

The Parish Council of St. Helen Without

Minutes of the Parish Council Sub Committees Meeting held on Monday 1st April 2019 at Shippon Church Hall

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

In attendance:, Cllr Catherine Webber, Anna Clarke (Clerk).

1. Apologies for Absence

Mr David O'Hara, Cllr Richard Webber

2. Declarations of Personal or Personal and Prejudicial Interests

Cllrs Bahu & Churchouse- the land adjacent to 38 Barrow Road

3. Matters raised by members of the public

None

4. Minutes of the meeting held on 25th February 2019

The minutes were agreed and signed by the Chair.

5. Highways & Amenities Committee (Cllrs Page, Bahu & Cox)

a) School Signs – Cllrs Page to order the signs. Cllr Page noted that this had been a couple of years in process as the PC awaited confirmation of interest from DS Primary School. They are currently very busy but would be happy to revisit the idea in the future. MP

b) Honeybottom Lane Speed Limit – Mark Francis is currently very busy and is still awaiting the delivery of the new 40mph speed signs. Cllr Page has written to residents to let them know this is in process and to confirm that the PC, after consideration, would not be funding another gate as requested by a resident. MP

c) Barrow Road – Cllr Page spoke to Mark Francis who will look at the various options. Cllr Page noted that it appeared that traffic slowed down due to his wearing a high vis jacket to download the speed data and suggested that all Cllrs had a high vis waistcoat with St Helen Without PC on the back. The Clerk to follow up. AC

The potholes have now been filled.

Cllr Painting questioned whether a series of mini tree trunks, as cars turn left off Faringdon Road into Barrow Road, were on private or public land and whether they were necessary? Cllr Page noted that they had been put there as a deterrent to parking when there are Lacrosse games at St Helens. Cllr Talbot concurred that they appeared unnecessary as the issue of parking had been addressed with the school previously. Cllr Page to request that they are moved back a little. MP

Sandleigh Road Recreation Ground Pathway - Cllr Bahu carried out an inspection of the pathway and feels that it is fit for purpose. It was therefore agreed that no further action would be taken on this. The Clerk to respond to Monica Littleboy.

Speeding at Gozzard's Ford – Cllr Talbot has received some complaints about the section of road where the speed limit changes from 60mph to 40mph. Cllr Page to request that the 40mph sign is moved. The bit around the Blackhorse, however, is actually in Marcham. The Clerk to write to Marcham PC. MP/AC

6). Development & Planning Sub Committee (Cllrs Talbot, Painting & Churchouse)

Land adjacent to 38 Barrow Road

Cllrs Parkin, Page and Talbot met with Henry and Philip Chopping. They have produced new, more detailed plans, which they are going to share with the PC when they are completed. They are suggesting 7 properties now, rather than the original figure of 4.

Church Farm – the overall size has been reduced.

Land west of Wootton Road – no further developments.

25 Lansdowne Road – this is a very contentious application. Cllr Churchouse to talk to the Planning Officer. It has been opposed by all the neighbours. The plans are handdrawn and not very accurate. The Clerk has received a couple of anonymous letters regarding this application. Cllr Bahu to ask Ian Bristow to put a note on the website that the PC cannot action anonymous correspondence. A name and contact details must be included in order for it to be taken forward.

Nabella - was withdrawn and resubmitted.

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a) Decision Notices

Ref:	P18/V3035/HH
Date	16 th 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	<p>St Helens Without Parish Council OBJECT to this planning application for the following reasons:-</p> <p>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.</p> <p>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.</p> <p>We still believe this is overdevelopment of this site as there is already a substantially property on the 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.</p>
Decision	Permission granted 9 th April 2019

c) Ongoing applications

a) 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	<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"> 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	Due 4 th March 2019

Ref:	P18/V2552/FUL
Date	31 st 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 th December 2018 (No decision yet issued)

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Ref:	P18/V1287/DIS
Date	21 st 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 th April 2019

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.
Address	Land North West of Dunmore Road Abingdon Oxfordshire
St Helen Without PC's comments	<p>The parish of St Helen Without wish to Object to Planning Application P19/V0169/RM</p> <p>Having considered the submitted plans the parish council would like to comment as follows:-</p> <ol style="list-style-type: none"> 1. Insufficient footpaths around the development for pedestrian safety. 2. Cycle lanes appear incomplete and stop randomly. 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. 4. There are no planned designated parking spaces for Plot 173. 5. There appear to be only 17 shared ownership properties as against the indexed 18. 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. 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. 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. 9. Assurance is sought that all tree and shrub planting plans as submitted are fulfilled. 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. 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. 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. 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

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	<p>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.]</p> <p>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	30 th April 2019

Ref:	P19/V0452/LDP
Date	20 th 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 th April 2019

Ref:	P19/V0548/HH
Date	7 th 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 th April 2019

Ref:	P19/V0615/FUL
Date	14 th 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 th May 2019

7).Cllrs reports and items for future agendas

None

8).Date of next meeting

It was confirmed that the Annual Parish Meeting will be held at 7.00 p.m. on Monday 13th May 2019 at Dry Sandford Primary School. The Sub Committees Meeting will take place as part of the main meeting at 7.30 p.m..

There being no further business the Chair closed the meeting at 7.30p.m.

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

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