

The Parish Council of St. Helen Without

Minutes of the Parish Council Meeting held on Monday 31st October 2016 at 7.30pm
Dry Sandford Primary School

Present: Cllrs. M. Russell (in the Chair), G. Fitzgerald, M. Gilbert, C. Priestley, M. Page, C. Parkin

In attendance: Mr Derek Kelso (MOD), PCSO Rich Osborn, Anna Clarke (Clerk), Mr George Edmonds-Brown, David Heron & Douglas Bond, (Vortal), Phil Painting

1. Apologies for absence

Cllrs V. Talbot, K. Houlden

2. Declarations of Personal or Personal and Prejudicial Interests

Cllr Parkin, the Manor Prep School Planning decision

3. Matters raised by

a) members of the public

Phil Painting

Mr Painting commented that there had been Police with a speed radar gun outside the Barracks on the corner of Long Tow and on a separate recent occasion, there was a traffic monitoring system outside there. Mr Kelso stated that Carter Jonas had recently been doing a thorough survey of all MOD property.

PCSO Rich Osborn

A number of Parish Council trees have been cut down on Sandleigh Road Recreation Ground by a resident of Lashford Lane. The Clerk visited the site with Cllrs Russell and Houlden and found huge pile of felled trees. Cllr Rich Osborn visited the site and reported that it equates to criminal damage. The Clerk to write to the resident to ask them to remove the pile of trees along with the rubble that appears to have been thrown over the fence, to avoid matters being taken further.

AC

Cllr Russell asked if PCSO Osborn could arrange speed checks for Barrow Road? PCSO Osborn to look into it. **RO**

b) Attending Councillors

None in attendance

c) MOD

Mr Kelso reported that the the MOD has not sold Abingdon Airfield but that they are currently conducting a survey and will notify in due course. The Vale were on the site as part of an induction. The Clerk contacted Emily Hamerton at the Vale to ask that the parish council be kept involved at the earliest possible time as we were aware that a survey was taking place, however, she stated that she was unaware of this.

Dog walking on the Airfield - an Officer's dog was brutally attacked by 2 pitbulls off their leads. The MOD would like to remind Parishioners that it is MOD land and dogs are required to be on a leash whilst on the Airfield.

There will be no Exercises taking place on the Airfield in November.

Cllr Fitzgerald stated that he has been receiving regular emails with regards to noise levels from motor events on the airfield. Mr Kelso reiterated that every event is monitored and that complaints need to go through the Parish Council and on to the Environment Agency. All activities are well regulated and there are a whole raft other activities that take place on the airfield such as clay pidgeon shooting and cycling events. Cllr Parkin commented that noise levels were significantly higher when the it was an operating airfield.

The Clerk to write to Peter Mockridge (cc to Mr Kelso) to express interest in using 612 as a village hall. There will be a 2 year withdrawal process for gliders. 612 is owned by the RAF. **AC**

Dalton Barracks now have both entrances open 24/7.

4.Vortal – Land at Lashford Lane, Dry Sandford

The Vale has a requirement of 962 dwellings, in addition to the 2,200 overspill from Oxford. The Vale consequently carried out a Greenbelt review in order to find sites to be able to meet its housing requirements. The review did not actually include this particular site, which is in the greenbelt and close to a nature reserve. Vortal put the attributes of this site forward to the Vale and as a result, it was decided that this site would come out of the greenbelt. Vortal made the ward Councillor aware of this. Mr Bond cited that he felt this to be the best of all the suggested sites from the review as it is visually contained.

The Parish Council of St. Helen Without

Cllr Fitzgerald commented that he thought that this being a Special Site of Scientific Interest (SSSI) was one of the reasons the site was rejected. Vortal responded that they had put forward an ecological report. This report is in the public domain.

In Vortal's opinion, the site will be built on and this way, it will be possible to have a say in the type of dwellings and the layout of the site and that other areas had benefitted from features such as speed cameras or land for a village hall. The Localism Act says that there should be a quid pro quo, i.e., if there is going to be development, then the parish should be able to say what it wants in return. Mr Bond stated that there are 2 options; to leave it and it will go down the normal planning route and it will happen eventually and there will likely be as many houses as possible packed in or get the PC and residents involved and get it the way the community want it.

Mr Heron said that The Community Right to Build Order (RTBO) is a very simple process. Vortal would do a planning application as if to the Vale and would then go to a referendum of people in the Parish. If there is more than 50% positive response from the referendum, then Planning are required to give the site permission. The referendum would be run by the electoral office and paid for by Vortal.

Cllr Page raised concerns that going down this route could leave the Parish vulnerable if it went wrong further down the planning stage. He also asked if the Parish would get Community Infrastructure Levy (CIL) money? Mr Heron stated that, if the Parish has a Neighbourhood Plan (NP), then it would be 20% and 10% if no NP. Any area without a NP in 5 years's time will likely be taking all the housing. Vale do not need to approve the plan, it just has to fulfil the strategic objectives of the Vale, which is to build more houses. Mr Bond stated that, without this approach, the money could also go straight to the Vale and not be used at all in the parish.

Cllr Page questioned if Vortal would be prepared to work with a 3rd party e.g. Sovereign if e.g. we said we needed a lot of elderly accommodation? Mr Heron stated that they had worked with Sovereign before and set up 'care villages' and are open to exploring different approaches.

Cllr Priestley questioned why the landowner would go for this if they could get more money from higher density of housing? Mr Heron said that he had already negotiated with the landowner.

Next Steps

Vortal would like to know whether the Parish Council would like to hear more and then Mr Heron will send info on the CRTBO and next steps. Cllrs agreed that the PC will invite Vortal to provide some further information for consideration. The Clerk to contact Vortal. **AC**

Neighbourhood Plan

Cllr Russell stated that it looks like it will be necessary to proceed with a NP. Mr Edmonds-Brown said that it would cost approximately £5,000 to complete a plan.

It was unanimously agreed that it would be of benefit to look further into the NP process and that it would be best for it to be joint plan with Wootton PC. Cllrs will now communicate with residents to find out what they want. Cllr Parkin commented that we need to produce the newsletter. **All**

Cllrs

5. Minutes of the Meeting held on 26th September 2016

The minutes were agreed and signed by the Chair.

a) Highways matters

The VAS is on order and will include Bluetooth. The Clerk to add to the PC's insurance policy with immediate effect. **AC**

The Clerk to follow up with Marcham on where they are up to with the speed gun and say we are interested in sharing the costs between the 2 parishes. **AC**

Review Speed Limit at Honeybottom Lane

To determine whether the proposal is consistent with Department for Transport guidelines, it will be necessary to carry out speed surveys. Cllr Fitzgerald to consider the best places to install the 2 speed devices. **GF**

b) Transport including No 4 Bus

The meeting which took place in October was positive. It will now be useful to have a similar one in Shippon.

c) Hitch copse Cothill, Footpath Closures

The landowner has agreed to the public footpath being open at Hitchcopse. To be taken off the Agenda.

The Parish Council of St. Helen Without

d) Abingdon Town Council Neighbourhood Plan

The Clerk has written to ATC and the Vale stating that the patch of land currently included in their Neighbourhood Plan is part of St Helen Without Parish and we would request that it be removed from their plan.

e) Overhanging Vegetation

Cllr Gilbert reported that Dry Sandford Primary School has not been cutting the trees overhanging the road on the path that goes between the field and Church Lane. Cllr Fitzgerald to mention to the school.

GF

f) Parking on Pavements - No movement.

g) Enforcement – Nick Johnson cars – the situation has improved.

h) Oxfordshire Together

When the sub committee has all the information on the gullies, they will look at the contract and what is currently supposed to be carried out. They will be investigating all other relevant contracts and what the County is still supposed to be doing throughout the whole of the Parish. The sub committee to put together a terms of reference.

OT Sub Committee

6. Finance and Administrative Matters

a) **Accounts for payment**

Payee	Purpose	Total	VAT
Dry Sandford School	Room rental	£10	
Parish Clerk	Salary September	£332.44	
Parish Clerk	Expenses September	£44	
Parish Clerk	Salary October	£332.44	
Parish Clerk	Expenses October	£44	
BGG	Grass cutting September & October	£240	£40
ST Maintenance	Bin emptying September	£20	
British Legion	2x wreaths + donation	£75	

b) Councillors voted unanimously to increase the Clerk's hours from 34 hours to 42 hours per month and to move up a scale point. A 1% cost of living increase will be backdated from April.

c) **Applications for Grants**

Dalton Barracks to provide some further information for their £750 Youth Club grant. **DK**
Cllr Pge proposed £100 grant for South & Vale Carers and Cllr priestley seconded the proposal. The vote was unanimous.
Cllr Gilbert proposed £100 grant for CAB and Cllr Russell seconded the proposal. The vote was unanimous.

7. Matters raised by members of the Council

Sovereign – The Clerk to let Sovereign know that we are happy to have a housing needs survey carried out.

AC

Finance Sub Committee Meeting – the Clerk to arrange the Finance Sub Committee meeting for December. **AC**

Emails - Cllr Parkin asked that, when emails are sent, all Cllrs are included.

Manor Prep School – Cllr Russell wrote to the Manor who have agreed that a Liaison Committee would be beneficial. They are due to appoint a project manager in the next 6 months and we will discuss terms of reference at that point. George Edmonds-Brown to be suggested as a Chair.

Adrian Duffield, Head of Planning at Vale, produced a good document for the decision on the Manor, providing lots of cover for the community.

8. Planning

a) **Decision Notices**

b) Ref:	P16/V1088/FUL
Date	12 th May 2016

The Parish Council of St. Helen Without

	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; an outline application for erection of a swimming pool, two classroom buildings and extension to dining room (all matters reserved except access).
Address	The Manor Preparatory School, Faringdon Road, Shippon, OX13 6LN
St Helen Without PC's comments	<p>St Helen Without Parish Council strongly objects for the following reasons:-</p> <p>1. Oxford Green Belt</p> <p>The development's incursion into the Oxford Green Belt. This is based on 3 key arguments that coincide with the Vale of the White Horse District Council's Local Plan 2031, Part 1: and their Local Plan 2011.</p> <p>A. This development would compromise Core Policy 13: The Oxford Green Belt and GS3, to protect the openness and permanence of the Oxford Green Belt;</p> <p>B. The intent to develop on a non-strategic site, i.e. it lies outside the stated settlements, as indicated in the Adopted Policies Map, that allow for development.</p> <p>C. There are no special circumstances that allow for the development of indoor recreational facilities, i.e. a new sports hall and a new swimming pool, nor the addition of one new classroom building in the Green Belt.</p> <p>2. Traffic and Road Safety</p> <p>The Transport Assessment prepared by Glanville Associates on behalf of Manor School calculates that the completion of all phases of the development will result in an additional 48 vehicle trips per school peak hour. This calculation, however, seems to ignore the fact that the school is currently 30 pupils short of its capacity (372 compared with a capacity of 402). Using Glanville's own 'surveyed modal split' the potential is for an additional 74 vehicle trips per school peak hour. Plus the additional traffic generated by the external usage of the sports facilities. The highway impact is therefore considered to be severe in the context of the National Planning Policy Framework</p> <p>Within the context of Shippon and, in particular that part of the Faringdon Road between Barrow Road and the proposed new access point to the school site, the potential number of additional vehicles will impact upon the already severe congestion caused in Elm Tree Walk, Old Faringdon Road and Barrow Road particularly at the junction of the latter with Faringdon Road. The provision of an uncontrolled pedestrian crossing point between the new school access and Barrow Road further heightens SHWPC's concerns about the road safety issues on this stretch of road. Of particular concern is the restricted sight line for vehicles turning right out of Barrow Road into Faringdon Road.</p> <p>SHWPC urges consideration of a thorough evaluation of the traffic management and road safety issues raised by this application for the local road network.</p> <p>3. Lighting</p> <p>The plans propose a total of 26 floodlights over the area of the Astro turf hockey pitch, the 3 netball courts and the car parking ranging from 6 metres to 10 metres in height and fencing of 3 metres. This will generate serious light pollution particularly in the winter months when usage could be for 14 hours per day, 7 days per week and no foliage will be present to mitigate the effects. This contravenes the Local Plan 2011 of Policy GS3 and Policy DC9, as it will harm the openness and visual amenity of the Green Belt and will create a visual intrusion over a considerable part of the Village.</p> <p>These proposals are excessive for a primary school and are the creation of a sports business.</p>
Decision	Permission granted 14 th October 2016
Ref:	P16/V1790/HH
Date	20 th July
Description	Rear, side and front extensions.
Address	38 & 40 Gozzards Ford, Abingdon
St Helen Without PC's comments	8 th August 2016
Decision	Permission granted 7 th October 2016

b) Applications dealt with between meetings

The Parish Council of St. Helen Without

Ref:	P16/V2258/ FUL
Date	7 th September 2016
Description	Proposed new chalet style 2 bedroom dwelling in the existing garden (re-submission of P16/V1221/FUL)
Address	68 Besselsleigh Road, Wootton, OX13 6DX
St Helen Without PC's comments	No objections
Decision	2 nd November 2016

Ref:	P16/V2126/LPD
Date	13 th September 2016
Description	Erection of a single storey timber framed build to the rear of the garden.
Address	9 Landsdowne Road, Dry Sandford
St Helen Without PC's comments	
Decision	8 th November 2016

Ref:	P16/V2422/HH
Date	26 th September 2016
Description	Change roof to front elevation from hipped end to gable. Extension of porch canopy to complete elevation.
Address	27 Landsdowne Road, Dry Sandford, OX13 6EA
St Helen Without PC's comments	24 th October 2016
Decision	21 st November 2016

Ref:	P16/V2569/DIS
Date	6 th October 2016
Description	Discharge of condition 4 – access, 9 - sustainable drainage scheme, 11 – landscaping scheme on application ref. P16/V0282/FUL proposed revised scheme for 2x detached houses.
Address	Land fronting Elm Tree Walk
St Helen Without PC's comments	
Decision	17 th November 2016

Ref:	P16/V2550/AG
Date	12 th October 2016
Description	Proposed storage space for stock and equipment/implements
Address	Manor Farm, Barrow Road, Shippon, OX13 6JQ
St Helen Without PC's comments	31 st October 2016
Decision	9 th November 2016

9 Sandleigh Road Recreation Ground

The Clerk to follow up on possibility of repairs.

Cllr Russell confirmed that each piece of the adult exercise equipment had a warning notice on for the acceptable height for those using it, therefore there was no need to pursue a sign.

Cllr Page to monitor the entrance to the recreation ground during the winter months.

The Inspection roster for 2016/17 is below: Any requests for amendments should be sent to the Clerk.

All

2016			
November	Cllr Mike Page	December	Cllr Vicki Talbot

Cllr Russell went through the correspondence and it was resolved to note it and his comments.

11. Correspondence

Correspondence

Oxfordshire County Council

- OALC September update

AC

The Parish Council of St. Helen Without

- Road Closure Marcham, Sheepstead Rd, 31st October for approx. 10 days

VofWHDC

- Vale News from Cllr Matthew Barber October
- Autumn Town & Parish Forum 10th November 2016
- Local Plan Update

Other

- Citizens Advice Newsletter & AGM
- Better Broadband
- OCVA newsletters
- OCVA Training
- GB Sports & Leisure
- CFO AGM 27th October 2016
- NHS Central Southern Community Support Unit - Big Healthcare Roadshow
- CAMRA - support for Prince of Wales Pub
- Setter Ltd Adventure Play Equipment
- SALTEX – Grounds Care, Sports Equipment Trade Show
- Came & Co Newsletter
- PSE – Public Sector Executive Newsletter
- Countryside Alliance – Rural Awards
- South & Vale Young Carers – Grant request
- CAB- Grant request

a) Cllrs reports and items for future agendas

Nothing raised

b) Date of next meeting

It was confirmed that the Parish Meeting would be held at 7.30 p.m. on Monday 12th December 2016 at Shippon Church Hall.

There being no further business the Chairman closed the meeting at 9.55 p.m.

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