

To Members of St Helen Without Parish Council

2nd September 2018

You are hereby summoned to attend the Meeting of St Helen Without Parish Council's Sub Committees, to be held on Monday 17th September 2018, 7.00 p.m. at Dry Sandford Primary School. 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
4. Minutes of the meeting held on 6th August 2018
5. Highways & Transport Sub Committee
 - School Safety / speed awareness signs
 - Honeybottom Lane Speed Limit update

6. Development & Planning Sub Committee

a) Planning Decision Notices

b) Ref:	P18/V1331/FUL
Date	11 th June 2018
Description	Demolition of the existing building and the erection of a new building to provide four apartments with parking and amenity space
Address	53 Besselsleigh Road Wootton Abingdon OX13 6DX
St Helen Without PC's comments	No objections – planning permission has previously been given twice. Originally it was given for offices but now for 4 1-bed flats, which is the kind of accommodation needed currently.
Decision	Permission granted 27 th July 2018

Ref:	P18/V1486/HH
Date	14 th June 2018
Description	Variation of condition 2 - Approved Plans to application P17/V0594/HH. Single storey rear extension and demolish existing conservatory.
Address	35 Rookery Close Shippon Abingdon OX13 6LZ
St Helen Without PC's comments	No Objections – extended half a metre to avoid a main sewer pipe.
Decision	Permission granted 30 th July 2018

Ref:	P18/V1424/DIS
Date	12 th June 2018
Description	Discharge of conditions 3 – Materials on P13/V0574/FUL (granted 16 th May 2013) Demolition of existing commercial premises and construction of new building to form four flats.
Address	53 Besselsleigh Road Wootton Abingdon OX13 6DX
St Helen Without PC's comments	For info
Decision	Withdrawn prior to determination on 9th July 2018

b) Ongoing Planning Applications

Ref:	P18/V0415/DIS
Date	15 th February 2018
Description	Discharge of condition 3(Materials, 4(Building Record), 5(Bat Licence) & 6(nesting sites) on application ref. P17/V2864/FUL Conversion of redundant agricultural barn into dwelling including change of use (amended plans and additional information received 25 January 2018).

Address	Manor Farmhouse, 84 Church Lane, Dry Sandford, Abingdon, OX13 6JP
St Helen Without PC's comments	For info
Decision	Due 29 th March 2018

Ref:	P18/V1785/HH
Date	24 th July 2018
Description	Extension to provide new first floor to bungalow.
Address	1 Lashford Lane Dry Sandford Abingdon OX13 6DY
St Helen Without PC's comments	St Helen Without Parish Council has no objection to this planning application but wish to comment as follows: a) We would have preferred a chalet style first floor addition to the bungalow, which would have been more in keeping with the surrounding properties, and thereby reducing the height of the proposed roof ridge line. b) Opaque glass to be installed to all those new windows that overlook the adjoining property.
Decision	Due 17 th September 2018

Ref:	P18/V2005/LDP
Date	6 th August 2018
Description	Proposed erection of a party barn within the curtilage of Lashford House to include a function room, kitchen, lavatories, gym and office.
Address	Lashford House Church Lane Dry Sandford Abingdon OX13 6JP
St Helen Without PC's comments	
Decision	Due 1 st October 2018

Ref:	P18/V1670/RM
Date	11 th July 2018
Description	The application is for: Development of up to 200 dwellings, means of access and associated works.
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	<i>Note: outline PP was given for this development under application P17/V1336/O as Part of LPP1 and signed off by VWH 13 February 2018. SHW response on 21 July 2017 was "No Objections" but with comments specifically on housing mix, traffic, noise and pollution.</i> <i>The 200 dwellings have the following mix: 130 private homes (65%) - 2bed 12, 3bed 39, 4bed 67, 5bed 12. There are 70 Affordable homes (35%) - 1bed 6, 2bed 39, 3bed 24, 4bed 1.]</i> Comments St Helen Without Parish Council would wish to be placed before the developer, David Wilson Homes, before making a decision on its response to the Vale of the White Horse Planning Department. A) There is a good mix of housing on the development and the split between private ownership and affordable housing is in line with current requirements. However, within the private ownership mix there should be a greater number of 3 bedroom dwellings and fewer 4/5 bedroom dwellings to meet the high level of demand for properties of this size in the area. The proposed plans show 60% of the private allocation will be 4/5 bedroom dwellings but only 30% will be 3 bedroom dwellings. This mix is out of kilter with demand. B) We have concerns over the lack of open green spaces within the site; the central green space and play area in the original plans has been substantially reduced to a small green space and the play area removed entirely. We accept there is a play area (designated LAP/LEAP) on the plan, as there was on the original, however, to create a sense of community, which is one of the key objectives of the VWHDC we believe that a green space of similar size to the original must be reinstated as a central feature of the development. C) The sense of openness has been further diminished by reducing the number of individual building sections from 15 to 12. To do this the proposed road layout has changed; the greater concentration of dwellings in fewer sections (especially in the NW quadrant of the site) has created a greater density than was proposed in the original plans and can only have a negative effect on the sense of community.

	<p>D) The public open space on the North side of the development was originally to be a country park with a proposed route of an un-culverted water course. This has been replaced with a multi use games area (MUGA) but with both Tilsley Park and a recreation ground adjacent to the site consideration should be given to retaining the public open space as originally intended.</p> <p>E) We are concerned with the safety of the entrance to the site off the Wootton Road. This is already an extremely busy road and is very close to the Dunmore Road roundabout and whilst we appreciate that roundabout is to be re-modelled as part of the planning conditions our concerns over safety remain. Nearly all the accidents on the roundabout involve cyclists who choose not to use the cycle paths but ride on the road. A new cycle path on the east side of Wootton Road from the Abingdon side of the A34 bridge, crossing the entrance to this development and on to Dunmore Road will have little or no effect on cycling habits. Increased traffic will only mean greater risk of more accidents.</p> <p>F) With road safety in mind we would urge the consideration of traffic lights at the new junction into/off this development. Similar to those now seen at the new North Hendred site on the A417 and the development as you leave South Abingdon on the Drayton Road.</p> <p>G) We would repeat our comments of 21 July 2017 in that no planning permission should be granted for this development until funding has been secured and plans agreed for the additional slip roads and improvements to the A34 /Lodge Hill junction.</p> <p>H) The plans would indicate that the majority of the properties have two parking spaces and the private dwellings have garages. From what we can see there are only 38 visitors parking spaces which could lead to on road parking. Before full planning permission is granted the VWHDC should ensure that the width of the on-site roads is sufficient to prevent blockage by parked cars to other vehicles. All the dwellings show frontage onto the roads with no garden space at the front so this requirement is essential. We would not wish to see another planning error of this sort like Dearhurst Park, Wootton.</p>
Decision	10 th October 2018

Ref:	P18/V1676/DIS
Date	10 th July 2018
Description	Discharge of conditions 3 - Materials, 4 - Tree Protection and 5 - Sustainable Drainage Scheme on application ref P17/V0663/FUL. Demolish and replace 2 buildings.
Address	Rushwood Cothill Road Dry Sandford Abingdon
St Helen Without PC's comments	
Decision	Due 21 st August 2018

7. Items for future agendas

8. A.O.B.

9. Date of next meeting

To confirm the date of the next Meeting of the Parish Council Sub Committees, which is scheduled for 7.00 p.m. On Monday 29th October 2018 at Shippon Church Hall.

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