

The Parish Council of St. Helen Without

Minutes of the Parish Council Meeting held on Monday 2nd November 2015 at 7.30pm At Shippon Church Hall

Present: Cllrs. G. Fitzgerald (in the Chair), M. Page, C. Parkin, M. Russell, B. Rogers, K. Houlden, M. Gilbert, V. Talbot, C. Priestley and Cllr Webber.

In attendance: Anna Clarke (Clerk), Mr Derek Kelso (MOD) Mr David Heron (Vortal)

1. Apologies for absence

Cllr Richard Webber

2. Declarations of Personal or Personal and Prejudicial Interests

Cllr Catherine Webber declared an interest as a member of the planning committee with regards to the Vortal presentation.

3. Matters raised by

a) members of the public

David Heron Vortal Properties

Removal of land from the Greenbelt

David Heron addressed the Parish Council with regards to development on land behind Lashford Lane, Dry Sandford. Vortal represent the owners of the land and will be drawing up plans to develop the site for residential purposes. The site is currently greenbelt and Vortal seek support from the Parish Council to see this land released as such.

Cllr Fitzgerald raised the issue that the greenbelt site currently acted as a buffer to protect a site of special scientific interest (SSSI). Mr Heron assured that there was no intention to move the boundary trees and that the planners take into account the scientific impact. Native species would be planted on the site in the event of development.

Neighbourhood Plan and Community Right to Build Order

Mr Heron raised the issue of Neighbourhood Plans and Community Right to Build Orders as a powerful tool where the community, in referendum, decide what is best for them.

Community Right to Build Order – where a single site is identified, Planning officers give their comment and it is put to a referendum. Vortal would be prepared to pay for a referendum.

Neighbourhood Plan - Mr Heron stated that he believed the Neighbourhood plan to take superiority over the district plan. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict.

Mr Heron stated that there has to be a 5 year land supply, (every plot in the Vale that can be built on identified in the first 5 years). If a 5 years supply is identified, it is untouchable for a year but within that year, it is then necessary to add identified supply for the second 5 years. Mr Heron stated that as part the Infrastructure Strategy, there is pressure for the Vale to look at how much it can release from the greenbelt.

Links with the Local Community

Mr Heron stated that central to Vortal's approach to development is to work with the local community and that the local community should benefit from housing in a way that the community feels appropriate. Cllr Webber asked how Vortal would ensure Section 106 money would stay in the Parish. Mr Heron asserted that no money from Section 106 sites should ever be used outside the Parish, unless for e.g. a 6th form. Wootton PC, however, are still trying to claw back money from previous Section 106 sites and suggested SHWPC do the same.

Schools

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Mr Heron noted that Vortal had not yet looked at whether local schools could accommodate the potential added intake resulting from development but referenced Bracknell as an example for where Vortal built a school to alleviate the problem. Alternatively, they can offer to help build an extension to a school. Cllr Rogers pointed out that this requires both land and money for running costs.

Number & Cost of Dwellings on the Site

Mr Heron stated that there would likely be approximately 25 dwellings to the hectare, (the proposed site is approximately 2.2 hectares). The maximum that can be charged for a 2-3 bed terraced new build, as revealed in the autumn statement, is £250,000. Bungalows would also be considered. Mr Heron also stated that the Parish Council can request it to be made an 'exception site', which means the houses are offered to first time buyers, (under 40 at the time of sale), of the parish first. The houses are not to be re sold or let at market value for 5 years after the initial sale. After that, the purchasers are able to keep any profit made on the house. Mr Kelso commented that, even with a deposit of £25,000, the remaining mortgage would still be a huge undertaking for most people. Cllr Fitzgerald noted that, if 40-50 houses were built in one go, there would not be the corresponding number of first time buyers in the parish ready to buy those dwellings in one go.

Social Housing

The current district requirement for social housing or developments is 40%.

Next Steps

Vortal would like feedback from the Parish Council on the removal of the greenbelt.

Vortal/the landowner have 5 years to begin development. If they are successful in getting the green belt released for development, things will start to speed up. The next step would be to involve the Parish Council by requesting a design team. Cllr Rogers noted that Vortal would need to provide a list of parameters within which the Parish Council should work if a design team was set up.

The Clerk to set up a separate meeting in the New Year. Cllr Webber would be asked if someone experienced in completing a neighbourhood plan, could attend to help put together a micro plan. AC

Mr Heron referenced Ashbury as an example of work being carried out by Vortal.

b) Attending Councillors and MOD

Cllr Catherine Webber

Local Plan and Inspectors

The Inspector is ready to start on part 2 of phase 1 in February, however this does not mean that he has passed everything; nothing has yet been accepted on the green belt. Phase 2 will though, likely be contentious as it will include the green belt and areas of outstanding natural beauty (AONB).

Cllr Parkin commented that essentially, the PC is being asked to cherry pick the green belt, making it difficult if agreement is given to one site, to then say no to any other proposals. Cllr Fitzgerald reiterated that the PC has always maintained that the general policy held is no to development on the green belt. Cllr Russell stated however, that it becomes a more complicated issue if sites become labelled as 'exception sites', offering more affordable housing to people of the parish.

Cllr Page stressed that we as a PC, need a strong idea of what we want as a community, what sort of housing, what we would do with money from developers. Cllr Parkin stated that we need to engage the public in the neighbourhood plan process. It is possible to nominate spare land in the area so we need to look at what is available.

It was agreed that the Shippon Plan should be revisited and ultimately involve the community. 50% or more people are required to complete it for a successful referendum.

Cllr Webber (on behalf of Cllr Richard Webber)

In line with the Strategic Housing Market Assessment (SHMA), the City has been told that they will need to build 28,000 houses for the City by 2031, but they have stated that this is not possible. The

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revised figure has not yet been released. The surplus will be divided between the 4 adjoining District Councils.

Budget Cuts

The 3 'big ticket areas' are Children's Centres, Subsidies for Bus Transport and Recycle Centres. The County are likely to ask the Parish Council to take on some smaller areas such as grass cutting. Cllr Houlden noted that the financial assistance will be small and ceased after the first year and it would result in extra administration. Cllr Russell commented that it will be necessary to raise the precept to cover the extra services. Cllr Fitzgerald raised the issue of looking at a potential cluster approach with Wootton PC and other PCs.

The full OCC Meeting takes place on 3rd November.

Autumn Statement

More new homes bonus is coming to the County so there may be more money for e.g. grass cutting. There may also be a better settlement of government money to councils.

Derek Kelso (MOD)

There will be an exercise taking place on the airfield from 14th November to 10th December, so there may be pockets of the airfield out of bounds.

The bonfire will now always take place at the Shippon Dispersal. The Parish Council would like to acknowledge thanks to the Army from all of the Parish for the very successful bonfire night.

Jubilee Bench – Cllr Gilbert to suggest to the pub that they buy the brackets to secure the bench and bill the Parish Council for them. **MG**

4. Minutes of the Meeting held on 21st September 2015

The minutes of the meeting on 21st September 2015 were approved and signed by the Chair.

5. Matters arising from the Minutes

a) Highways matters; Road Safety; Barrow Road and Cholswell Road

There was a unanimous vote to cancel the archer system and add-in the bluetooth system for the VAS at a total cost of £410. The system can be turned around or moved from one place to another. Information will be downloaded every 2 months. Cllr Talbot spoke to Paul Johnson, owner of the nearest property to be affected by it and he stated that he was happy to have it there.

b) Overhanging Vegetation

Cllrs Russell and Parkin have spoken to relevant parties and 3 of the affected areas have already been corrected. The Clerk to write to the remaining residents. **AC**

c) Transport including No 4 Bus

There has been an uplift in usage of only 7% during the period surveyed and was down in Cumnor. The community centre was full for the Community meeting with the Oxford Bus Company (OBC). Further to a meeting with Wootton PC, Cllr Fitzgerald will be meeting with the MD of the Bus Company on 4th November to discuss whether we will be able to keep the service. If it doesn't prove to be commercial, it will be cut again.

d) Sandleigh Road Recreation Ground Gate Repairs

The new gate is in place.

e) Community website and newsletter

No comments.

f) Hitchcopse Cothill, Footpath Closures

The landowner said that he would look into it being made into a permissive footpath, however, his issue is the multiple dog owners walking there. If it becomes a permissive path, it can be changed back at any time. Cllr Fitzgerald to update when more is known. **GF**

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Cllr Talbot noted that signs had been put up in Shippon, (Highways Statement Under Section 31(6) Highways Act 1980 and Landowner Statement Under Section 15A(1) Commons Act 2006, which may potentially affect access to the hall. Cllr Parkin stated that there is a private agreement between the landowner and church and no reason to believe that this will change.

g) Cothill flooding

Works to alleviate the problem will be carried out in November. Cllr Fitzgerald will review progress.

h) Councillor email addresses

All councillors have email addresses which can be found on the St Helen Without Parish website. Ian Bristow can set up for emails from this address to be forwarded to any address as chosen by the councillor.

6. Finance and Administrative Matters

a) Accounts for payment

Payee	Purpose	Total	VAT
BGG	Grass cutting Aug	£120	£20
BGG	Grass cutting Sept	£120	£20
ST Grounds Maintenance	Bin emptying September	£20	
British Legion	Remembrance Day Wreaths	£75	
Dry Sandford School	Breakfast Club Grant	£500	
Shippon Church Hall	Room rental	£16	
Parish Clerk	Salary September	£243.82	
Parish Clerk	Expenses September	£32.27	
Parish Clerk	Salary October	£332.44	
Parish Clerk	Expenses October	£44	

a) Accounts paid between meetings

Payee	Purpose	Total	VAT
ST Grounds Maintenance	Bin emptying July	£20	
Dry Sandford School	Room rental	£10	
Trentwood Fencing	Sandleigh Road Recreation Ground Gate	£450	£75

b) Grants

South and Vale Carers Centre

Cllr Russell followed up on local usage of the centre and confirmed that it is quite widely used. The vote was therefore unanimous that the Parish Council would provide a grant of £100.

c) Management of the Parish Council Bank Account

The vote was unanimous for the Anna Clarke, Parish Clerk to take over management of the bank accounts from the previous Clerk.

7. Matters raised by members of the Council

- a) **Adult Exercise Equipment:** Cllr Houlden stated that the grant has now been submitted.
 b) **Other:** Cllr Gilbert commented on the issue with leaves on Cothill Lane.

8. Planning

a) Decision Notices

Ref:	MW.0119/15
Date	11 th August 2015 (but received by email, 26 th August 2015)

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Description:	Section 73 application for the continuation of development without complying with Condition 1 (approved plans) of Planning Permission MAR/5529/1-CM (The extraction and processing of soft building sand and intermittently occurring limestone and the removal of surplus soils, the infilling with inert waste subject to prior on-site sorting and recycling, the provision of all ancillary facilities necessary for extraction and infilling including but not limited to office, weighbridge, access ways, recycling plant and the restoration of the site for nature conservation and agricultural uses), in order to enable amendments to sequence of working and development of a specific crushing and screening area.
Address	Upwood Quarry, Besselsleigh, Abingdon, OX13 5DW
St Helen Without PC's comments	No objections
Decision	Permission granted 9 th October 2015

Ref:	P15/V2072/LB
Date	2nd September 2015
Description:	Replacement of two windows.
Address	Church Farm House 68 Church Lane Dry Sandford OX13 6JP
St Helen Without PC's comments	No objections
Decision	Listed Building consent on 13.10.15

It was resolved to note the Planning Authority's decisions

b) Applications dealt with between meetings

Ref:	P15/V2489/FUL
Date	30 th October 2015
Description	Demolition of existing dwelling and erection of replacement dwelling
Address	80 Barrow Road, Shippon
St Helen Without PC's Comments	The Parish Council of St Helen Without has no objection to this replacement dwelling for one property on the site which is in line with the house next door. However, the Parish Council would like to be consulted on the choice of bricks/materials for the building to ensure they are in keeping with surrounding properties. This property is situated in the older part of the Village and should therefore be sympathetic with all the properties on Barrow Road.

Ref:	P15/V2231/HH
Date	2 nd October 2015
Description	Side and rear extensions and internal alterations
Address	Ibstocks, Faringdon Road, Shippon, Abingdon, OX13 6LW
St Helen Without PC's comments	No objections

Ref:	P15/V2368/T56
Date	14 th October 2015
Description	Replacement of a 12m monopole with a 12.5m phase 5 monopole and 1 no. additional equipment cabinet.
Address	Telecom Mast, Junction of Faringdon Road and Cholswell Road, Shippon, OX13 6LR
St Helen Without PC's comments	No objections

Ref:	P15/V2158/HH
Date	8th September 2015

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Description:	Two storey rear extension to enlarge existing bedrooms on first floor and kitchen/dining area on ground floor. First floor side extension to create new en-suite/conversion/extension of garage into habitable accommodation and construct a new pitched roof over. Internal remodelling to suit.
Address	Casadeva Faringdon Road Shippon Abingdon OX13 6LT
St Helen Without PC's comments	Helen Without Parish Council have no objection to this proposal as long as the volume increase is within that allowed under the VWHDC Local Plan 2011 which is at present still the official plan. Would the Vale please confirm the percentage increase in volume of this planning application.

9. Sandleigh Road Recreation Ground

Cllr Fitzgerald to carry out the inspection to cover October and November.

GF

The Inspection roster for 2015/2016 is below: Any requests for amendments should be sent to the Clerk.

All

June 2015	Cllr Martin Gilbert	November	Cllr Geoff Fitzgerald
July	Cllr Vicki Talbot	December	Cllr Caroline Parkin
August	Cllr Ken Houlden	January 2016	Brenda Rogers
September	Cllr Carole Priestley	February	Cllr Michael Page
October	Cllr Madeleine Russell		

a) Correspondence

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

Oxfordshire Together meeting at the Kassam Stadium

Abingdon Town Council Neighbourhood Plan – ATC would like to include some land from within the SHWPC boundaries within its Neighbourhood Plan; this will also affect Radley and Sunningwell PCs. There needs to be joint consultation on this as there are concerns about the impact of future development on this land and Section 106 monies. Sunningwell will potentially receive a lorry park and park and ride. Radley have an issue that Peachcroft Farm is currently part of the parish but, in the Local Plan, it has been taken out and put in Abingdon. Cllr Fitzgerald suggested that the 3 parishes get together and have a working party.

VofWH Code of Conduct Training – Clerk to get notes from the training.

AC

Reminder Autumn Town & Parish Forum 16th November 2015

Neighbourhood Planning Conference – presentations now available on South Oxon and VofWH websites.

Transparency Code – areas of Parish Council information that need to be published such as accounts, details of public land etc. There is a check list to see what we do and don't do currently.

Brochure - Wicksteed playgrounds

Brochure - Setter Ltd – adventure play equipment and shelters.

Brochure – Green Scheme, eco friendly recycled plastics for outdoor projects. Cllr Parkin suggested we look at this scheme in relation to getting a new bench for the playground.

b) Cllrs reports and items for future agendas

Nothing raised

c) Date of next meeting

It was confirmed that the next meeting would be held at 7.30 p.m. on Monday 14th December 2015 at Dry Sandford Primary School.

There being no further business the Chairman closed the meeting at 9.45p.m.

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