

# The Parish Council of St. Helen Without

## Minutes of the Parish Council Meeting held on Monday 30<sup>th</sup> January 2017 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, K. Houlden

**In attendance:** Cllrs Richard Webber & Catherine Webber, Cllr Stuart Davenport, Richard Bahu, Anna Clarke (Clerk)

### 1. Apologies for absence

Mr Derek Kelso (MOD)

### 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

Mr Richard Bahu attended the meeting to express concern about the planning application for the paddock adjacent to 38 Barrow Road. Most objections have been given in relation to the greenbelt and the Conservation Officer has majorly objected. Cllr Russell stated that the Vale has notified Matthew Green that the present plans are confirmed unacceptable. The Vale has requested that it needs to be redesigned but, because it is limited infill, it is likely that it will be built on but the redesigned plans will be in keeping with its surroundings. Concern was also raised that the exit will be onto Barrow Road, which will cause both traffic issues and mean felling of trees, one of which is approximately 350 years old. Mr Bahu has contacted the Tree Officer.

Cllr Talbot commented that in W Hanney, a lot of emphasis had been placed on proximity to listed buildings. Cllr Webber cited an example in Marcham where importance was placed on not spoiling the setting of the listed building, however development still went ahead.

#### b) Attending Councillors

Cllr C Webber questioned Cllr Sandy Lovatt on why she should encourage PC's to do a Neighbourhood Plan (NP) when, for e.g., in Drayton they have had 2 sites imposed on them that were not in their plan? The response was that the parish would get more CIL. Drayton can go to appeal but obviously there are huge cost implications.

Cllr R Webber commented that the main issue for SHW will be drawing the boundary for a NP and that the issue of the MoD land may become immaterial if the Unitary Authority comes to fruition as the land may be taken over. Cllr Webber concluded that it is probably always better to have a NP than not. Mr Davenport cited the example of Drayton, who do have a plan, extracting more money from developers for infrastructure than Steventon who do not have a plan.

Cllr Page questioned at what point the NP would actually have powers during the 2-3 yr period that it would take to put together? Cllr Davenport responded that the key stage when the NP will hold some weight is at the point of independent assessment/inspection.

Cllr Houlden commented that, if the Local Plan changes, so must the NP and that a NP can't stop more houses being built or demand less houses. Mr Davenport pointed out that there is an advantage in the Local Plan part 1 being in place now as it is known what it will and won't allow. We now have the 5 year land supply. There was a word of caution for the PC, as Drayton had a piece of land not included in the Plan that was deemed limited infill, so it is best to include all pieces of land in the Parish in the NP.

The life expectancy of a NP is 15 years, but it will likely need to be refreshed during that period of time.

Cllr Stuart Davenport introduced himself as the District Councillor from Drayton and will be standing for the Conservatives in the May election for Sutton Courtenay and Marcham.

#### c) MOD

Mr Kelso sent his apologies.

The Clerk to ask for some further information on the Youth Club in order that the grant can be released.

AC

### 4. Minutes of the Meeting held on 12<sup>th</sup> December 2016

The minutes were agreed and signed by the Chair.

#### a) Highways matters

## The Parish Council of St. Helen Without

Thames Water replied re site at Elm Tree walk that they would be on site in 3 days and would give a full report within 3 weeks. Cllr Page to contact County re the pot holes and Cranston Homes re cleaning up the area. **MP**

### Review Speed Limit at Honeybottom Lane

The County have been advised of the sites for the tubes (to assess speed) to be laid.

#### b) Transport including No 4 Bus

Plans are currently being put together for access into the site for the 60 homes to be built on Wootton Business Park. Oxford Bus Company want to be involved in discussions re a turning circle.

#### c) Abingdon Town Council Neighbourhood Plan

Ongoing.

#### d) Overhanging Vegetation

Cllr Gilbert reported that Dry Sandford Primary School has not been cutting the trees overhanging the road on the path that goes between the field and Church Lane. Cllr Fitzgerald to mention to the school and the owners of the Nissan field. **GF**

Overhanging trees on the footpath on Faringdon Road and overgrown shrubs outside Stonewell. Cllr Parkin to take a look. **CPa**

Highways Sub Committee to follow up issues of leaves on Church Lane. **HSC**

#### e) Enforcement

The windows on 62 Barrow Road are still not completed. The clerk to follow up. **AC**

#### f) Neighbourhood Plan (NP)

It would require 50% +1 vote to get a NP passed. If the Army part of the Parish is excluded and the Army dispose of the land and it was subsequently developed, then the Parish would not receive any CIL, so there is more risk to omitting it than to include it. The risk to include, is of the transient population in the Army. The Vale may say, as a strategic site, it is not worth including it at all as they have bigger plans for it. They could have a 'supplementary planning document' that runs alongside the local plan. Cllrs Russell and Fitzgerald met with Carter Jonas and the Defence Infrastructure Organisation.

#### g) Vortal

A Public meeting will be held on 20<sup>th</sup> February with Vortal.

Cllr Gilbert reiterated that he does not feel that he has a personal or prejudicial interest where Vortal is concerned.

#### h) Hitchcopse

One part of the Public Footpath has been fenced off by the landowner adjacent to the footpath. Cllr Fitzgerald and the Clerk to follow up getting it reinstated. **GF/AC**

#### i) Local Government Update

Comments for One Oxfordshire to be in by 28<sup>th</sup> February. <http://www.oneoxfordshire.org>

### 5. Finance and Administrative Matters

#### a) **Accounts for payment**

Payee	Purpose	Total	VAT
Dry Sandford Primary School	Room rental	£10	
Parish Clerk	Salary December & January	£870.24	
Parish Clerk	Expenses December & January	£88	
Parish Clerk	Printing Neighbourhood Plan Volunteer Form	£32.40	£5.40

b) The figure originally given by George Edmonds-Brown for leading on the NP will actually be shared with Wootton and will therefore be nearer to £1200 for SHW. George has requested that it be backdated to November 1<sup>st</sup>. There was a majority vote for it to be backdated. It will be reviewed after 1 year.

#### c) **Applications for Grants**

None

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### 6. Matters raised by members of the Council

Manor Prep School – The Clerk to write to the Manor School for an update on their appointment of a project manager. One of the conditions of the Planning decision was to look at the lighting. St Helen & St Catherines have put some bollard level lights in their car park, which provide sufficient lighting. The Clerk to ask if the Manor are aware of these and to request their consideration in including them in their plans instead of the taller, more obtrusive ones. AC

#### St Helen's Church Planning Application

Cllr Fitzgerald raised concern that the proposed toilet would threaten the character of the Church from both it's positioning and aesthetic. Cllr Fitzgerald will ask the Church to revisit their plans. GF

#### Honeybottom Lane

The Highways Sub Committee to address the mess on Honeybottom Lane. HSC

#### Newsletter

The Clerk to gather the contributions together. AC

#### Speed Gun

The Clerk to send info to Cllr Page to follow up. AC/MP

#### Prince of Wales Pub

It was agreed that the PC would pay for a photo, which Cllr Priestley needs to proceed.

### 7. Planning

Cllr Davenport updated on a change in Planning legislation. Previously, when an objection was put in on a planning application, it would automatically go to Planning Committee but now, if there is an objection, the Planning Officer needs to open a dialogue with the idea that, if it can be favourably tweaked, the objection may be withdrawn. It will only go to Planning Committee if the District Councillor calls it in.

#### a) Decision Notices

Ref:	P16/V2899/FUL
Date	21 <sup>st</sup> November 2016
Description	Construction of a steel framed barn, 30m x 14m clad with green profile sheeting. To provide storage for stock and equipment/implements.
Address	Manor Farm, Barrow Road, Shippon, OX13 6JQ
St Helen Without PC's comments	SHW support the application
Decision	Permission granted 19 <sup>th</sup> January 2017

#### b) Applications dealt with between meetings

Ref:	P16/V3165/FUL
Date	19 <sup>th</sup> January 2017
Description	Proposed 4 no dwellings and works there to
Address	Land adjoining no 38 Barrow Road, Shippon, OX13 6JF
St Helen Without PC's comments	<p>This site is washed over by the green belt , however there is limited infilling allowed in the village of Shippon. Vale LPP1 Core policy 13.</p> <p>This site is in the oldest part of the village and has listed buildings on the east and south.</p> <p>The level of the site is appropriately 2 metres higher then Barrow Road so any development must take this into consideration and be sympathetic with this part of the village, retaining this section with its historical impact for the village.</p> <p>There are other sites in the village where infilling would not have such a detrimental affect.</p> <p><b>The present proposal is inappropriate for this site for the following reasons</b></p> <ol style="list-style-type: none"> <li>1. The size and height of the houses are inappropriate and would over dominate this area and considerably change the present historical setting of Barrow Road. The house on plot 4 is only 7 metres from the low listed wall and 11 metres from the listed Stable Block Grade II of Church Farm House. The wing at the back of Church Farm House Grade II which is also listed, is probably the oldest building in Shippon and both of these retain their original condition. The site faces south towards the Old Manor another House Grade II listed building. The application does not preserve or enhance the setting of the listed buildings as required under the Planning (Listed Buildings and Conservation Areas) Act 1990.</li> <li>2. Plots 1 and 2 on the north of the site, with houses of this scale will result in over dominance to the properties Nos 2 and 3 White House Close. The</li> </ol>

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	<p>bungalow No 2 White House Close will suffer overshadowing with loss of light and privacy.</p> <p>3. The proposed entrance/exit on to Barrow Road is considered to be inappropriate for this site. Barrow Road at his point is starting to narrow and curve and with the volume of traffic here a good visibility splay will be essential. The entrance also needs to be acceptable for emergency and service vehicles so would require enlarging and fundamentally impact the prominent stone retaining wall on the south boundary. An alternative access from Elm Tree Walk should be investigated.</p>
Decision	13 <sup>th</sup> February 2017

Ref:	P16/V3129/FUL
Date	13 <sup>th</sup> January 2017
Description	Construction of independent single storey toilet block in churchyard
Address	Church of St Helen, Church Lane, Dry Sandford
St Helen Without PC's comments	St Helen Without PC would object to this application as it is not in keeping with an historic building and archway. It is in the wrong location and would severely impact on the historic listed church building and archway. The white finishing, a wood clad breeze block structure and PVC/UPVC fixtures and windows are completely inappropriate for a structure next to the Church and Archway
Decision	2 <sup>nd</sup> March 2017

Ref:	P16/V30844/FUL
Date	9 <sup>th</sup> December 2017
Description	Revisions to extant planning consent - application reference P16/V0282/FUL Proposed revised scheme for 2 x detached houses and garages
Address	Land fronting Elm Tree Walk
St Helen Without PC's comments	<p>The Parish Council of St Helen Without <b>strongly object</b> to the amendments on this planning application for the following reasons:-</p> <ol style="list-style-type: none"> <li>1. The Parish Council supported this application originally when the applicant agreed to maintain the rural appearance of this section of Elm Tree Walk by             <ol style="list-style-type: none"> <li>a) There will be no road widening, the road will remain the same width as at present.</li> <li>b) The verge will remain as at present and not turned into a footpath.</li> <li>c) The stone walls will be retained in their present positions.</li> <li>d) The garages were located a further metre into the site behind the stone walls.</li> </ol> </li> <li>2. As both garages are now 2 storey in height, to locate them on the road side boundary of the site will result in totally changing this area of the Road and will not provide a sufficient road splay visibility on the narrowest part of Elm Tree Walk, for vehicles accessing the site. We can accept one access to the site, which requires the garage on Plot 2 to be relocated, if they are positioned 1 metre back from the stone wall which needs to be re-instated, to improve the visibility splay.</li> <li>3. Another complaint that the Building Inspector should have taken action on, is the erosion of the highway surface in front of this site. There has been a water leak here since last September [repeatedly reported] which has resulted in the road surface being badly eroded and on which there are now considerable potholes which are not visible as the surface is continually under water. We expect a number of claims for vehicle damage to be levied against the County Council.</li> </ol>
Decision	1 <sup>st</sup> February 2017

Ref:	P16/V3240/PDH
Date	22 <sup>nd</sup> December 2016
Description	Single storey rear extension
Address	81 Lashford Lane Dry Sandford Abingdon Oxfordshire OX13 6DZ
St Helen Without PC's comments	Permitted development. For info only.
Decision	2 <sup>nd</sup> February 2017

Ref:	P16/V3199/SCR
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Date	19 <sup>th</sup> December 2016
Description	Screening opinion for residential development up to 200 dwellings, public open space provision and access from Wotton Road.
Address	Land to the North West Abingdon
St Helen Without PC's comments	No comments permitted
Decision	9 <sup>th</sup> January 2017

Ref:	P16/V2780/HH
Date	5 <sup>th</sup> December 2016
Description	Side Extension & Loft conversion
Address	Rushwood, Cothill Road, Dry Sandford, OX13 6JW
St Helen Without PC's comments	No objections
Decision	30 <sup>th</sup> January 2017

Ref:	P16/V3118/HH
Date	17 <sup>th</sup> December 2016
Description	Proposed demolition of out building and construction of rear extension and internal alterations to form improved residential accommodation.
Address	101 Lashford Lane, Dry Sandford
St Helen Without PC's comments	No objection.
Decision	3 <sup>rd</sup> February 2017

### 8. Sandleigh Road Recreation Ground

#### Goal Posts

The Clerk to get quotes for getting the goal posts re-set.

#### Felled Trees –

The Chair to visit the homeowner to discuss the way forward. Cllrs discussed taking civil action as the most appropriate action to cover the costs of the removal of the vegetation. The Clerk to get approximate cost getting it removed. The Clerk has written to the householder but no response has yet been received.

The Inspection roster for 2017 is below: Any requests for amendments should be sent to the Clerk. **All**

2017			
February	Cllr Ken Houlden	April	Cllr Madeleine Russell
March	Cllr Carole Priestley	May	Cllr Caroline Parkin

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

### 9. Correspondence

#### Oxfordshire County Council

Local Government Reorganisation Update

OALC – no capping to be given on Parish Council Precepts

OALC – Royal Garden Party

Oxfordshire Healthcare Services Big Consultation Phase 1

#### VofWHDC

New Changing Facilities & Toilets Abbey Meadows

Abbey Meadows pool to be replaced

Abingdon Play Area – work began on the new play area on 16<sup>th</sup> January

SODC named in DEFRA's annual tables as best recycler

High Sheriff Awards

New Powers to reduce noise nuisance in Abingdon

Grants available for Community Events

Have Your Say – Community Infrastructure Levy

Great British Spring Clean – 3<sup>rd</sup> to 5<sup>th</sup> March - [www.greatbritishspringclean.org.uk](http://www.greatbritishspringclean.org.uk)

Community Infrastructure Levy (CIL) Draft Charging Schedule (DCS) Modifications Update

Didcot Garden Town Draft Masterplan - [www.didcotgardentown.org](http://www.didcotgardentown.org)

#### Other

CFO Autumn/Winter Newsletter

OCVA Newsletter

Barcham Trees – tree planting

## The Parish Council of St. Helen Without

Steam E – chewing gum removal  
Function – Website Management  
Ricochet – Casting for BBC 2 programme 'The Repair Shop'  
Broxap Street Furniture  
Brian Johnson – Exterior Notice Boards

**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 6<sup>th</sup> March 2017 at Shippon Church Hall.

There being no further business the Chairman closed the meeting at 9.30 p.m.

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