

# The Parish Council of St. Helen Without

To Members of St Helen Without Parish Council

29<sup>th</sup> August 2017

You are hereby summoned to attend the meeting of St Helen Without Parish Council to be held at 7.30 p.m on Monday 4<sup>th</sup> September 2017 at Shippon Church Hall

Members of the public and press are welcome to attend. Members of the public may make representations under item 3 of the agenda.

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 (Co-option of new Councillors)
4. Attending Councillors and MOD
5. Land Adjoining 38 Barrow Road
6. Minutes of the meeting held on 10<sup>th</sup> July 2017
7. Matters arising from the Minutes
  - a) Highways matters: Grass Cutting, Biffa, VAS, Wheelie bin signs
  - b) ATC Community LED Plan
  - c)Overhanging vegetation
  - d)Enforcement
  - e) Neighbourhood Plan
  - f) Manor Preparatory School
  - g) Newsletter

### 8. Finance and Administrative Matters

#### a) Accounts for payment

Payee	Purpose	Total	VAT
Shippon Church Hall	Room rental PC Meeting	£16	
Parish Clerk	Salary July & August	£870.24	
Parish Clerk	Expenses July & August	£88	
BGG	Grass Cutting	£100	£20
ST Grounds Maintenance	Bin Emptying	£20	
ROSPA	Annual Inspection Recreation Ground	£113.40	£18.90

#### b) Grants

South & Vale Carers grant request

#### c) Microsoft & Anti-Virus renewal

### 9). Matters raised by members of the Council

### 10) Planning

#### a) Decision Notices

Ref:	P17/V1406/HH
Date	19 <sup>th</sup> May 2017
Description	Two storey side and single storey rear extension.
Address	25 Rookery Close, Shippon
St Helen Without PC's comments	No objections
Decision	Permission granted 11 <sup>th</sup> July 2017

Ref:	P17/V0663/FUL
Date	17 <sup>th</sup> March 2017

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Description	Demolish & replace 2 buildings (Additional hydrology information submitted 7 June 2017. Additional tree survey information submitted 12 June 2017)
Address	Rushwood, Cothill Road, Dry Sandford, OX13 6JW
St Helen Without PC's comments	No objections, but the tree preservation officer needs to visit the site to look at trees possibly in need of protection
Decision	Planning permission on 20 <sup>th</sup> July 2017

Ref:	P17/V0884/DIS
Date	31 <sup>st</sup> March 2017
Description	Discharge of conditions 9 - drainage details, 10 - Thames Water condition, 13 - Construction of Method Statement, 15 - landscaping scheme and 21 - materials on application ref. 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).
Address	The Manor Preparatory School, Shippon, OX13 6LN
St Helen Without PC's comments	
Decision	Fully discharged on 15 <sup>th</sup> June 2017

Ref:	P17/V1957/CM
Date	27 <sup>th</sup> June 2017
Description	Details pursuant to condition No. 19 (Water Monitoring Data) of planning permission P15/V2049/CM (MW.0119/15) at Upwood Quarry, Besselsleigh, Abingdon, OX13 5DW
Address	Upwood Quarry Besselsleigh, Abingdon, OX13 5DW
St Helen Without PC's comments	
Decision	OCC Conservation Area - No Objection on 25th July 2017

Ref:	P17V1619/LDP
Date	8 <sup>th</sup> June 2017
Description	Extension to rear of property to create new dining area and utility room
Address	21 Rookery Close, Shippon
St Helen Without PC's comments	For info only, LDP
Decision	Certificate of Lawful Use or Development on 11 <sup>th</sup> August 2017

Ref:	P16/V3165/FUL
Date	19 <sup>th</sup> January 2017
Description	Proposed 4 no dwellings and works there to (Additional information contamination received 2 March 2017 and amended by plans received from agent 27 June 2017). As per additional information - Heritage Impact Assessment. (Additional waste tracking plan received 4 July 2017) (Amended heritage assessment received 27 July 2017) (Amended Plans received 2 August 2017_additional spot heights and removal of red dotted lines) (Additional plan for garages received 8 August 2017)
Address	Land adjoining no 38 Barrow Road, Shippon, OX13 6JF
St Helen Without PC's comments	<p><b>Planning application P16/V3165/FUL Amended Proposal for 4 Dwellings on Barrow Road, dated 27th June 2017.</b></p> <p>1. The Parish Council of St Helen Without, as indicated in our response to the original planning application under this reference, <b>support development</b> on this site as limited infilling within the Green Belt under the Vale of White Horse LPP1 Core policy 13.</p> <p>The amended proposal is still not considered appropriate for this site and for the Village Core Policy 3 and 39 of LPP1, for the following reasons: -</p> <p>2. Core Policy 3 of LPP1 identifies Shippon, in its Settlement Hierarchy, as a 'Smaller Village'. It goes on to state that:</p>

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	<p><i>Smaller Villages have a low level of services and facilities, where any development occurs it should be modest and proportionate in scale and primarily to meet local needs'</i></p> <p>We have evidence, from our consultation exercise with the Village, that the residents of Shippon have identified a need for smaller 2- bedroomed houses or bungalows for retirees or first-time buyers.</p> <p>Core Policy 39 of LPP1:  <i>The Council will ensure that new development conserves and where possible enhances designated and non- designated heritage assets <u>and their setting</u> in accordance with national guidance and legislation.</i></p> <p>The Conservation Officer recommended predominantly single storey height buildings in her response to the initial application, which preserve and enhance the setting of the listed buildings as required under the Planning (Listed Buildings and Conservation Areas) Act 1990. Whilst some attempt has been made to lower the height of the buildings in the amended application and it is our judgement that the proposed designs remain too high.</p> <p>The plans incorporate proposals to lower the entire site by +/- 1 metre. There is concern locally that due to bedrock in the substrata close to the surface in parts of Shippon this may not prove possible and we request that the feasibility of lowering the site is properly assessed prior to any consent being granted.</p> <p><b>We therefore strongly object on these 2 points regarding these plans.</b></p> <p>3. The proposed entrance off Barrow Road is <b>strongly objected</b> to, notwithstanding the comments from OCC Highways.</p> <p>The stone wall between No 38 Barrow Road and Church Farm House enhances the rural aspect of Barrow Road and this section of the historic Village. As the Conservation Officer noted in her holding objection to the original plans: -  <i>Breaching the stone boundary wall on the Barrow Road frontage should be avoided if at all possible as this forms a strong boundary feature and contributes towards the sense of enclosure along this part of Barrow Road.</i></p> <p>The Conservation Officer has not rescinded her views about the wall in her assessment of the amended plans. The amended plans move the entrance towards the narrower part of Barrow Road which is not acceptable in our view and, we contend, will require considerable breaching of the wall to achieve appropriate sight lines. For these reasons, we contend that the entrance to the site should be from Elm Tree Walk. We understand that this may require the removal of one sycamore tree and some reorientation of the buildings on the proposed development.</p> <p>If development is permitted on this site then a condition should be imposed that this stone wall along Barrow Road is repaired.</p>
Decision	Planning Permission 24 <sup>th</sup> August 2017

### b) Applications dealt with between meetings

Ref:	P17/V1336/0
Date	19 <sup>th</sup> May 2017
Description	<i>Development of up to 200 dwellings, means of access and associated works, with all other matters (relating to appearance, landscaping, layout and scale) reserved</i>
Address	Land north west of Abingdon-on-Thames Land bound by Wootton Road, Dunmore Road and the A34 Abingdon-on-Thames
St Helen Without PC's comments	<p>The Parish Council of St Helens Without has the following comments on this Outline Planning Application</p> <p>1. Housing - This development has a good mix of private and affordable housing numbers with a mixed variety of design and building materials.</p> <p>The open spaces are provided around the perimeter of the site and a small central square.</p> <p>The Vale are asked to ensure that the percentage of open spaces are the correct proportion for the site and design as under their Local Plan Part 1 2031.</p> <p>A development this size should provide some communal facilities to create and develop a sense of community. An adaptable central building that could provide retail, nursery and social facilities</p> <p>2. Traffic - The present traffic problems around North Abingdon will only be improved when the additional slip roads south on the A34 are provided at Lodge Hill Interchange. Therefore, it is essential the no full planning permission is granted</p>

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	<p>on any large-scale housing development before funding is obtained for these road improvements.</p> <p>Before full planning permission is granted for this site the VWHDC should ensure that the width of internal roads within the site is sufficient to prevent blockage by parked cars so that emergency vehicles etc can access. With houses constructed with no garden space at the front of the property and between the access roads this is essential. We do not wish to see another error like Deerhurst Park at Wootton.</p> <p>3, Noise and Pollution - There are concerns that noise and air pollution may be a problem on this site due to the close proximity of the A34, Wootton Road and Abingdon Ring Road.</p> <p>Therefore, ongoing monitoring should be undertaken to ensure statutory levels are not exceeded, particularly in the Community Play Area.</p> <p>4. 106 or CIL Contribution - The Parish Council of St Helen Without would expect to receive a 106 or CIL contribution [ if this is adopted before full planning application is permitted] towards a Village Hall in Shippon.</p>
Decision	8 <sup>th</sup> September 2017
Ref:	P17/V0050/0
Date	19 <sup>th</sup> May 2017
Description	Outline application (with all matters reserved except for principal means of access to the highway) for residential development of up to 900 dwellings and 50 retirement homes (use class C3), together with a local centre, (including: 2.2HA site for a 1.5fe primary school, community hub, care homes comprising up to 80 beds, children's nursery, public house/restaurant, retail and other services (use classes A1, A2, A3, A4, A5, B1, C2, D1 and D2) public open space, recreation areas and sports pitches (including sports pavilion and multi-use games area) play areas, acoustic bund with fencing, and associated infrastructure including roads, sewers and attenuation ponds (As amended by drawings and information accompanying agent's letter dated 2 May 2017)
Address	Land north west of Abingdon-on-Thames Land bound by Wootton Road, Dunmore Road and the A34 Abingdon-on-Thames
St Helen Without PC's comments	
Decision	29 <sup>th</sup> September 2017
Ref:	P17/V2323/FUL
Date	23 <sup>rd</sup> August 2017
Description	New dwelling to replace existing dwelling on site that is in very poor condition.
Address	29 Landsdowne Road, Dry Sandford, OX13 6EA
St Helen Without PC's comments	
Decision	18 <sup>th</sup> October 2017
Ref:	P17/V2034/FUL
Date	19 <sup>th</sup> July 2017
Description	Resubmission of approved extant application no P13/V0574/FUL, for demolition of existing commercial premises, and construction of new building to form office accommodation on the ground floor and two flats on the upper floor.
Address	53 Besselsleigh Road, OX13 6DS
St Helen Without PC's comments	No objections
Decision	13 <sup>th</sup> September 2017
Ref:	P17/V2127/LDP
Date	27 <sup>th</sup> July 2017
Description	Construction of single storey outbuilding under class E of the GPDO within the lawned gardens of Rushwood, Cothill Road, OX13 6JW. The building will have eaves at 2.50m and a flat roof with maximum height 2.70m The building will be timber framed with SIPs and rendered (white) to match Rushwood The building

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	will be constructed on a concrete slab to meet building regulations approval as it is over 30 square meters. The building would be situated over 2 meters from any boundary. The building would not be forward of the wall forming the principal elevation of Rushwood. All buildings combined cover less than 50% of the total area of Rushwood's curtilage (2680m2)
Address	Rushwood, Cothill Road, Dry Sandford, OX13 6JW
St Helen Without PC's comments	LDP for info only
Decision	21 <sup>st</sup> September 2017

Ref:	P17/V2290/HH
Date	22 <sup>nd</sup> August 2017
Description	Detached oak framed open bay garage
Address	76a Honeybottom Lane, Dry Sandford, OX13 6BX
St Helen Without PC's comments	12 <sup>th</sup> September 2017
Decision	12 <sup>th</sup> October 2017

### 10. Sandleigh Road Recreation Ground

#### a) Insp. report

2017			
September	Cllr Ken Houlden	October	Cllr Carole Priestley
November	Cllr Madeleine Russell	December	Cllr Caroline Parkin

### 11. Correspondence

#### Oxfordshire County Council

Oxfordshire LEADER Funding

#### OALC

OALC Training Courses

OALC July & August updates

OALC Consultation – Citizenship and Civic Engagement

#### VofWHDC

Matthew Barber Vale News July & August

Cllrs Allowances update

#### Vale Communications:

£175,000 for Grants and New Homes Bonus Schemes

Independent Shop Scheme

950 home development in Abingdon North

Reminder to notify Vale if no longer eligible for single person allowance

New Pay & Display Machines in Abingdon

Abbey Gardens awarded green flag status for the 9<sup>th</sup> consecutive year running

Rural Oxfordshire Network Event 20<sup>th</sup> September

£1.3 million Abbey Meadow Pool refurbishment to start soon

Plans for Leisure Centre Wantage & Grove area

#### Other

PCS – UK Communities – Defibrillators

Pitch Maintenance Services

OCVA Newsletter

Kompan Playgrounds

Function 28 – Parish Websites

ROSPA Playsafety – Annual Inspection Report

B&C Bus Shelters

Civic Voices – War Memorial News

CAB Newsletter

MK Illumination UK Ltd

Local Council & Public Advisory – changes in data protection law advice scheme

CFO Newsletter

BT Broadband update – on track for 96% premises to have broadband by the end of 2018

### 12. Cllrs reports and items for future agendas

### 13. Date of next meeting

## **The Parish Council of St. Helen Without**

To confirm the date of the Parish Council Meeting which is scheduled for 7.30 p.m. On Monday 16<sup>th</sup> October 2017 at Dry Sandford Primary School

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