

The Parish Council of St. Helen Without

Minutes of the Parish Council Sub Committees Meeting held on Monday 26th April 2021 at 7.00 p.m. by Video Call

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

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

1. Apologies for Absence

Mr David O'Hara

2. Declarations of Personal or Personal and Prejudicial Interests

Cllr Churchouse – Planning applications, The Paddock

Cllr Bahu – The Paddock

3. Matters raised by members of the public

None in attendance

4. Minutes of the meeting held on 8th March 2021

The minutes were agreed and signed by the Chair.

5. Highways & Amenities Sub Committee

a) **Highways Review** – the review has been circulated to all Councillors. A resident has raised concern over the positioning of the SID pole on Barrow Road, due to its close proximity to a window in their house. The sites formed part of the Strategic Highways review. The County made the decision of where it should go, as it is street furniture, and have responsibility to ensure it is safe and may have consequently marginally adjusted the position for health and safety purposes. To be followed up with County along with ownership of the verge. Cllr Page to follow up with the concerned residents. The SID poles are currently all at different heights. County to clarify the reasoning for this. MP

b) **Bus Shelter, Excess** - The Insurance company are awaiting the Police report.

c) **Army Covenant** – Cllr Bahu circulated a report with lots of ideas for future consideration.

d) **Sandleigh Road Recreation Ground – Fly Tipping** – a letter was sent to some residents that may have been unaware that green garden waste constitutes fly tipping and should not be disposed of on the recreation ground. Brown bins are available from the Vale for garden waste gardenwaste@southandvale.gov.uk

Playground – Cllr Bahu secured a quote from HAGS. It would be costly to put a trampoline in alongside other new equipment and there are some safety concerns. It was agreed not to pursue installation of a trampoline but 2 more quotes would be sought for multi play equipment. RB

Trees – There are a number of ideas summarised in Cllr Bahu's report. The Woodland Trust may be reopening their scheme for free trees soon. There are a group of residents who are interested in planting and maintaining trees and creating a wild meadow. Cllr Bahu will liaise with them.

e) **Village Gate** – Mr O'Hara has quotes for repainting and is awaiting confirmation.

6. Finance Sub Committee

Nothing to update.

7. Development & Planning Sub Committee

P21/V0025/FUL Airfield Filming - Some residents on Rookery Close have raised objections. There is a letter on the website about this application:

https://sthelenwithout-pc.co.uk/wp-content/uploads/2021/04/Airfield-letter-Catherine_-Webber-2.pdf

Following the PC's suggestion that the Green Screen be moved to the north end of the Airfield, it was moved by the Production Company. The location staff are aware that they need to be considerate to

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residents. More recent complaints have been in relation to the size of the marquee, however, if they stay within the permitted measurements, then it is difficult to object. It appears that the Production Company are working very hard to keep noise levels down. Cllr Webber reported that there had been little mention of the Filming, whilst she had been canvassing.

Cllr Page to write to both the Film Company and David Wilson Homes about HGV using Long Tow and Barrow Road and Faringdon Road. This should however, stop once the roadworks are completed the CEO. MP

The Paddock - Oxford Homes are appealing the Planning refusal decision for the Paddock. The appeal will go straight to the Inspector, who will have access to the comments made by the PC. Cllr C Webber to check if the PC can get access to the Statement of Case and also follow up again with Emily Hamerton with regards to getting clarification of whether the ridge heights will be lowered by 1 metre. If there is no response, Cllr Page to follow up with the CEO. CW/MP

Byways, Cothill Road, Cothill – Cllr Webber to follow this up. The Enforcement Team has taken on extra officers to try and clear their backlog and are trying to delay any extra enforcement cases to help do so. CW

Carport Barrow Road – Cllr C Webber to look at why this was granted when it has a negative impact on the street scene? CW

CW

a) Decision Notices

Ref:	P21/V0241/FUL
Date	16 th February 2021
Description	Installation of two new rooflights and two existing rooflights at first floor level. Installation of four rooflights at ground floor level
Address	2A Dunmore Court Wootton Road Abingdon OX13 6BH
St Helen Without PC's comments	No objection
Decision	Planning Permission on 13th April 2021

Ref:	P21/V0346/HH
Date	18 th February 2021
Description	Single storey extension and alterations to roof to provide an additional bedroom
Address	69 Lashford Lane Dry Sandford Abingdon Oxfordshire OX13 6DZ
St Helen Without PC's comments	St Helen Without PC has no Objection on the condition that the bathroom extension roof is pitched.
Decision	Planning Permission on 13th April 2021

Ref:	P21/V0729/HH
Date	9 th March 2021
Description	Single storey side and rear extension.
Address	31 Sandleigh Road Dry Sandford Abingdon OX13 6DP
St Helen Without PC's comments	No Objection to this substantial extension bearing in mind that the existing garage will be demolished to accommodate part of the proposed new work.
Decision	Planning Permission on 4th May 2021

b) Ongoing applications

Ref:	P20/V2233/DIS
Date	4 th September 2020
Description	Discharge of Condition 6 (Drainage Details) on Planning Application P20/V1362/FUL Erection of a new 4 bed flat roof bungalow
Address	The Bungalow Church Farm Faringdon Road Shippon Abingdon OX13 6LL
St Helen Without PC's comments	For info

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Decision	16 th October 2020 (no decision issued)
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Ref:	P20/V2878/DIS
Date	15 th December 2020
Description	Discharge of condition: 3 - boundary walls and fences on application P20/V1362/FUL. Erection of a new 4 bed flat roof bungalow.
Address	The Bungalow Church Farm Faringdon Road Shippon Abingdon OX13 6LL
St Helen Without PC's comments	For info
Decision	26 th January 2021 (No decision issued)

Ref:	P21/V0025/FUL
Date	21 st January 2021
Description	Temporary planning permission for use of land for film-making for a maximum period of 12 months (commencing January 2021) to include temporary buildings/ structures, hardstanding, road and pathways and use of land to station support services and storage. (As amended by additional documentation received 29 January 2021)
Address	Land at Abingdon Airfield /Dalton Barracks Faringdon Road Shippon Abingdon OX13 6JB
St Helen Without PC's comments	St Helen Without Parish Council have No Objection to this application for the temporary use of the certain parts of the airfield for filming purposes, however would like certain comments be taken into consideration. We would ask that the 8 metre high green screens planned for Area 4 are located well away from the rear gardens of the Rookery Close houses that back onto the airfield. The film production company have advised us that it is their intention to locate them in very close proximity to the old air cadet hangers and buildings which are in the south east corner of Area 4 and we would ask that this is made a condition of any approval. Any night time filming in this area to be kept to a minimum and any necessary additional lighting be projected away from the residential houses.
Decision	18 th March 2021 (No decision issued)

Ref:	P21/V0024/FUL
Date	4 th February 2021
Description	The erection of a Class E discount foodstore with associated access, parking and servicing areas, landscaping, and associated works
Address	Land to the West of Wootton Road Abingdon-on-Thames
St Helen Without PC's comments	Having considered this planning application St Helen Without Parish Council wish to register a holding objection at this time. Whilst, in principle, we support the change of use to an Aldi foodstore on the site we have major concerns over the layout of the site, the traffic flow data and the impact on our Parish, transport and road safety and flood risk. Site Layout: This field, known locally as the circus field, is one part of the strategic site in the Local Plan Part 1 (now adopted into the Local Plan 2031) North West Abingdon designated for about 200 dwellings . The whole site is split by the Wootton Road, B4017 and the other part of this strategic site now has planning approval given to David Wilson Homes for 200 dwellings. We would support the change of use to class E, commercial on the circus field but with 200 homes already agreed across the road no further residential development should be allowed on this particular site. That would allow the proposed store to be moved from the top Northern part of the circus field to a more central location so that access could be taken directly off of the Dunmore Road roundabout which is going to be re-worked to take account of the new David Wilson housing development.

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Decision	16 th April 2021 (No decision Issued)
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Ref:	P21/V0709/HH
Date	8 th March 2021
Description	Single storey front and rear extensions, extend existing first floor accommodation and insertion of garden annexe
Address	75 Lashford Lane Dry Sandford Abingdon OX13 6DZ
St Helen Without PC's comments	The Parish Council has No Objection to this application, however note that there is a substantial increase in the proposed number of bedrooms at the address. No reference has been made in the planning application for the provision of extra off road car parking to accommodate any additional residents. Therefore we would ask for assurance to be obtained prior to granting permission that there is sufficient car parking space in the drive to prevent any extra vehicles being parked in the roadway of Lashford Lane.
Decision	3 rd May 2021 (No decision Issued)

Ref:	P21/V0588/HH
Date	29 th March 2021
Description	Single storey rear extension to provide one additional bedroom and a snug/study area, plus a small front ground floor extension to contain a hallway and an additional toilet.
Address	The Annexe, Ambleside Cothill Road Cothill Abingdon OX13 6QQ
St Helen Without PC's comments	No Objection, however the parish council would like assurance that there is sufficient existing car parking available for any extra vehicles the proposed residential extension might require.
Decision	24 th May 2021

Ref:	P21/V0507/DIS
Date	22 nd February 2021
Description	Discharge of conditions 3(materials), 4(foundation design), 6(landscaping), 7(tree protection), 8(surface water drainage) & 9(foul water drainage) on application P20/V1001/FUL (Additional information and plans received 07 April 2021) (Construction of new four bedroom dormer bungalow and associated external works).
Address	36 Lashford Lane Dry Sandford Abingdon Oxfordshire OX13 6DY
St Helen Without PC's comments	
Decision	14 th May 2021

Ref:	P21/V0998/LDP
Date	1 st April 2021
Description	Addition of dormer to rear roof slope.
Address	55 Besselsleigh Road Wootton Abingdon OX13 6DX
St Helen Without PC's comments	
Decision	27 th May 2021

Ref:	P21/V0997/HH
Date	20 th April 2021
Description	Single storey rear extension.
Address	55 Besselsleigh Road Wootton Abingdon OX13 6DX

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St Helen Without PC's comments	15 th May 2021
Decision	15 th June 2021

Ref:	P20/V0369/FUL (Appeal)
Date	Appeal lodged on 23 April 2021
Description	Erection of 2 no. dwellinghouses with associated operations. (Amended plans and information, including reduction from three to two dwellings, received 29 July 2020 and additional ecology information received 22 October 2020 and 27 November 2020).
Address	Land adjacent to No.38 Barrow Road Shippon OX13 6JF
St Helen Without PC's comments	
Decision	Refusal of Planning Permission on 6th January 2021

Ref:	P20/V0348/FUL (Appeal)
Date	Appeal lodged on 23 April 2021
Description	Variation of conditions 2 - Approved Plans and 6 - Landscaping Scheme of application P16/V3165/FUL.(Proposed 4no. dwellings and works there to.) (Amended plans and additional information received 24 April 2020, amended site plan showing waste vehicle tracking received 1 May 2020 and amended plans and information received 29 July 2020). (Additional ecology information received 22 October 2020 and NatureSpace Report received 27 November 2020)
Address	Land adjacent to No.38 Barrow Road Shippon OX13 6JF
St Helen Without PC's comments	
Decision	Refusal of Planning Permission on 6th January 2021

Ref:	P20/V0979/HH
Date	1 st April 2021
Description	Erection of garden building.
Address	Walnut Cottage 199 Cothill Road Dry Sandford Abingdon OX13 6JW
St Helen Without PC's comments	19 th May 2021
Decision	27 th May 2021

Ref:	P20/V0024/FUL
Date	15 th January 2021
Description	The erection of a Class E discount foodstore with associated access, parking and servicing areas, landscaping, and associated works
Address	Land to the West of Wootton Road Abingdon-on-Thames
St Helen Without PC's comments	Having considered this planning application St Helen Without Parish Council wish to register a holding objection at this time. Whilst, in principle, we support the change of use to an Aldi foodstore on the site we have major concerns over the layout of the site, the traffic flow data and the impact on our Parish, transport and road safety and flood risk. Site Layout: This field, known locally as the circus field, is one part of the strategic site in the Local Plan Part 1 (now adopted into the Local Plan 2031) North West Abingdon designated for about 200 dwellings . The whole site is split by the Wootton Road, B4017 and the other part of this strategic site now has planning approval given to David Wilson Homes for 200 dwellings. We would support the change of use to class E, commercial on the circus field but with 200 homes already agreed across the road no further residential

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	<p>development should be allowed on this particular site. That would allow the proposed store to be moved from the top Northern part of the circus field to a more central location so that access could be taken directly off of the Dunmore Road roundabout which is going to be re-worked to take account of the new David Wilson housing development. It is clear from all the respondents that the vast majority support an Aldi Store and the use of the circus field for commercial rather than for residential development. We fully endorse that view. (There is, no doubt, room for other commercial development to complement and sit alongside Aldi) Traffic Flow: All the plans and data provided to support the application show traffic from the west coming into Abingdon and round Copenhagen Drive to the new store, they have completely ignored the other route coming in through Shippon and down Long Tow to join the B4017. Both routes are similar in length but the route through Shippon quicker as it avoids the Marcham interchange, the Tesco/Fairacre roundabout and the Police Station roundabout. St Helen s Without Parish Council expect the traffic flow through Shippon will continue to increase as new developments to the West are built and access to Aldi will further increase traffic on our narrow rural roads. If Planning is eventually granted then plans need to include the development of a much better and safer junction at Long Tow/Wootton Road. Also the severe and frequent flooding of Long Tow needs to be factored in and OCC and Thames Water need to come up with a robust plan to overcome this regular hazard. (If there was ever a suitable project for CIL money this must be it?) Transport/ Road safety: We have already commented on the transport assessment with this application and once the 200 houses and the foodstore are built we believe the congestion and danger to road users, cyclists and pedestrians on the Wootton Road will be far greater than they portray. We will see two entrances, one on each side of the road and almost opposite each other with traffic movements having to cross the footpath and cycle way. We do not believe this conforms to VWHDC Core Policy 33, promoting sustainable transport and accessibility, of the Local Plan 2031. Our preferred option, as already suggested, for the circus field is an entrance/exit via the Dunmore Road roundabout. This will be far safer for all and do away with a dangerous turn onto and off the Wootton Road. Flood risk: We are concerned by the drainage report submitted; it suggests that, the chance of surface water flooding is a very low risk; the chance of flooding each year less than 0.1% We would strongly challenge that statement. Locals will tell you the circus field regularly floods and lying surface water is often seen. Anecdotaly on more than one occasion cars of families attending the circus have been stuck axle deep in mud on that field and have had to be towed out of the quagmire by tractors. We believe the drainage/flood risk data needs to be closely scrutinised. St Helen Without Parish Council believe there is scope to develop the circus field and we would ask Aldi, the landowners, OCC and The Vale of White Horse to work together to produce an acceptable plan</p>
Decision	16 th April 2021 (No decision issued)

8).Cllrs reports and items for future agendas

9).Date of next meeting

It was confirmed that the next meeting of the Sub Committees will be held at 7.00p.m. on Monday 3rd May 2021 by Video Call. Access details can be provided closer to the meeting by the Clerk via email: clerkshwpc@gmail.com or Tel: 01865 321555

There being no further business the Chair closed the meeting at 19.50 p.m.



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

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