

To Members of St Helen Without Parish Council

25<sup>th</sup> July 2019

You are hereby summoned to attend the Meeting of St Helen Without Parish Council's Sub Committees, to be held on Monday 5<sup>th</sup> August 2019 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 24<sup>th</sup> June 2019
5. Highways & Amenities Sub Committee
  - School Safety / speed awareness signs
  - Money for (Barrow Road) Traffic Calming Measures
  - Vale of White Horse December 'Deep Clean'
  - Sandleigh Road Rec Ground Bench Repairs

#### 6. Development & Planning Sub Committee

##### a) Decision Notices

Ref:	<b>P18/V1287/DIS</b>
Date	21 <sup>st</sup> May 2018
Description	Discharge of conditions 6 (community use agreement), 8 (management and maintenance) & 14 (travel Plan) of Planning Permission 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)." (18 July - Amended plans received and amended travel plan received 06 November 2018)
Address	The Manor Preparatory School Faringdon Road Shippon ABINGDON OX13 6LN
St Helen Without PC's comments	
Decision	Fully Discharged on 12th July 2019

Ref:	<b>P19/V0976/FUL</b>
Date	21 <sup>st</sup> May 2019
Description	Erection of single storey dwelling.
Address	The Paddock Church Lane Dry Sandford OX13 6JP
St Helen Without PC's comments	OBJECTION - St Helen Without Parish Council believe that as the site of the proposed new three bedroomed dwelling lies in open countryside within the Green Belt and in all probability outside the built up area of the village, it could not be considered as infill within the Green Belt and therefore strongly object to this application.
Decision	Withdrawn prior to determination on 22nd July 2019

Ref:	<b>P19/V1474/DIS</b>
Date	19 <sup>th</sup> June 2019
Description	Discharge of condition 3 - MC2 - Materials (Samples) (Full) and 4 - MC29 - Sustainable Drainage Scheme (Full) to application P16/V0416/FUL. Demolition of

	existing dwelling and erection of two dwellings, closure of existing two vehicular accesses and opening of new access, and all associated works (Amended by plans 5907-04a & 5907-05a altering size, scale and massing of dwellings and provide attached garages to front of dwellings). (Soil infiltration report received 25 June 2019) (Drainage layout plan 5907-08b received 2 July 2019 - superseded) (Drainage layout plan 5907-08c, cellular soakaway design and surface water construction details received 3 July 2019)
Address	80 Barrow Road Shippon Abingdon OX13 6JQ
St Helen Without PC's comments	
Decision	Fully Discharged on 3rd July 2019

Ref:	P19/V1461/PDH
Date	14 <sup>th</sup> June 2019
Description	Single storey rear extension. Depth 8m Height 4m Height to eaves 3m
Address	Rushwood Cothill Road Dry Sandford Abingdon
St Helen Without PC's comments	For info only
Decision	PDH Agreed on 17th July 2019

### c) Ongoing applications

a) Ref:	<b>P18/V2180/FUL</b>
Date	18 <sup>th</sup> September 2018
Description	Development of up to 73 residential dwellings and associated works including design, access, landscaping and open space.
Address	Land to the West of Wootton Road Abingdon
St Helen Without PC's comments	<p>St Helen Without have no objection to this planning application but would like the following comments to be taken into account by the Vale of White Horse when making their decision:</p> <ol style="list-style-type: none"> <li>1. Concern that there are insufficient car parking spaces allocated to accommodate any visitors therefore cars might well end up blocking access for emergency vehicles, waste disposal lorries etc.</li> <li>2. Further increased level of traffic exiting on to the already very busy public roads with particular emphasis on ensuring the safety of bicycle users and pedestrians.</li> <li>3. The very close proximity of the flats to the A34 with resultant noise and air pollution concerns. Efforts to be made to soundproof these buildings where possible.</li> <li>4. Has any allowance been made for the possible widening of the A34.</li> <li>5. Relocation of a substantial part of the communal landscaping into the centre of the development as its current very close proximity to the A34 where the air pollution and noise levels might well render it unsafe to children and damaging to the resident's health. Also measures to be taken to prevent any pedestrian access on to the very busy major road.</li> <li>6. Reassurance that sufficient drainage will be incorporated in to the development as the area is known to have flooded.</li> <li>7. Would prefer the number of homes to be reduced by say 10% with the resultant improvement in the amount of open space in and around the development and thereby enabling increased landscaping.</li> </ol>
Decision	Due 30 <sup>th</sup> September 2019

Ref:	<b>P19/V0169/RM</b>
Date	29 <sup>th</sup> January 2019
Description	Reserved Matters application following Outline Approval P17/V1336/O for residential development for 200 dwellings, together with associated access, landscaping and public open space, infrastructure (utilities) and biodiversities enhancements.
Address	Land North West of Dunmore Road Abingdon Oxfordshire

St Helen Without  
PC's comments

**The Parish of St Helen Without wish to Object to Planning Application P19/V0169/RM**

St Helens Without Parish Council have reviewed the plans and supporting documents for this Reserved Matters planning application and must express our concerns about the proposals now before the Vale. For ease of reference our previous comment are repeated here and we have added our further comments at the end of this document.

Specific areas of concern are listed below but we are also disappointed in the way the applicants have presented this development to you.

The overview paper is written as though there has been considerable work undertaken to the design and development of the site in a sympathetic and colloquial way but when you read the paper it soon becomes clear that this is not the case. What we see is a pre-prepared set of planning statements that have been cut and pasted, then collated to fit this particular development and a local heading put at the top. This then allows the developer to use a range of standard designed houses which can be incorporated onto any site wherever they build regardless of local factors.

Page 13 of the paper refers to typical building materials used around Abingdon and some pictures to underscore the examples yet none of the houses now proposed have anything like the same type of features, i.e. stone or rendered walls save the red/brown brick. We visited the Developer's site at Grove near Wantage which is currently nearing completion only to find the houses there are of a similar construction to the ones proposed for the 200 here. It is clear that local character has not been taken into consideration at all when drawing up these plans despite the wording at Page 13.

We were concerned to read the notes in faint print that accompany Para 5.4, Amenity Space and Garden Sizes. The paragraph opens with a statement on what the Vale require for outdoor space provision but then ignore that directive. In the notes they admit that only 55% of the new homes they plan to build will have the required space! This cannot be allowed and it is our view that the number of dwellings should be reduced so every home on the development has the correct garden size.

These are examples of many of the generic statements the developers make throughout this document and thereby the developers can build what they want rather than what is best for the families they hope to attract or the development of Abingdon.

Other areas of concern:

1. Insufficient footpaths around the development for pedestrian safety. This has improved since the previous plan but is still incomplete and you can not walk safely across the site on a footpath. It would also seem that in places the footpath and the cycleway combine which is not ideal.
2. Cycle lanes have improved but in places still appear incomplete and stop randomly.
3. There are only 33 designated parking spaces for visitors (up from 22 on previous plan but still less than the 38 first proposed) to the 200 houses. In addition, they are all still located on the perimeter of the built-up area of the development. There

needs to be more spaces and some dedicated to each block of houses. Unless the number of spaces improves you will see parking on the roads, which could well cause block roads, be dangerous and lead to chaos and friction between residents.

4. Clarification is required that the roads as planned are wide enough (the widest 5.5m the narrowest 4.8m) to allow safe passage of two cars passing and also overtaking any cars parked on the road (see 3 above). Access and manoeuvrability of goods vehicles and emergency vehicles must also be considered.

5. In view of the possible 73 unit housing development on the opposite side of Wootton Road, we would ask that the question of installing traffic lights at the exit of the development be revisited despite the proposed layout having been agreed when outline planning permission was granted.

6. The MUGA which helps promote a community spirit to be sited more centrally i.e. adjacent to the North West corner of the recreation ground and closer to the central village green to provide equal access for all residents, rather than in a furthest corner. The current location next to the ring road and its impact on air quality together with its close proximity to the swale could present a danger to young children. Its present position is somewhat isolated from the majority of the new homes and vulnerable to use by people not living on the development.

7. Assurance is sought that all tree and shrub planting plans as submitted are fulfilled.

8. LPP1 states that the site layout must be mindful of future expansion of the A34 and should not preclude this. Developers must provide appropriate setbacks from all physical barriers along the boundaries of the site for this purpose. It would not seem the plans now submitted have taken this directive into account.

9. Environmental Health is a highly important and sensitive part of the planning process. We have reservations over the air quality because of the volume of traffic on the A34, B4017, Copenhagen Drive, and Dunmore Road. We believe that no air quality survey has been conducted in the locality or presented to support this application.

10. Since the last application the Developers have had a noise assessment report updated and provided to support building on this site. Having read this report we are concerned with its findings and some of the assumptions that are made.

Although the report is dated 25 April 2019 it relies on readings taken in June 2014 and June/July 2015. Readings were taken from 3 points on the site but for only 3 hours in the afternoon between 14.55 and 17.52 and one hour in the morning between 08.36 and 09.36. Readings at night were an hour from each point ranging in time from 23.03 to 00.43.

Therefore, all of this report and conclusions is based on 10 hours of recordings in mid-summer. These readings are justified at para 4.2 because, since the readings, “there have been no significant developments in the immediate vicinity” and “neither have there been found any factors which would alter traffic on the surrounding network by more than a few percent”. Try telling that to people who live locally! Interestingly the report is written by a company based in Brighton who, 4 and 5 years ago, spend a few hours here taking sound readings but conclude that the survey remains fit for purpose. We strongly disagree.

The decibel (dB) levels recorded see table 4.3: summary of noise monitoring results is far higher than is acceptable. The Vale were concerned with noise levels between 60-70dB (para 2.18) yet readings were recorded at above 80dB both at day and night peaking during the morning rush hour at 87dB.

The site is immediately adjacent to and East of the A34; also, at this point the site is below the level of the A34 so it will be greatly affected by constant traffic noise from that road. Sound waves travelling through the air are longitudinal waves with

compressions and rarefactions. Sound travels up or down evenly from the source, in this case the A34, however it is a proven scientific fact that typically the noise will be worse for areas below the source.

Nowhere in the report is there any mention of the prevailing wind. The prevailing wind is West to South West so that will magnify the traffic noise to a severe and arguably unacceptable level as it washes over the site.

Nowhere in the report is there mention of the effects of temperature on sound waves. Sound waves move faster in warm air and slower in cold air. So, if the air at the surface is cooler than higher up (which is normal) then the top of the sound wave will be moving faster than the bottom; the wave will tilt and refract back towards the ground. In this case sound would leave the A34, go up into the air then be bent back down to the surface towards the cooler air. This means the noise would be louder and you could here the traffic noise from further away. If the dB recordings in this report had been done in cooler temperatures they would have been higher than those presented in this report.

We would urge the Vale planning department to be 100% satisfied that all necessary steps have been taken to protect the health and wellbeing of residents before they allow building to commence.

11. The Parish Council would have hoped and expected in a development of up to 200 houses that a small number of single story properties should have been included to provide homes for those who have difficulty now and in the future in using stairs etc.

12. The proposed housing layout is condensed within the centre of the site with only one area of green space included amongst the planned 200 properties. All other open green space is on the perimeter. Therefore, the PC would like to see the number of proposed houses reduced to enable the inclusion of continuous footpaths throughout the whole site thereby allowing safe pedestrian passage by residents without the need of having to walk in the road. Wider roads throughout the site together with more visitor parking allocation and additional open green spaces incorporated within the built-up area of the development. In addition, by reducing the number of proposed houses, some of the homes currently with very small gardens would be able to benefit from an increase in their outdoor space. We are also mindful that there is a proposal for 73 properties on an adjacent site and in LPP1 the VWHDC stated that about 200 dwellings should be built across both sites.

13. This reinforces our view that the number of proposed homes on this site should be reduced, not only because of this second proposed development but also because the density is too high for the size of the site resulting in the development failing to meet the Vale's spatial planning standards.

FURTHER COMMENTS ADDED ON 25 July 2019.

- 1) We remain concerned with the blandness of the proposed housing on the site. There seems to be very little variety or individuality of design which would help create an attractive modern development. Much could be done to improve this with different materials; for example, stone as well as brick, different colour bricks and a mixture of different tiles in a variety of colours. We still believe more could be done with smaller properties, 1, 2 and 3 bedroom units and single story units for older people. Currently we see less demand for the larger, more expensive, 4 and 5 bedroom properties on other local developments and we don't believe it will be any different here. We urge the planners to look carefully at the housing mix across the site.
- 2) We note that after amendments by the applicants we still see 25% of the properties failing to meet the VWHDC spacial planning standards; this is not acceptable.

	<p>3) We note that a further updated noise assessment report has been produced but still based on the original research. We still see dB levels remaining high and above the VWHDC target levels. Whilst recommendations to counteract noise pollution inside the properties is proposed the levels are far too high if outside or if windows are opened. We still have grave concerns about the noise levels and the impact that will have on families on this development.</p> <p>4) As houses are completed and families move in we would want to see the central open green space and the MUGA/children's play area built early on in the development so they would be available for residents to use. In our view they should be completed and usable before 50% of the homes are completed. It should be remembered that this site was only taken out of the green belt in 2016 and this makes the green spaces on the development extra important in contributing to the character of the development.</p>
Decision	20 <sup>th</sup> September 2019

Ref:	<b>P19/V1061/HH</b>
Date	22 <sup>nd</sup> May 2019
Description	Rear and side extension. Loft conversion. Renovation works.
Address	97 Lashford Lane Dry Sandford Abingdon Oxfordshire OX13 6EB
St Helen Without PC's comments	No objections, however St Helen Parish Council do have concerns regarding the new ground floor extension being sited right up against the boundary line with 99 Lashford Lane. This complete lack of space between the new external wall and the boundary fence could have an impact on any ongoing maintenance of the new building and also encroachment of foundation work into the neighbour's land
Decision	17 <sup>th</sup> July 2019 (no decision issued)

Ref:	<b>P19/V1261/LDP</b>
Date	5 <sup>th</sup> June 2019
Description	Siting 1400 litre green LPG tank
Address	Fenlands Cothill Road Dry Sandford Abingdon OX13 6JW
St Helen Without PC's comments	For info only
Decision	31 <sup>st</sup> July 2019

Ref:	<b>P19/V1124/FUL</b>
Date	31 <sup>st</sup> May 2019
Description	Demolition on dwelling and erection of one and half storey building to provide 2 x 2 bed flats and 2 x 1 bed flats with forecourt parking.
Address	79 Besselsleigh Road
St Helen Without PC's comments	No objections
Decision	26 <sup>th</sup> July 2019

Ref:	<b>P19/V1247/HH</b>
Date	4 <sup>th</sup> July 2019
Description	Widen driveway by 2 metres and lay tarmac
Address	33 Lashford Lane Dry Sandford Oxford OX13 6DY
St Helen Without PC's comments	2 <sup>nd</sup> August
Decision	29 <sup>th</sup> August 2019

Ref:	<b>P19/V1626/HH</b>
Date	18 <sup>th</sup> July 2019
Description	Proposed single storey extension to rear of property. Remodelling of roof space and internal alterations.
Address	5 Lansdowne Road Dry Sandford Abingdon Oxfordshire OX13 6EA
St Helen Without PC's comments	12 <sup>th</sup> August
Decision	12 <sup>th</sup> September 2019

**7. Items for future agendas**

**8. A.O.B.**

**9. Date of next meeting**

To confirm the date of the next Parish Council Sub Committees Meeting, which is scheduled for 7.00 p.m. On Monday 16<sup>th</sup> September 2019 at Shippon Church Hall.

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