

The Parish Council of St. Helen Without

**Minutes of the Parish Council Sub Committees Meeting held on Monday 6th September 2021
at 7.00 p.m. at Shippon Church Hall**

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

In attendance: Cllr. C. Webber, Mr David O'Hara, Anna Clarke (Clerk).

1. Apologies for Absence

Cllrs R. Bahu & R. Webber

2. Declarations of Personal or Personal and Prejudicial Interests

Cllr Parkin – Manor School

3. Matters raised by members of the public

None in attendance

4. Minutes of the meeting held on 26th April 2021

The minutes were agreed and signed by the Chair.

5. Highways & Amenities Sub Committee

a) **Highways Review** – Cllr Bahu circulated a written update in his absence. The SID will be moved from the current location in the coming weeks. In the meantime, the direction will be altered to assess speed from the opposite direction. So far, the data has shown that speeding is not a massive issue. It is also showing that the SID is having a positive affect on speeding. The next locations will be Faringdon Road, then Cothill.

The Clerk to order Archer tubes for Gozzard's Ford.

AC

David O'Hara to check if the pole in Long Tow, which has been hit by a car, belongs to the Army.

There is also a redundant pole on Faringdon Road which needs to be removed. DO'H

b) **Bus Shelter, Excess** - The cheque for the excess has now been received.

c) **Sandleigh Road Recreation Ground Playground** – The Clerk to get some quotes for new playground equipment, to include apparatus which can be used by children with disabilities. The ball park budget agreed was £8,000.

AC

d) **Mary Magdalene Church Entrance** – the Church are going to install a handrail. It was agreed that it will be covered by the PC's Public Liability Insurance, however, will be installed and maintained by the Church.

e) **Village Gates** – The Clerk to get quotes for repair and repainting of the Village gates. AC

f) **Lansdowne Road** – the Parish Council received a complaint about some trees being felled on Lansdowne Road. Cllr C Webber to follow up. CW

6. Finance Sub Committee

Cllr Churchouse has agreed and signed off the 1st quarter bank reconciliation.

The Pandemic threw up an issue with regards to making emergency payments. The Clerk to request an extra cheque book to be held by the Chair for future emergency circumstances. AC

7. Development & Planning Sub Committee

The Paddock - Oxford Homes successfully appealed the Vale Planning's decision refusing the application for the Paddock. This was a hugely disappointing outcome, particularly with the additional 2 houses. The application was originally stringently turned down and objections apparently considered and upheld. With this in mind, a letter to be sent to Adrian Duffield asking explicitly where the PC's comments / objections, the Neighbourhood plan, road safety concerns etc actually rate in Planning's decision making process? A deeper understanding on exactly how consultations are approached at the

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Planning end would help to inform the PC on future approaches to the consultation process. The letter to be copied to Emily Hamerton and Mark Stone. MP

Dalton Barracks – the SPD has already been prepared. The PC has thus far not been consulted, but Andrew Lane from the Vale is due to present to the PC next month. It is unclear as to how much input the PC will now have in the remaining process. Cllr C Webber to follow up if there is anything happening with the SPD before the PC's Strategy Day. Cllr Page to speak to Andrew Lane. MP/CW

a) Decision Notices

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:	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:	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	30 th September 2021

Ref:	P21/V1795/HH
Date	29 th June 2021
Description	Proposed side extensions, first floor rear dormer 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	5 th October 2021

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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

Ref:	P21/V2404/FUL
Date	31 st August 2021
Description	Removal of Leylandii Trees. Replacement with post and live fence and hedge. Stopping up a section of highway waste. Resubmission of planning application P20/V0545/FUL.
Address	8 Sandleigh Road Wootton Abingdon Oxfordshire OX13 6DP
St Helen Without PC's comments	27 th September 2021
Decision	26 th October 2021

Ref:	P21/V2524/FUL
Date	1 st September 2021
Description	Existing mast and antennas to be removed and replaced with 17.5m mast to support 6no. antennas, 1no. 0.3m transmission dish, RRUs and ancillary development thereto.
Address	Church Farm Farrington Road Shippon Oxfordshire OX14 1TW
St Helen Without PC's comments	No objection
Decision	27 th October 2021

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 18th October 2021 at Dry Sandford Primary School.

There being no further business the Chair closed the meeting at 8.00 p.m.

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

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