

The Parish Council of St. Helen Without

Minutes of the Parish Council Meeting held on Monday 22nd August 2016 at 7.30pm
Dry Sandford Primary School

Present: Cllrs. M. Russell (in the Chair), G. Fitzgerald, M. Gilbert, C. Priestley, M. Page, C. Parkin, V. Talbot

In attendance: Mr Derek Kelso (MOD), Anna Clarke (Clerk), Cllr R. Webber

1. Apologies for absence

Cllrs K. Houlden, M. Page, C. Webber

2. Declarations of Personal or Personal and Prejudicial Interests

Cllr Parkin - the Manor planning application

Cllr Talbot - the renewal of windows at 62b Barrow Road and the Prince of Wales Pub

3. Matters raised by

a) members of the public

b) Attending Councillors

Cllr Richard Webber on behalf of Cllr Catherine Webber

Manor Preparatory School Planning Application

Cllr Richard Webber informed the meeting that Cllr Catherine Webber had worked very hard on what she would say at the Planning Committee meeting and would stand by all she said as factually correct but perhaps if he had not had such a trying day discussing Unitary Authorities matters and had managed to see the final sentence, he would have suggested to Catherine that she might consider leaving out the last sentence of her submission, which concluded in her giving her support to the application. Cllr Webber asserted that Catherine is very experienced at Planning issues and would like to assure the PC that she was very keen to put the Parishes point of view across.

Cllr Webber noted that there was one vote against, one abstention and 9 yes votes at the committee and therefore it was a comfortable victory for the Manor and by that fact, we now need to look how to positively move this forward. Cllr Fitzgerald commented that District Cllrs and the Vale Planning Committee need to hold the Vale Officers, with regard to the NPPF and the Vale's Local Plans, to account for the manner in which this process has been conducted. Cllr Talbot noted that the first the Parish Council were aware of anything was when the EIA was carried out and it was clear that conversations had been going on between the Vale and the Manor for a considerable time before that. Cllr Webber stated that he did not believe it to be the Manor's fault but that of the Planning system and acknowledged that the way it has all been dealt with has upset both the PC and residents.

Cllr Webber commented that the system does allow and even encourages this cooperation between the applicant, developer and VWHDC Planning Dept with little or no input from local residents and that the Greenbelt would not be an obstacle to development. Cllr Webber said that the Manor would have been strategically advised to put in, as they did, for the outdoor courts [appropriate development] with the indoor Sports Hall and Swimming Pool [inappropriate development]. Cllr Russell felt that other interested parties will now see this as a green light to offer up greenbelt land for commercial development. However commercial competition cannot be considered as a material consideration, as advised to some members of the Parish Council by Emily Hamerton, the Vale's Development Manager, when they attended the recent Town and Parish Training Forum in Wantage.

Cllr Webber stated that there is no going back in the process, so we need to find ways to move forward. He said that in previous cases, where large organisations were putting big applications through, it had been of huge benefit to set up a liaison committee to improve communications between the companies and Parish Councils/residents. Cllr Webber gave the example of Sutton Courtenay and FCC, where he sat as Chair to the committee, representing both sides as residents of the village, and was able to help resolve many of the issues and concerns raised by residents. It would be up to the Manor to suggest this to the Parish Council. Cllr Webber suggested it would be held approximately twice a year to provide opportunities to negotiate on detail and that, in his view, there are no absolute rules and lighting and sound are likely to be negotiable details if liaison meetings took place. Cllr Webber noted that he had never known an application as big as this to be the same on completion as at the beginning of the process. Cllr Priestley questioned why the lighting, which will cause a big issue for residents, cannot be reduced to bollards rather than 4 metre pillars, when for 20 years, they have seemed to have been sufficient?

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Cllr Fitzgerald commented that, when the Parish Council had last met with the Manor, the Bursar clearly stated that they were reluctant to consider any changes. Cllrs Priestley and Russell agreed that the Manor had not fully understood and appreciated the level of concern of the people in the village, something that it is sincerely hoped can be addressed with helpful dialogue on both sides in the future. Cllr Russell stated that within 2 hours of the meeting, the Bursar had hand delivered a letter to one resident to notify them of the imminent start to the pavement works but this had not been mentioned in the meeting at all, nor to any other residents or the County Councillor.

Cllr Webber commented that he and Cllr Catherine Webber had previously tried to set up a meeting with the Manor and SHW PC and it was turned down by the PC. Cllr Russell responded that it had been the Manor who has decided against the meeting when they realised that the Parish Council had already put in their objection. Mr Kelso, the Ministry of Defence's liaison officer to the parish council, stated that he had been unaware of any of the foregoing and commented that he felt that it was rather late to ask for trust when the issue is that the Manor has showed no interest up to this point and have achieved what they wanted to without regard for the Parish residents. This trust now had to be regenerated by both sides.

Cllr Webber advised against the Parish Council paying for professional planning advice, citing the example of Sutton Courtenay where a drainage expert's opinion was dismissed on account that only statutory reports would be considered.

Cllr Russell commented that the figures given on potential traffic issues that will arise from the expansion had been dismissed out of hand at the Planning Committee. Cllr Fitzgerald said that, it is the Manor's expansion that will cause traffic issues and it is imperative that the onus is not put on the Parish Council to solve and fund those issues with traffic calming. They do not seem to have a responsibility to solve the traffic problems they will cause in the same way as would be with s106 monies. Cllr Webber responded that, as we can't turn back the clock with the application, we will have to deal with traffic issues as they arise.

Cllr Webber suggested that the Liaison Committee would start with the viewpoint that the Manor have achieved their main objectives and the Parish none of theirs, so would look at where the Manor would now be prepared to be flexible? The issues that could immediately be negotiated on are screening, lighting and fencing. Cllr Webber stated that it would be good to have a couple of residents on the committee with some Parish Councillors and a Highways officer, for the inevitable traffic issues that will arise. Cllr Russell commented that it would be good to have a resident of Shippon that would be affected but not actually a neighbour of the school. Cllr Priestley said that it would be best to approach the Manor with a few issues at a time in order to focus the negotiations for a positive outcome.

It was agreed that the Parish Council would be open to a Liaison Committee if it was the Manor that approached the Parish Council in the first instance by way of showing goodwill and openness to negotiation. The Parish Councillors expressed their concern that as Cllr Catherine Webber had supported the application at the Planning Committee Meeting, her presence on the Liaison Committee could potentially make negotiations more difficult.

c) MOD

Mr Kelso told the PC that 612 has now been disbanded. There are no plans for the 612 buildings as yet and there will be a 2yr exit plan.

Mr Kelso said that he had answered the 2 letters which he had received, (with regards to alleged incidents of soldiers speeding through the village and being involved in an accident), through the Parish Council. Military Personnel are subject to civil law outside of the Barracks. The Police would have reported back to the army if army personnel were involved but nothing came up. Similarly, there is nothing coming up on the military system. As a precaution, Mr Kelso has sent out a memo to all soldiers asking them to take due care. Cllr Fitzgerald also followed up with the PCSO, who is going to do some speed checks in the village.

The SXS event will no longer be taking place on the airfield in September. Mr Kelso to ask for the monthly airfield programme to be sent to the Clerk. DK

4. Minutes of the Meeting held on 4th July 2016

The minutes were agreed and signed by the Chair.

5. Matters arising from the Minutes

a) Highways matters

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The VAS is on order and will include Bluetooth. The Clerk to add to the PC's insurance policy when the VAS arrives. AC

PC Osborne is happy to carry out training on the Speed Indicator Devices. We will need to join Community Speed Watch, buy high vis jackets and equipment. The Clerk to contact Marcham to see if there has been interest from other parishes in purchasing a joint speed gun. AC

Review Speed Limit at Honeybottom Lane

To determine whether the proposal is consistent with Department for Transport guidelines, it will be necessary to carry out speed surveys (two should be sufficient), charged at £100 + VAT each. There was a unanimous vote to go ahead with the surveys. The Clerk to organise. AC

If it proceeded beyond the surveys, a meeting between representatives of the PC, the police and Highways would take place to discuss this project further and to hopefully then be able to give a firmer estimate of costs to the PC.

b) Transport including No 4 Bus

Cllr Fitzgerald has been putting adverts in the HIVE to try and encourage usage from the Barracks. There will a Community Meeting with Oxford Bus Company on 11th October, 7.15 for 7.30p.m. at W&DS Community Centre.

c) Hitch copse Cothill, Footpath Closures

The landowner has appeared open to the principle of the creation of a public footpath. Nick Cross has asked Marcham PC to write to the Landowner for an update.

d) Abingdon Town Council Neighbourhood Plan

The Clerk to write to ATC stating that the patch of land currently included in their Neighbourhood Plan is part of St Helen Without Parish and we would request that it be removed from their plan. AC

e) Overhanging Vegetation

All areas have been dealt with apart from around the post box.

Cllr Talbot commented that, because of the recent grass cuts, a lot of litter has been exposed. Cllr Talbot has contacted County re how often the gullies etc should be cleared and they responded that Biffa is supposed to clean up on an 8 weekly basis.

f) Parking on Pavements

Nick Johnson has now found somewhere near Radley to store 20 cars, however some cars are remaining. Cllr Talbot to ask him when they will be moved.

Cllr Russell reported that there is still an issue of parking on pavements on Rookery Close. The PCSO to attend the next meeting.

g) Adult Exercise Equipment

Cllr Russell has had a request for the exercise equipment to be fenced off, in order that dogs cannot get into the area when people are using it. It was agreed that this would be extremely expensive, (the last time it was done costing approx £18,000. The Clerk to look at the cost of a sign to say it should be used at one's own risk. AC

h) Enforcement

The windows at 62 Barrow Road are starting to be replaced.

Stones Farm

The Bursar assured Vale that he would be taking steps to fix the damage like-for-like over the summer break. As the damage resulted from an act of vandalism and not a breach of planning control by the school, there will not be an enforcement investigation at this stage. The council will, however, monitor the situation and if the works are not undertaken over the summer break in accordance with the busar's undertaking they will escalate the matter.

i) Oxfordshire Together

The sub committee put together 3 possible options:

- a) Do nothing. Accept the one annual cut on offer from OCC. OCC retains statutory responsibilities. We accept the untidy environment.
- b) We establish the potential costs of maintaining an appropriate level of grasscutting within the 30 mph limit (excluding visibility splays) using a contractor.
- c) We establish the costs as in B but through purchasing appropriate equipment and training volunteers in its use and doing it ourselves.

VT

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Not all Cllrs were present. Of those, 5 stated a preference for option a) and 1 for option b). Cllrs Parkin, Priestley and Page are going to put together a list of all the visibility splays and verges in the area. Cllr Parkin also suggested that we put something in the newsletter to explain the situation. If people make complaints, we will ask them to attend the PC meeting. As a PC, we will be responsible for alerting the County to Visibility Splays which are posing a danger.

6. Finance and Administrative Matters

d) Accounts for payment

Payee	Purpose	Total	VAT
PCC Shippon	Room rental	£16	
Parish Clerk	Salary June	£332.44	
Parish Clerk	Expenses June	£44	
ST Maintenance	Bin emptying May	£20	
BGG	Grass cutting May x2	£240	£40
BGG	Grass cutting June x2	£240	£40
Roger Symes	Internal Audit	£180	

a) Applications for Grants

None

7. Matters raised by members of the Council

Wall, Church Lane - Cllr Houlden to give the Clerk details of a new wall installed on Church Lane in order that the Clerk can write to Highways to see if permission given for the entrance. KH/AC
Prince of Wales Pub – Mr Binning wrote to Cllr Russell to state his disappointment that the PC would like to make the pub a community asset. Mr Binning would like to gather feedback about the pub from those who have used it, however it was agreed that this was not a matter for the PC. Cllr Parkin to raise with Friends of Shippon.

Transport Reps - there are no reps for either ward currently.

Local Plan Part 1 Consultation – Currently going round Cllrs for 14th September response.

8. Planning

a) Decision Notices

b) Ref:	P16/V0416/FUL (Amendment)
Date	2 nd March 2016
Description	Demolition of existing dwelling and erection of two dwellings, closing of existing two vehicular accesses and opening of new access and all associated works (amended by plans 5907 -04a and 5907-p5a), altering size, scale and massing of dwellings and provide attached garages to front of dwellings).
Address	80 Barrow Road, Shippon, Abingdon, OX13 6JQ
St Helen Without PC's comments	Original comments: The Parish Council of St Helen Without has no objection to the erection of 2 dwellings on this site, but before approval can be given the following points need to be resolved:- 1. The choice of building materials should be in keeping with this part of the Village and therefore cotswold stone would be more appropriate. 2. The relocated entrance drive at the front of the site, goes across the pond which the current owner has tried to infill without success. This is a pond which naturally originates here from an underground water resource and therefore needs to be treated correctly to prevent any future flooding issues. 3. Would the Vale District Council please check if there are any trees on this site that have TPO's assigned to them. 4. The second house proposed is close to the boundary with Cotswold House and will reduce daylight to the house and garden of this property. The Vale should check this does not contravene the National Planning Policy Framework, as this is a site with considerable depth and the houses could be positioned in other locations on the site. New comments due by 28 th June 2016.
Decision	Permission granted 8 th July

Ref:	P16/V1554/DIS (related application P16/V0905/PDO)
Date	20 th June
Description	Change of use of joinery workshop to residential. P16/V0905/PD0 condition(s). 1. Land contamination 2. Vision Splays car parking and turning.

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Address	Rushwood
St Helen Without PC's comments	
Decision	Fully Discharged 1 st August 2016

b) Applications dealt with between meetings

Ref:	P16/V1088/FUL
Date	12 th May 2016
Description	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; 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, Faringdon Road, Shippon, OX13 6LN
St Helen Without PC's comments	<p>St Helen Without Parish Council strongly objects for the following reasons:-</p> <p>1. Oxford Green Belt The development's incursion into the Oxford Green Belt. This is based on 3 key arguments that coincide with the Vale of the White Horse District Council's Local Plan 2031, Part 1: and their Local Plan 2011.</p> <p>A. This development would compromise Core Policy 13: The Oxford Green Belt and GS3, to protect the openness and permanence of the Oxford Green Belt;</p> <p>B. The intent to develop on a non-strategic site, i.e. it lies outside the stated settlements, as indicated in the Adopted Policies Map, that allow for development.</p> <p>C. There are no special circumstances that allow for the development of indoor recreational facilities, i.e. a new sports hall and a new swimming pool, nor the addition of one new classroom building in the Green Belt.</p> <p>2. Traffic and Road Safety The Transport Assessment prepared by Glanville Associates on behalf of Manor School calculates that the completion of all phases of the development will result in an additional 48 vehicle trips per school peak hour. This calculation, however, seems to ignore the fact that the school is currently 30 pupils short of its capacity (372 compared with a capacity of 402). Using Glanville's own 'surveyed modal split' the potential is for an additional 74 vehicle trips per school peak hour. Plus the additional traffic generated by the external usage of the sports facilities. The highway impact is therefore considered to be severe in the context of the National Planning Policy Framework</p> <p>Within the context of Shippon and, in particular that part of the Faringdon Road between Barrow Road and the proposed new access point to the school site, the potential number of additional vehicles will impact upon the already severe congestion caused in Elm Tree Walk, Old Faringdon Road and Barrow Road particularly at the junction of the latter with Faringdon Road. The provision of an uncontrolled pedestrian crossing point between the new school access and Barrow Road further heightens SHWPC's concerns about the road safety issues on this stretch of road. Of particular concern is the restricted sight line for vehicles turning right out of Barrow Road into Faringdon Road.</p> <p>SHWPC urges consideration of a thorough evaluation of the traffic management and road safety issues raised by this application for the local road network.</p> <p>3. Lighting The plans propose a total of 26 floodlights over the area of the Astro turf hockey pitch, the 3 netball courts and the car parking ranging from 6 metres to 10 metres in height and fencing of 3 metres. This will generate serious light pollution particularly in the winter months when usage could be for 14 hours per day, 7 days per week and no foliage will be present to mitigate the effects. This contravenes the Local Plan 2011 of Policy GS3 and Policy DC9, as it will harm the openness and visual amenity of the Green Belt and will create a visual intrusion over a considerable part of the Village.</p> <p>These proposals are excessive for a primary school and are the creation of a sports business.</p>
Decision	17 th August 2016

Ref:	P16/V1790/HH
Date	20 th July

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Description	Rear, side and front extensions.
Address	38 & 40 Gozzards Ford, Abingdon
St Helen Without PC's comments	No objections but SHW PC asked for it to be noted that there was a large increase in floor area overall.
Decision	9 th September 2016

9 Sandleigh Road Recreation Ground

Sandleigh Road inspection – Cllrs Russell and Parkin reported on the recreation ground. The baby swing has cracks. The Clerk to follow up on possibility of repairs.

There is quite a lot of overgrown vegetation from housed backing on to the recreation ground.

The Inspection roster for 2016/17 is below: Any requests for amendments should be sent to the Clerk.

All

2016		2017	
September	Cllr Geoff Fitzgerald	November	Cllr Martin Gilbert
October	Cllr Michael Page	December	Cllr Vicki Talbot

Cllr Russell went through the correspondence and it was resolved to note it and his comments.

11. Correspondence

Oxfordshire County Council

- OALC July update
- Transport Representatives
- Consultation – Barriers to Engagement in Production of Emergency Plans
- Oxon Clinical Commissioning Group – Big Health & Care Consultation
- Waste Management Consultation
- OALC – New Access to Member's Area, NALC Website
- Update Local Government Reorganisation
- OALC Training Programme
- Next Steps Following Parish & Towns Meeting on Unitary Local Government

VofWHDC

- Vale News from Cllr Matthew Barber July
- Local Plan Update
- Consultation on Local Plan Part 1 Modifications & Draft Statement of Community Involvement
- Trade Exhibition

Other

- Invitation to 'Let's Celebrate Shippon' evening, 7.30 – 9.30p.m. On 2nd September at St Mary Magdalene Church, Shippon
- OCVA newsletter & Jobs Vacancies
- ROSPA Play Inspection Report
- Russell Paul – Abingdon & Witney College Inspection
- Oxford Greenbelt Network Newsletter

a) Cllrs reports and items for future agendas

Nothing raised

b) Date of next meeting

It was confirmed that the Parish Meeting would be held at 7.30 p.m. on Monday 26th September 2016 at Shippon Church Hall.

There being no further business the Chairman closed the meeting at 9.50 p.m.

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