

To Members of St Helen Without Parish Council

31st August 2021

You are hereby summoned to attend the Meeting of St Helen Without Parish Council's Sub Committees to be held at Shippon Church Hall on Monday 6th September 2021, commencing at 7.00 p.m.

Members of the public and press are welcome to attend and may make representations under item 3 of the agenda. Anyone wishing to address the Council will be given three minutes to do so. They may then observe the rest of the meeting but will not be able to speak other than at the express request of the Chair.

Anna Clarke

Clerk, St Helen Without Parish Council

AGENDA

1. Apologies for Absence
2. Declarations of Personal or Personal and Prejudicial Interests
3. Matters raised by members of the public
4. Minutes of the meeting held on 26th April 2021
5. Highways & Amenities Sub Committee
Highways
 - Written Update from Cllr Bahu
 - Bus shelter Excess
 - Playground Equipment
 - St Mary Magdalene access form Barrow Road
 - Lansdowne Road
6. Finance Sub Committee
 - 1st Quarter Bank Reconciliation 2021/22
7. Development & Planning Sub Committee

a) Decision Notices

Ref:	P21/V0997/HH
Date	20 th April 2021
Description	Single storey rear extension.
Address	55 Besselsleigh Road Wootton Abingdon OX13 6DX
St Helen Without PC's comments	
Decision	Planning Permission on 8th June 2021

Ref:	P21/V1394/HH
Date	11 th May 2021
Description	To replace existing wooden garage/ workshop with new block/rendered garage/ workshop in back garden.
Address	63 Besselsleigh Road Wootton Abingdon Oxfordshire OX13 6DX

St Helen Without PC's comments	SHWPC have no objection to this planning application but would make the following comments. 1) As a condition of sanction the boundary fence between the property and Sandleigh Road Recreation Ground must be restored on its original line, with the fence posts on the applicants property and no encroachment into the recreation ground be allowed. 2) We would ask the planners to ensure the materials used for the driveway to the garage are suitable for this purpose
Decision	Planning Permission on 6th July 2021

Ref:	P21/V1313/LDP
Date	4 th May 2021
Description	Erection of 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 (detailed consent) and the erection of a swimming pool, two classroom buildings and extension to dining room (outline consent, all matters reserved except access).
Address	The Manor Preparatory School Faringdon Road Shippon Abingdon OX13 6LN
St Helen Without PC's comments	
Decision	Certificate of Lawful Use or Development on 29th June 2021

Ref:	P21/V1394/HH
Date	11 th May 2021
Description	To replace existing wooden garage/ workshop with new block/rendered garage/ workshop in back garden
Address	63 Besselsleigh Road Wootton Abingdon Oxfordshire OX13 6DX
St Helen Without PC's comments	
Decision	Planning Permission on 6th July 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	Appeal Allowed on 19 July 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	Appeal Allowed on 19 July 2021
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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	Fully Discharged on 8th July 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	
Decision	Planning Permission on 19th July 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
Decision	16 th October 2020 (no decision issued)

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:	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,

	<p>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. 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. Anecdotally 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	30 th September 2021
Ref:	P21/V1882/HH
Date	5 th July 2021

Description	Demolition of lean to green house. Construction of single storey extension to provide new lounge/diner, study and utility room. Alterations to existing house to convert lounge to bedroom. New rear entry door.
Address	74 Lashford Lane Dry Sandford Abingdon Oxfordshire OX13 6DZ
St Helen Without PC's comments	
Decision	30 th August 2021 (No decision issued)

Ref:	P21/V1795/HH
Date	29 th June 2021
Description	Proposed side extensions, first floor rear doormer and internal remodelling (Amended plan received making small changes to external fenestration)
Address	68 Cothill Road Cothill Abingdon OX13 6QQ
St Helen Without PC's comments	St Helen Without PC has no objection to this application
Decision	9 th September 2021

Ref:	P21/V2087/FUL
Date	23 rd August 2021
Description	New vehicle access to highway to serve existing 2 bedroom bungalow.
Address	36 Lashford Lane Dry Sandford Abingdon Oxfordshire OX13 6DY
St Helen Without PC's comments	No objection
Decision	18 th October 2021

8) Items for future agendas

9) A.O.B.

10) Date of next meeting

To confirm the date of the next Meeting, which is scheduled for 7.00p.m. on Monday 18th October 2021 at Dry Sandford Primary School.

Minutes & Agendas can be found on our website at: <https://sthelenwithout-pc.co.uk>