

To Members of St Helen Without Parish Council

6<sup>th</sup> October 2021

You are hereby summoned to attend the Meeting of St Helen Without Parish Council's Sub Committees to be held at Dry Sandford Primary School on Monday 18<sup>th</sup> October 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 6<sup>th</sup> September 2021
5. Highways & Amenities Sub Committee  
Highways
  - Playground Equipment
  - Village Gates
  - Archer Tubes Gozzards Ford
  - Overgrown Vegetation
6. Finance Sub Committee
  - 2<sup>nd</sup> Quarter Bank Reconciliation 2021/22
  - External Audit Report
7. Development & Planning Sub Committee

#### a) Decision Notices

Ref:	P21/V1882/HH
Date	5 <sup>th</sup> 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	Planning Permission on 1st October 2021

#### b) Ongoing applications

Ref:	P20/V2233/DIS
Date	4 <sup>th</sup> 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 <sup>th</sup> October 2020 (no decision issued)

Ref:	<b>P20/V2878/DIS</b>
Date	15 <sup>th</sup> 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 <sup>th</sup> January 2021 (No decision issued)

<b>Ref:</b>	<b>P20/V0024/FUL</b>
Date	15 <sup>th</sup> 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	<p>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. 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</p>

	<p>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 <sup>th</sup> September 2021 (No decision issued)

<b>Ref:</b>	<b>P21/V1795/HH</b>
Date	29 <sup>th</sup> 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 <sup>th</sup> October 2021

<b>Ref:</b>	<b>P21/V2087/FUL</b>
Date	23 <sup>rd</sup> 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 <sup>th</sup> October 2021

<b>Ref:</b>	<b>P21/V2404/FUL</b>
Date	31 <sup>st</sup> 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 <sup>th</sup> September 2021
Decision	26 <sup>th</sup> October 2021

<b>Ref:</b>	<b>P21/V2524/FUL</b>
<b>Date</b>	1 <sup>st</sup> September 2021
<b>Description</b>	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.
<b>Address</b>	Church Farm Farrington Road Shippon Oxfordshire OX14 1TW
<b>St Helen Without PC's comments</b>	No objection
<b>Decision</b>	27 <sup>th</sup> October 2021

<b>Ref:</b>	<b>P21/V2663/FUL</b>
<b>Date</b>	15 <sup>th</sup> September 2021
<b>Description</b>	Proposed erection of dwelling
<b>Address</b>	80 Barrow Road Shippon Abingdon OX13 6JQ
<b>St Helen Without PC's comments</b>	<p>Saint Helen Without Parish Council have a number of concerns and reservations about this new application.</p> <p>Currently P19/V2274/FUL, PP granted 31/12/20 is for the demolition of 80 Barrow Road (to include the annex) and the erection of two new properties built side by side (and approximately on the same building line as the immediate neighbour, Cotswold House) with a north/south orientations with the frontage to Barrow road being south. The Parish Council supported that application.</p> <p>This new application, to retain the existing building and put a new 4 bed house in front of it completely changes the orientation of one property to the other and the layout seen on the site. It would also mean there would then be 3 properties not two on the site; 80 Barrow Road, 80 Annex and the new proposed 4 bedroom house.</p> <p>The only reason for this new application according to the design and access statement is: <i>"Due to circumstances around finance, the client is now seeking to keep the existing dwelling of 80 Barrow Road and erect a further dwelling on the site which allows the existing dwelling on the site to remain habitable and for the development to be financially viable."</i></p> <p>According to the Vale's own planning guidelines personal hardship/circumstances is a non material planning consideration and is not normally considered in determination of an application. Therefore the main thrust of this application is based not on planning considerations but a way to make the development fit the landowners financial means.</p> <p>Looking further at this application there are a number of planning amenity considerations and planning policies which we believe are not met.</p> <p>a) The new property is further forward in the site than with the current permission and it's mass will impact detrimentally on the light and overbearing of Cotswold House. Furthermore, by placing the new house much further forward than any others in this part of Barrow Road it fails to respect the openness and local character of the street scene. It is not in keeping with it's surroundings and fails to meet the requirements of Policy DG1 of the Wootton and St Helen Without Neighbourhood Plan.(NP)</p> <p>b) The new property is less than 10m from No80 at its closest point and with a ridge height just under 8m is overbearing. The occupants of No80 will have a solid brick and tile structure almost right on top of them which we believe is unacceptable.</p>

	<p>c) The new house is directly south of No80 and will therefore take away natural light from all the windows to the south aspect of the existing house. It will also put it in the shade for much of the year.</p> <p>d) The new house has very little garden, apart from a small amount at the front, which is completely out of keeping with all the properties on this side of Barrow Road from Number 80 through to Elm Tree Walk. This is clearly demonstrated on Page 71 of the NP where the Shippon Character Area is shown and underlines the importance of the wide, open and panoramic views throughout the village.</p> <p>It is the view of St Helen Without Parish Council that this plan is substandard in relation to the current agreed permission and has only been submitted because of the owners financial ability. The application fails to conform with both Vale of White Horse DC and Neighbourhood Plan policies.</p> <p>We Object to this application.</p>
Decision	10 <sup>th</sup> November 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 6<sup>th</sup> December 2021 at Shippon Church Hall.

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