

The Parish Council of St. Helen Without

Minutes of the Parish Council Sub Committees Meeting held on Monday 29 June 2020 at 7.00 p.m. by Video Call

Present: Cllrs. M. Page (in the Chair), C. Parkin, V. Talbot, L. Church, R. Bahu, P. Painting, T. Turner, D. Churchouse

In attendance: Cllrs. R. Webber & C. Webber, Mr David O'Hara, Anna Clarke (Clerk).

1. Apologies for Absence

None

2. Declarations of Personal or Personal and Prejudicial Interests

Cllrs Bahu & Churchouse – Planning application, The Paddock

Cllr Turner – Planning application – 36 Lashford Lane

3. Matters raised by members of the public

None present

4. Minutes of the meeting held on 2nd March 2020

The minutes were agreed and signed by the Chair.

5. Highways & Amenities Sub Committee

- a) **Money for (Barrow Road) Traffic Calming Measures** – Cllr Richard Webber offered £2K, for the time being, from his £15K pot of money, towards Barrow Rd traffic calming measures.
- b) **Overgrown Vegetation** – letters were sent to houses in Rookery Close with overgrown vegetation and the majority have cut it back. There are currently issues on Faringdon Road.
- c) **Sandleigh Road Recreation Ground** – There was a majority decision to re-open the playground and outdoor gym on 4th July or as soon as it was possible to put safety measures in place. Cllrs Bahu & Turner to put notices together & carry out a risk assessment. Anything such as swings that are too close together will be disabled. The notice will put responsibility on to the user. RB/TT
Rospa's Annual Inspection of the Playground will take place in July.
- d) **Fence** – Cllr Church took photos on 9th March of all the boundary. The fence in question is clearly encroaching on Parish Council land. Concerns are, that it will set a precedent to other homeowners backing onto the land. The Clerk will send a letter that it has been brought to the PC's attention from other residents and ask for their reasoning for putting the fence onto PC land. AC
- e) **Spring Clean** – now scheduled for 11th – 27th September. Saturday 26th September proposed. Cllr Turner to follow up. TT
- f) **Grass Cutting** – Cllr Page to contact Aspire as Faringdon Rd has still not been completed and the grass has not been cut right back to the fence line. MP
- g) **Village Gates** – Mr O'Hara to follow up with the contractor re flaking paint on the gates. D'OH

6. Development & Planning Sub Committee

- **Land West of Wootton** – this land now belongs to ATC. The Playground is now a little further away from the ring road. The extensive discussions that took place with David Wilson Homes appear to have got it slightly closer towards an acceptable development. Cllr C Webber – the cycle levels and noise report are still not satisfactory, so it will need to come back to the Planning Committee. It is therefore possible that further conditions could be added.
- **The Paddock** – SHW PC would have 1st claims on any CIL from the development – Cllr C Webber to follow up. CW
- **Fenlands, Cothill** – Cllr Talbot to send Cllr C Webber details of the enforcement notice to be followed up. VT/CW
- **Land Adj to 38 Barrow Rd** – Cllr C Webber to send her speech to Cllr Page. Cllr Webber, will have 3 minutes to talk at the Committee.
- **Bungalow, Church Farm** – planning was originally applied for (& rejected) for this to be extended but it has now been knocked down. A new application will need to go in to for a new home.

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a) Decision Notices

Ref:	P20/V1000/HH
Date	23 rd April 2020
Description	Construction of new four bedroom dormer bungalow and associated external works.
Address	36 Lashford Lane Dry Sandford Abingdon Oxfordshire OX13 6DY
St Helen Without PC's comments	No Objection to this application as the existing plot is of an appropriate size to accommodate a property of this increased size. However if permission is granted for the construction of new 4 bedroomed house in the garden of the property address, then the size of the reduced plot would definitely be of consideration although it is not at present.
Decision	Planning Permission on 6th July 2020

Ref:	P20/V0014/LDP
Date	6 th May 2020
Description	Remove existing conservatory and erect single-storey rear extension with knock-through.
Address	102A Lashford Lane Dry Sandford Abingdon OX13 6EB
St Helen Without PC's comments	For information
Decision	Withdrawn prior to determination on 25th June 2020

Ref:	P20/V1010/HH
Date	28 th April 2020
Description	Replace some of the existing Bungalow wall which are of a non-standard construction and extend to the side and rear of the building. (Additional ecological information received 2020_06_01)
Address	The Bungalow Church Farm Faringdon Road Shippon Abingdon OX13 6LL
St Helen Without PC's comments	The Bungalow, Faringdon Road - P20/V1010/HH - Objection This is a holding objection in view of some of the comments contained in the pre application advice submission P20/V382. There does not appear to be an Impact Heritage Assessment prepared by a qualified heritage consultant and we would like sight of this as soon as possible. In addition the proposed flat roof design would be unique in this part of the village of Shippon and the parish council would like to see this redesigned to conform to the Neighbourhood Plan page 47 which states 'Development should respect heritage and local distinctiveness and should be in keeping with styles, design and nomenclature of surrounding buildings'. Despite comments made by the architect to justify this point in the planning application we do not feel he has succeeded. However we would like to add that we have no objection to the proposed 120% increase in volume as the plot is of sufficient size to comfortably accommodate a new property with the proposed footprint
Decision	Refusal of Planning Permission on 23rd June 2020

b) Ongoing applications

Ref:	P20/V0983/DIS
Date	16 th April 2020
Description	Discharge of Conditions 3 (Material Samples) 4 (Submission of Details) 5 (Joinery Details) 6 (Landscaping Scheme) 7 (Drainage Strategy) 8 (Foul Water) 9 (Surface Water) 10 (Ground Levels) 11 (Arboricultural Statement) of application P16/V3165/FUL: Proposed 4no. dwellings and works there to. (Additional Drainage details received 28 April 2020) (Amended Information received 26 May 2020) – related to app P16/V3165/FUL
Address	Land adjacent to No. 38 Barrow Road Shippon Abingdon OX13 6JF
St Helen Without PC's comments	
Decision	28th May 2020 (No decision issued)

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Ref:	P20/V0348/FUL
Date	13 th February 2020
Description	Variation of conditions 2 - Approved Plans and 6 - Landscaping Scheme of application P16/V3165/FUL. Proposed 4no. dwellings and works there to.
Address	Land adjacent to No.38 Barrow Road Shippon OX13 6JF
St Helen Without PC's comments	<p>As this application has been called in, we welcome the opportunity to offer some additional comments in lieu making verbal representations at the Planning Committee meeting. It is a matter of great regret to SHWPC that the initial declared aim of the developers, to work closely with us and those residents affected, to achieve a development that would enhance the site to the benefit of all was not followed through. Apart from an initial, informal discussion in March 2019 we have had no contact with Oxford Homes.</p> <p>A key element of the grant of original planning permission for this site, prompted by the concerns of the Vale Conservation Officer was a condition that ridge heights should not exceed 7 metres above existing ground level. The nature of the site has not changed since that original application and the Conservation Officer's comments must therefore still stand. This application shows ridge heights of 7.8 metres to plots 1&4 and this forms the basis of our objection. If it were possible to ensure that the ridge height of all plots is reduced to 7 metres, whether through limited excavation or change in design we may be able to withdraw our objection on this point. Please also refer to our comments in relation to application P20/V0369/FUL in respect of issues relating to the site as a whole.</p>
Decision	29 th May 2020 (No decision issued)

Ref:	P20/V0369/FUL
Date	13 th February 2020
Description	Erection of terrace of 3 no. dwellinghouses with associated operations.
Address	Land adjacent to No.38 Barrow Road Shippon OX13 6JF
St Helen Without PC's comments	<p>We welcome the opportunity to offer some additional comments on this application. This application having been called in we would, ordinarily have attended the Committee meeting in person to state our case. We live in extraordinary times</p> <p>Our objections to this application are in accord with the issues raised by the Vale's Conservation Officer and other statutory consultees. They also draw on protection afforded by LPP1 in classifying Shippon as a smaller village and the recognition in LPP2, supported by the planning inspector, that the historic centre of Shippon be protected. When the decision was made to inset Shippon to the Green Belt much was made by the Vale of the protection that would still be afforded against inappropriate development. The plans, as submitted, would result in a development which would have an overbearing effect on the openness of this part of the village especially in view of the narrowness of Barrow Road at this point. This brings it into direct conflict with the provisions of the Neighbourhood Plan which, as a made plan has full legal status alongside the local plan. We understand the restrictions that prevent site visits at this time but hope those familiar with the location will be able to vouch for the devastating effect building these three proposed dwellings would have on the general character of the area and the adjacent listed buildings. We draw your attention to the three dimensional representation of these three dwellings contained within the pre application advice papers which have recently been added to the documentation on the planning website. We believe this demonstrates quite starkly the unsuitability of the design and the detrimental impact its bulk and location would have, especially as this application has to be viewed alongside application P20/V0348/FUL. The combined proposals seek to build 7 dwellings on this site which we find unacceptable. The material inaccuracies contained within the applicant's submission regarding the Neighbourhood Plan and the provisions of LPP1 and LPP2 are of grave concern.</p>

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	The Neighbourhood Plan underwent statutory, advertised, consultation processes overseen by the Vale. The developers would have had ample opportunity to contribute had they so wished. Whilst a developer's desire to maximise a return on investment is understandable the key issue is whether that warrants the complete disregard of the legal and democratic processes afforded communities under the localism agenda. We restate our commitment to do whatever we can in assisting the Vale in their deliberations over this matter, made that much more difficult under the current lockdown restrictions.
Decision	29th May 2020 (No decision issued)

Ref:	P19/V2489/FUL
Date	10 th October 2019
Description	Proposed conversion and alterations of agricultural barns to B1 (Office) use and associated parking and bin and cycle storage (resubmission of P18/V2554/FUL) (As amended by additional information and revised plans received 17 December, 20 December, 10 January and 17 January comprising: Contamination report, Environmental Assessment, Transport Assessment, Heritage Statement, Ecological report, revised site plan and revised floor and elevation plan)
Address	Church Farm Barns Barrow Road Shippon OX13 6JF
St Helen Without PC's comments	<p>St Helen Without has no objection to this planning application but would wish the following comments to be taken into account before any decision is made:</p> <ol style="list-style-type: none"> 1) All our comments previously submitted under this reference and the previous reference P18/V2554/FUL to be taken into account prior to any decision being made. 2) We are pleased to see the inclusion of a public footpath between the site and Faringdon Road as set out in the latest plans which we believe is paramount for public safety and something we were advocating from our initial responses to this application. 3) We still have serious concerns over the site entrance and the vision splay meeting the minimum criteria set by OCC. We would refer you to the remarks at paragraphs 1 and 2 of our remarks submitted to P/18/V2554/FUL as, since they were made, there has been no satisfactory explanation from OCC Highways as to why they think the vision splay as indicated on the plans meets the regulations. 4) The danger is restricted vision on exiting the site from cars approaching from the drivers left. The Entrance wall, which is attached to the stone barn, is 2m high at this point (and has to remain at that height as all the original stone walls in the Village are now protected under the new Wootton and St Helen Without Joint Neighbourhood Plan) so any drivers view to the left is restricted to only a few metres when their vehicle is stationary at the threshold of the site entrance and the public highway. Only by inching a vehicle into the public highway is the drivers vision to the left increased and to achieve the 43 metre vision splay required the vehicle will be 2 to 3 metres into the road. We do not believe this is safe, especially as Barrow Road is very busy and also very narrow along this stretch of the road and from feedback received we know many local residents share these concerns. 5) We would ask you please to request OCC put in writing why they believe this entrance/exit meets their criteria and is safe before any decision is made. 6) Traffic calming along Barrow Road is an ongoing issue, this development will bring more traffic and as such we would suggest that any planning permission granted should include a condition that a contribution to a traffic calming scheme is made.
Decision	Due 22 nd July 2020

Ref:	P20/V1001/FUL
Date	23 rd April 2020
Description	Raising of existing hipped roof to include gable ends and dormer windows to facilitate remodelling of existing loft conversion. New access from highway and relocate existing parking provision.

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Address	36 Lashford Lane Dry Sandford Abingdon Oxfordshire OX13 6DY
St Helen Without PC's comments	Objection - 36 Lashford Lane, Dry Sandford P20/V1001/FUL - Erection of a brand new 4 bedroomed property in the garden of 36 Lashford Lane. Objection. We would suggest that the erection of a new property of this size would have a detrimental effect of the SSI Nature Reserve Cothill Fen that adjoins the proposed property and therefore would like a report detailing any impact the proposed property might have on such an important nature reserve and its environs. The house would dominate the plot bearing in mind the rural setting and in contravention of the preference contained in the Neighbourhood Plan for open spaces. In addition a property of this size would be out of character for the area. With an additional access point on to Lashford Lane being proposed, we would like details of the vision splays and also sight of a drainage report; this was requested in the pre application advice. Finally as the Vale of White Horse DC has a five year supply of housing there is no local need for a property of this size.
Decision	16 th July 2020

7).Cllrs reports and items for future agendas

Finance Committee to be added to future Agendas.

8).Date of next meeting

It was confirmed that the next meeting of the Sub Committees will be held at 7.00p.m. on Monday 3rd August 2020 by Video Call. Access details can be provided closer to the meeting by the Clerk via email: clerkshwpc@gmail.com or Tel: 01865 321555

There being no further business the Chair closed the meeting at 7.50 p.m.

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

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