cllr Bahu to look at which is the favourable option.

AC/RB

### 17).Correspondence

#### Oxfordshire County Council

Notification of A34 Closures

Emergency Planning for crowded places and places of worship

**OALC**

## The Parish Council of St. Helen Without

March & April updates

### Vale

Housing Project launched in association with Oxfordshire MIND

Didcot Garden Town receives £128 million investment

Electoral Register

Compost giveaway 11<sup>th</sup> May at Milton Park

Man prosecuted for dumping and burning waste at Abingdon Football Club

Factual correction to Green Belt Boundary at North Hinksey Village

OVO Energy Women's Tour Cycling Race to pass through Henley on Thames on 12<sup>th</sup> June

Warning that a man has been impersonating a council officer to provide a waste collection service

### Other

Healthwatch

Rural Services Network Bulletin

Noticeboards online

Earth Anchors

Oxford Green Belt Network inviting subscription

Thames Water Statement of Response No 2 [thameswater.co.uk/wrmp](http://thameswater.co.uk/wrmp)

Oxford Preservation Trust Awards 24<sup>th</sup> May

Russ Murch Parish Websites

### 18). Cllrs reports and items for future agendas

Website content for the SHW website. It was agreed that the PC would still like to keep a reference on the Wootton website. Cllr Page to let Ian Bristow know. MP

PC Logo for ID badges and website – all Cllrs to design a logo for discussion at the next meeting.

### 19). Date of next meeting

To confirm the date of the next Meetings, which are scheduled for Monday 24<sup>th</sup> June at Shippon Church Hall. The first meeting will start at 7 p.m. and will be given to sub committees issues, followed by the main meeting at 7.30 p.m.

20). There being no further business the Chairman closed the meeting at 8.50 p.m.

Signed.....Date.....

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