

# The Parish Council of St. Helen Without

## Minutes of the Parish Council Sub Committees Meeting held on Monday 24<sup>th</sup> June 2019 at Shippon Church Hall

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

**In attendance:** Cllrs Richard & Catherine Webber, Mr David O'Hara, Anna Clarke (Clerk).

### 1. Apologies for Absence

Cllr D. Churchouse

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

None

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

None

### 4. Minutes of the meeting held on 13<sup>th</sup> May 2019

The minutes were agreed and signed by the Chair.

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

a) **School Signs** – ongoing.

b) **Cholswell Road** – the damaged manhole covers have been reported and OCC will follow up. The Elm Tree Walk potholes have been put on Fix My Street & Cllr Bahu has measured them, determined that they meet the criteria for action and forwarded details to OCC who will look at it.

c) **Overgrown Vegetation** – Cllr Bahu has delivered letters to some residents of Faringdon Road re overgrown vegetation.

d) **Sandleigh Road Recreation Ground** - Cllr Bahu has repainted one of the exercise machines and replaced the hand grip on another and will follow up on the broken bench. Cllr Page thanked Richard for the repairs to the exercise equipment.

Mr O'Hara noted that there were overgrown verges from Wootton Road onto Long Tow. It is now on Fix My Street as they belong to County.

e) **Bus Shelter Sandleigh Road** – the Clerk was contacted by a resident about the removal of the bus shelter and the damaged pavement outside the new flats. The Clerk contacted the developers who will visit and compare it to their photographs taken pre build. With regards to the bus shelter, Cllrs reported that it was not moved when the bus stop moved as it would encroach too much on the pavement. Due to its run-down state and complaints from residents of it being used in an undesirable manner, it was not deemed to be worth keeping.

f) Overhanging shrubs blocking the Shippon sign in Barrow Road – Amey Defence are checking if this is within their contract.

g) Cllr Talbot raised the issue of peeling paint on the village gates and will report back which ones are affected. VT

h) Cllr Painting raised the concerns of a resident who is very upset by the speed of traffic by Elm Tree Walk, out towards Marcham. Mark Francis has identified a post where a speed monitor could be placed. Cllr Bahu to follow up. RB

i) **Barrow Road** - a couple of meetings ago, it was agreed to look at a chicaine. It was agreed to start collecting photos of issues that arise that would evidence need and also help towards an air quality survey. Cllr Bahu to progress with Mark Francis. RB

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

200 Houses, Land North West of Dunmore Road Abingdon Oxfordshire – Cllr Talbot asked Cllr Catherine Webber to call this application in. There has not been any confirmation as yet.

The PC put in an objection to the Paddock application.

#### a) Decision Notices

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

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| 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                       | Planning Permission 16 <sup>th</sup> May 2019 |

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| 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                       | Planning Permission 7 <sup>th</sup> June 2019   |

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| Ref:                           | <b>P19/V0762/HH</b>  |
| Date                           | 27 <sup>th</sup> March 2019  |
| Description                    | Alterations and additions to existing bungalow to form new kitchen, bathroom and front open porch. |
| Address                        | 82 Honeybottom Lane Dry Sandford Oxford OX13 6BX   |
| St Helen Without PC's comments | No Objections  |
| Decision                       | Planning Permission on 21st May 2019   |

### c) Ongoing applications

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| 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 | 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:<br><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</li> </ol> |

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|          | <p>buildings where possible.</p> <p>4. Has any allowance been made for the possible widening of the A34.</p> <p>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.</p> <p>6. Reassurance that sufficient drainage will be incorporated in to the development as the area is known to have flooded.</p> <p>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.</p> |
| Decision | Due 4 <sup>th</sup> March 2019 (no decision yet issued)  |

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| 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 21 <sup>st</sup> June 2019  |

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| 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 | <p><b>The Parish of St Helen Without wish to Object to Planning Application P19/V0169/RM</b></p> <p>St Helens Without Parish Council have reviewed the plans and supporting documents for this Reserved Matters planning application and must express our concerns about the revised proposals now before the Vale. Specific areas of concern are listed below but we are also disappointed in the way the applicants have presented this development to you. The overview paper is written as though there has been considerable work undertaken to the design and development of the site in a sympathetic and colloquial way but when you read the paper it soon becomes clear that this is not the case. What we see is a pre-prepared set of planning statements that have been cut and pasted, then collated to fit this particular development and a local heading put at the top. This then allows the developer to use a range of standard designed houses which can be incorporated onto any site wherever they build regardless of local factors.</p> <p>Page 13 of the paper refers to typical building materials used around Abingdon and some pictures to underscore the examples yet none of the houses now proposed have anything like the same type of features i.e. stone or rendered walls save the red/brown brick. We visited the Developer's site at Grove near Wantage which is currently nearing completion, only to find the houses there are of a similar construction to the ones proposed for the 200 here. It is clear that local character</p> |

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has not been taken into consideration at all when drawing up these plans despite the wording at Page 13. This is but one example of many generic statements the developers make throughout this document and thereby the developers can build what they want rather than what is best for the families they hope to attract or the development of Abingdon.

1. Insufficient footpaths around the development for pedestrian safety. This has improved since the previous plan but is still incomplete and you can not walk safely across the site on a footpath. It would also seem that in places the footpath and the cycleway combine which is not ideal.

2. Cycle lanes have improved but in places still appear incomplete and stop randomly.

3. There are only 33 designated parking spaces for visitors (up from 22 on previous plan but still less than the 38 first proposed) to the 200 houses. Once again, they are all still located on the perimeter of the built-up area of the development. There needs to be more spaces and some dedicated to each block of houses. Unless the number of spaces improves there will be parking on the roads, which could well block roads, be dangerous and potentially lead to chaos and friction between residents.

4. Clarification is required that the roads as planned are wide enough (the widest being 5.5m and the narrowest 4.8m) to allow safe passage of two cars passing and also overtaking any cars parked on the road (see 3 above). Access and maneuverability of goods vehicles and emergency vehicles must also be considered.

5. In view of the possible 73 unit housing development on the opposite side of Wootton Road, we would ask that the question of installing traffic lights at the exit of the development be revisited despite the proposed layout having been agreed when outline planning permission was granted.

6. 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 and closer the central village green 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 we suggest would present a danger to young children. It's present position is somewhat isolated from the majority of the new homes and also vulnerable to use by people not living on the development.

7. Assurance is sought that all tree and shrub planting plans as submitted are fulfilled.

8. 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.

9. 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 or presented to support this application.

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10. Since the last application the Developers have had a noise assessment report updated and provided to support building on this site. Having read this report we are concerned with its findings and some of the assumptions that are made.

- a) Although the report is dated 25 April 2019 it relies on readings taken in June 2014 and June/July 2015. Readings were taken from 3 points on the site but for only 3 hours in the afternoon between 14.55 and 17.52 and one hour in the morning between 08.36 and 09.36. Readings at night were an hour from each point ranging in time from 23.03 to 00.43.
- b) Therefore, all of this report and its conclusions are based on 10 hours of recordings in mid-summer. These readings are justified at para 4.2 because, since the readings, “there have been no significant developments in the immediate vicinity” and “neither have there been found any factors which would alter traffic on the surrounding network by more than a few percent”. Try telling that to people who live locally! Interestingly the report is written by a company based in Brighton which, 4 and 5 years ago, spent a few hours here taking sound readings but conclude that the survey remains fit for purpose. We strongly disagree.
- c) The decibel (dB) levels recorded see table 4.3: summary of noise monitoring results is far higher than is acceptable. The Vale were concerned with noise levels between 60-70dB (para 2,18) yet readings were recorded at above 80dB both at day and night peaking during the morning rush hour at 87dB.
- d) 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 affected 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.
- e) Nowhere in the report is there any mention of the prevailing wind or temperature both of which will impact on noise levels. 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.
- f) Nowhere in the report is there mention of the effects of temperature on sound waves. Sound waves move faster in warm air and slower in cold air. So, if the air at the surface is cooler than higher up (which is normal) then the top of the sound wave will be moving faster than the bottom; the wave will tilt and refract back towards the ground. In this case sound would leave the A34, go up into the air then be bent back down to the surface towards the cooler air. This means the noise would be louder and you could here the traffic noise from further away. If the dB recordings in this report had been done in cooler temperatures, they would have been higher than those presented in this report.
- g) 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.

11. The Parish Council 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.

12. 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 to enable the inclusion of continuous footpaths throughout the whole site thereby allowing safe pedestrian passage by residents without the need of having to walk in the road. Wider roads throughout the site together with more visitor parking allocation and additional open green spaces incorporated within the built-up area of the development. In addition, by reducing the number of proposed houses, some of the planned homes currently with very small gardens would be able to benefit from an increase in their outdoor space. We are also mindful that there is a proposal for 73 properties on an adjacent site and in LPP1 the VWHDC stated that about 200 dwellings should be built across

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|          | both sites; this reinforces our view that the number of homes on this site should be reduced. |
| Decision | 30 <sup>th</sup> April 2019 (no decision yet issued)  |

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| 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 | OBJECTION - St Helen Without Parish Council believe that as the site of the proposed new three bedroomed dwelling lies in open countryside within the Green Belt and in all probability outside the built up area of the village, it could not be considered as infill within the Green Belt and therefore strongly object to this application. |
| Decision                       | 16 <sup>th</sup> July 2019  |

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| Ref:                           | <b>P19/V1061/HH</b>   |
| Date                           | 22 <sup>nd</sup> May 2019                                   |
| Description                    | Rear and side extension. Loft conversion. Renovation works. |
| Address                        | 97 Lashford Lane Dry Sandford Abingdon Oxfordshire OX13 6EB |
| St Helen Without PC's comments | No objections   |
| Decision                       | 17 <sup>th</sup> July 2019                                  |

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| Ref:                           | <b>P19/V1261/LDP</b>                                 |
| Date                           | 5 <sup>th</sup> June 2019                            |
| Description                    | Siting 1400 litre green LPG tank                     |
| Address                        | Fenlands Cothill Road Dry Sandford Abingdon OX13 6JW |
| St Helen Without PC's comments | For info only  |
| Decision                       | 31 <sup>st</sup> July 2019                           |

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| Ref:                           | <b>P19/V1124/FUL</b>   |
| Date                           | 31 <sup>st</sup> May 2019  |
| Description                    | Demolition on dwelling and erection of one and half storey building to provide 2 x 2 bed flats and 2 x 1 bed flats with forecourt parking. |
| Address                        | 79 Besselsleigh Road   |
| St Helen Without PC's comments | No objections  |
| Decision                       | 26 <sup>th</sup> July 2019   |

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

None

### 8). Date of next meeting

It was confirmed that the next meeting of the Sub Committees will be held at 7.00 p.m. on Monday 5<sup>th</sup> August 2019 at Dry Sandford Primary School.

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

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

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