

The Parish Council of St. Helen Without

Minutes of the Parish Council Meeting held on Monday 4th September 2017 at 7.30pm
Shippon Church Hall

Present: Cllrs: C. Parkin (in the Chair), M. Gilbert, C. Priestley, M. Page, V. Talbot, K. Houlden

In attendance: Cllr Catherine Webber, Mr Derek Kelso, Mr Phil Painting, Mr Colin Cox, Mrs Kate Bahu, Mr Richard Bahu, Anna Clarke (Clerk)

1. Apologies for absence

Cllr M. Russell

2. Declarations of Personal or Personal and Prejudicial Interests

Cllr Parkin & Cllr Gilbert – Ringrose Tree Surgeons

Cllr Talbot – windows Barrow Road

Phil Painting – Rookery Close Planning application

3. 38 Barrow Road declaration

Cllr Parkin read out the following statement from the Parish Council:

‘Any Planning application, particularly one as contentious as this, poses considerable difficulties for all those involved. Following a preliminary review of this application, we stand by our submission on the 31st July 2017 to the planning committee to the revised plans for this site. This submission was openly debated and arrived at in accordance with prescribed procedures.

We are moving into an era where we can expect an increasing number of complex and contentious planning applications, whether the proposed development on Dalton Barracks site goes ahead or not. I am therefore, recommending to Parish Councillors that we undertake a review of all our internal procedures and individual Councillors roles and responsibilities. This will include an assessment of how we ensure the growing database of evidence from LPP2 consultation and the Neighbourhood Plan informs our decision making and our communication with all parties involved’.

Mr Bahu spoke to say that there was strong feeling from objectors to this application that the Parish Council had let them down by not attending the Planning Committee to speak. There was a lot of confusion at the meeting and Chair handled things badly. It became clear that a lot of the preliminary work done by residents had not even been looked at by Committee members. Due to bedrock issues, there is obviously concern amongst residents about disruption during building. On the positive side, any modifications to the plan will need to get permission. The entrance being used during construction is still to be determined.

Cllr Webber commented that she spoke to the Chairman and officers at the end of the meeting, who said that it was confusing and ambiguous that the Parish Council said that they supported infilling but objected to various points of the application. They stopped at the supporting bit and said if the PC had objected it may have been a different outcome. Cllr Talbot reported that the Chair had said that it would not have made a difference either way.

Cllr Parkin thanked Mr and Mrs Bahu for attending and speaking.

4. Matters raised by members of the public (Co-Option of New Councillors)

Co-Option of Councillors

Cllr Page proposed the co-option of Phil Painting. Cllr Priestley seconded and there was a unanimous vote co-opt. Phil Painting accepted the post.

Cllr Talbot proposed the co-option of Colin Cox. Cllr Houlden seconded the motion and there was a unanimous vote. Colin Cox accepted the post.

Election of Vice Chair

Cllr Talbot proposed Cllr Page as Vice Chair. Cllr Houlden seconded the motion and there was a unanimous vote. Cllr Page accepted the role.

4. Attending Councillors & MoD

Cllr Catherine Webber)

There will be a scrutiny committee on 20th September at 7pm on LPP2. It will go to full council on 27th and will be voted upon. The papers for scrutiny committee will be on the Vale website.

Cllr Page reported that the Neighbourhood Plan working group had met today and agreed that it was important that the Vale of White Horse District Council Cabinet, and District Councillors generally, were reminded of the strong views expressed by the two Parish Councils and the Steering Committee in the

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consultation earlier this year on LPP2 which reflected the views expressed by the community and would be writing to them to do so.

Cllr Webber commented that transport is going to be a major problem with all planning applications. Sutton Courtenay may be turned down due to transport issues and it is likely the same will happen in Marcham with the 500 houses due to be built there. It may affect a lot of planned housing developments. Cllr Priestley expressed that she was perplexed, if this is the case, that transport issues did not appear to be taken into account when the Manor application was going through.

Cllr Page asked Cllr Webber if someone from Planning would be prepared to come and talk to the PC in order to help Cllrs become more acquainted with the Planning system? Cllr Webber to follow up with Emily Hamerton. CW

MoD

A complaint was received about noise on the airfield. A member of staff called the person complaining asking them to put it in writing but they put the phone down making it difficult to deal with the complaint. Mr Kelso asked that complaints be put into writing.

Cllr Priestley thanked the MoD for how well run the recent open day at the Barracks was and said that it was a great success.

5. Local Plan Part 2 (LPP2)

Awaiting the October declaration.

6. Minutes of the Meeting held on 10th July 2017

The minutes were agreed and signed by the Chair.

7. Matters Arising from the Minutes

a) Highways matters - Highways Sub Committee (HSC)

VAS Cllr Page has downloaded data onto his computer and will report it to the next meeting and regularly to Abingdon Police. Cllr Talbot requested that the pole be painted black or green.

Grass Cutting – the HSC now have 4 maps, however, the Dry Sandford and Cothill ones are out of date. Cllrs Houlden and Gilbert to look over them. KH/MG

Wheelie Bins – On bin days, some villages attach 30mph stickers to their wheelie bins as a traffic calming measure and this could be considered for Barrow Road. Another idea to control speed is that children from the Manor make signs encouraging people to slow down. HSC to check with Geoff Barrell if it is ok to put these up and look at the possibility of trialing the wheelie bin idea. HSC

The Manor will also be sending out a letter at the beginning of term to parents who don't live in the village to consider residents when they are driving through.

A resident reported concerns about speeding on Barrow Road and requested speed bumps, however County have previously said that they are not currently putting in new speed bumps.

Cllr Painting noted that there are 2 sets of calming chicanes, which work brilliantly along the road by the rugby club he attends. Cllr Parkin commented that chicanes would be great but we're in an interim period currently and need to know the result of LPP2 and Dalton Barracks before we will know how we will need to deal with the traffic on Barrow Road.

Biffa – each case of litterpicking required needs to be reported individually and Biffa will send a team out. Barrow Road and Honeybottom Lane have been reported. Cllr Page has also reported a piece of missing kerb on Barrow Road.

Honeybottom Lane – Cllr Page to send the Clerk the information on the footpath request by Simon Deakin for Honeybottom Lane to be forwarded to George Edmonds-Brown as the land is in Wootton parish. MP/AC

Elm Tree Walk – The Clerk to write to Highways requesting for Elm Tree Walk to be resurfaced following the building work. They have previously said that it doesn't need resurfacing due to low speeds of traffic on the road. AC

b) Abingdon Town Council

Community Governance Review – Steve Corrigan said that Democratic Services will not be looking at ATC's request for a Community Governance review until October and, if they decide to go ahead with the review, will consult then.

c) Overhanging Vegetation

The Clerk to contact Fix My Street re Church Lane. AC

The Clerk to write to Mr Yousef re 40 Rookery Close. AC

d) Enforcement

Cllr Webber to follow up with Clare Merrit. CW

The Clerk to write to Enforcement re car seller at 80 Barrow Road. AC

e) Neighbourhood Plan (NP)

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George Edmonds-Brown is applying for a grant . All agreed that George should apply for it. The Clerk to inform George. AC

The Clerk to book Cllr Russell and Carole Page, Chair of the NP Group , on the LPP2 presentation on 19th September and see if there are any more spaces available. AC

f) Manor Prep School – Building has started and they have kept to the conditions as promised.

g) Newsletter – Cllr Page to ask PCSO Osborn for his contribution. MP

5. 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 July	£100	£20
ST Grounds Maintenance	Bin Emptying	£20	
ROSPA	Annual Inspection Recreation Ground	£113.40	£18.90
Not published on the Agenda			
BGG	Grass Cutting August	£100	£20
Cllr Talbot	Ink cartridge	£28.95	

b) Applications for Grants

South & Vale Carers - Cllr Priestley proposed £100 grant and Cllr Page seconded and the vote was unanimous.

Cllr Page to look into the request from Cleanslate. MP

The Clerk asked for permission to spend £59.99 needed to upgrade the Microsoft Licence for the PC laptop and also £19.99 on renewing anti virus. It was agreed to go ahead and the Clerk to check if possible to get anti virus free from BT. AC

6. Matters raised by members of the Council

Noticeboard Lashford Lane – the Clerk to get a quote for a new noticeboard. AC

Councillors Allowances – Cllr Houlden commented that in the recent paper on Cllrs allowances, it stated that co-opted Cllrs are not permitted to get allowances.

7. Planning

Lodge Hill Slips – The government has given £9 million of approximately £15 million needed for the Lodge Hill slips. It is hoped that the rest will come from developers.

Defibrillator – Cllr Parkin suggested that there should be a defibrillator in Shippon. It was suggested that the pub may be a good place to have one. The Clerk to check if the Army has one at the medical centre and funding for getting one. AC

a) Decision Notices

Ref:	P17/V2034/FUL
Date	19 th 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	Planning permission given 13 th September 2017

Ref:	P16/V3165/FUL
Date	19 th 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

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St Helen Without PC's comments	<p>Planning application P16/V3165/FUL Amended Proposal for 4 Dwellings on Barrow Road, dated 27th June 2017.</p> <p>1. The Parish Council of St Helen Without, as indicated in our response to the original planning application under this reference, support development 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: <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>We therefore strongly object on these 2 points regarding these plans.</p> <p>3. The proposed entrance off Barrow Road is strongly objected 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 th August 2017

b) Applications dealt with between meetings

Ref:	P17/V1336/0
Date	19 th 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>

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	<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 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 th September 2017

Ref:	P17/V0050/0
Date	19 th 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 th September 2017

Ref:	P17/V2323/FUL
Date	23 rd 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 th October 2017

Ref:	P17/V2127/LDP
Date	27 th 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 will be constructed on a concrete slab to meet building regulations approval as it

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	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 st September 2017

Ref:	P17/V2511/LDP
Date	11 th September 2017
Description	Widen existing access from 1.2m to 3.0m to allow machinery access
Address	Rushwood, Cothill Road, Dry Sandford, OX13 6JW
St Helen Without PC's comments	LDP for info only
Decision	6 th November 2017

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

8. Sandleigh Road Recreation Ground

Goal Posts - Cllrs Gilbert & Houlden to remove the goalpost as it is no longer useable. The Clerk to send Cllr Gilbert quotes. AC

Felled Trees – The Clerk has written to 61 Lashford Lane asking them to remove the rubbish/rubble, as per the agreement with Cllr Russell. The Clerk to seek help from the Legal Dept at Vale. AC

Tree Survey Cllr Page proposed accepting Youngs Tree Services Quote. Cllr Houlden seconded the motion and all voted in favour. Cllr Houlden to check on references and insurances and then the Clerk to contact Youngs. KH/AC

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

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

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

9. 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 9th consecutive year running

Rural Oxfordshire Network Event 20th September

£1.3 million Abbey Meadow Pool refurbishment to start soon

Plans for Leisure Centre Wantage & Grove area

Other

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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

a) Cllrs reports and items for future agendas

Nothing raised

b) Date of next meeting

It was confirmed that the next Parish Meeting would be held at 7.30 p.m. on Monday 16th October 2017 at Dry Sandford Primary School.

There being no further business the Chairman closed the meeting at 8.50 p.m.

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

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