

The Parish Council of St. Helen Without

Minutes of the Parish Council Sub Committees Meeting held on Monday 7th December 2020 at 7.00 p.m. by Video Call

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

In attendance: Cllrs. C. Webber, R. Webber, Anna Clarke (Clerk).

1. Apologies for Absence

Mr David O'Hara

2. Declarations of Personal or Personal and Prejudicial Interests

Cllrs Churchouse & Bahu – Planning application, The Paddock

Cllr Church – 29 Rookery Close, Shippon

3. Matters raised by members of the public

None present

4. Minutes of the meeting held on 19th October 2020

The minutes were agreed and signed by the Chair.

5. Highways & Amenities Sub Committee

a) **Money for Traffic Calming Measures** – to be discussed in the Highways Review, main meeting.

b) **Overgrown Vegetation** – Cllr Bahu put an article in the WaDS newsletter. Cllr Parkin to follow up re overgrown vegetation overhanging the verge on Barrow Road. CP

c) **Sandleigh Road Recreation Ground** – now we are in tier 2, the playground and outdoor gym are open.

Fence at 34 Sandleigh Road – the householders put in a fence to replace their hedge. In the process, part of the path appeared to be churned up. Some successful attempts have been made to neaten it up. To be assessed again in the Spring and no 34 to be asked to turf if necessary. Cllr Page to write to the householders. The Clerk to get quotes in the Spring for the middle section of the path to be resurfaced. MP/AC

d) **Bus Shelter** – the Clerk to follow up on excess and the final figure paid for the shelter. AC

e) **Noticeboard** – Mick Herring to repair and then repaint in the Spring.

f) **Village gates** – The Clerk to follow up with the contractor who painted the gates. AC

6. Finance Sub Committee

The Budget for 2021/22 was reviewed by the Finance Sub Committee and unanimously agreed by the full council. The Clerk to add 22/23 projection to the budget sheet. AC

Precept – it was unanimously agreed that the precept figure would remain at £18,756 for 2021/22.

Assets and Risk Assessment were reviewed and unanimously agreed.

7. Development & Planning Sub Committee

Aldi – the proposed Aldi opposite the site for the 200 houses, will likely result in increased traffic through Shippon from shoppers coming from Marcham. There may also be safety considerations for pedestrians accessing the proposed supermarket from Whitecross and Shippon.

a) Decision Notices

Ref:	P20/V1760/FUL
Date	16 th July 2020
Description	Erection of sports hall, alterations to car park and associated landscaping (Additional contamination information received 25 August 2020).
Address	Cothill House School Cothill Abingdon OX13 6JL
St Helen Without PC's comments	St Helen Without Parish Council has no objection to planning application P20/V1760/FUL on the condition that all the reports and information required by the Vale of White Horse Planning Department are submitted and accepted
Decision	Planning Permission on 11th November 2020

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Ref:	P20/V2054/HH
Date	13 th August 2020
Description	Erection of a garden room
Address	197 Cothill Road Dry Sandford Abingdon OX13 6JW
St Helen Without PC's comments	
Decision	Planning Permission on 29th October 2020

Ref:	P20/V2348/HH
Date	11 th September
Description	Construction of an oak framed garage
Address	Saroman Faringdon Road Shippon Abingdon OX13 6LN
St Helen Without PC's comments	No objection
Decision	Planning Permission on 6th November 2020

Ref:	P20/V2224/HH
Date	29 th September 2020
Description	Single storey extension to rear, raised section of roof to front
Address	87 Besselsleigh Road Wootton Abingdon OX13 6DX
St Helen Without PC's comments	No objection. St Helen Without Parish Council have carefully scrutinised this application because the property has already been modernised, extended and greatly increased in size. After considering the size, position and mass of the property we believe the two relatively small extensions now proposed fall within planning limitations and are not overbearing on neighbours.
Decision	Planning Permission on 24th November 2020

Ref:	P20/V2502/HH
Date	5 th October 2020
Description	New dormer window to front elevation to facilitate remodelling of existing loft conversion.
Address	36 Lashford Lane Dry Sandford Abingdon Oxfordshire OX13 6DY
St Helen Without PC's comments	No Objection
Decision	Planning permission 1 st December 2020

c) Ongoing applications

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</p>

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	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.
Decision	29 th May 2020 (No decision issued)

Ref:	P20/V0348/FUL (Amendment)
Date	7 th February 2020
Description	Erection of 2 no. dwellinghouses with associated operations. (Amended plans and information, including reduction from three to two dwellings, received 29 July 2020)
Address	Land adjacent to No.38 Barrow Road Shippon OX13 6JF
St Helen Without PC's comments	<p>Land Adjacent 38 Barrow Road, Shippon</p> <p>Planning Applications P20/V0348/FUL and P20/V0369/FUL need to be considered together as the parcel of land on which they both sit is the same parcel of land that was subject to consideration and the eventual receipt of planning approval for 4 dwellings under P16/V3165/FUL.</p> <p>St Helen Without Parish Council wish to object to both of these recently submitted planning applications. All the comments below should also be read in conjunction with previous submissions by the parish council relating to these two planning applications.</p> <p>Our reasons and comments are being submitted under three headings. General points relating to the entire site covered by P16/V3165/FUL, particular comments pertaining to P20/V0348/FUL and P20/V0369/FUL.</p> <p>General Comments covering the site as a whole and relate to both planning applications</p> <ol style="list-style-type: none"> 1. We submit that this part of Shippon is offered protection by LLP1 policies CP37 and 39 and LLP2 policies DP29 and 36 and primarily LPP1 Core Policy 3 which designates Shippon a 'smaller village' meaning any development should be modest, proportionate in scale and primarily to meet local need. We submit there is very little local need for properties of this size (refer NP objectives Page 29 and LPP1/2 CP4 and CP24). There are currently three 3 bedroomed properties for sale in two of adjoining roads to the site therefore any existing need in the immediate area is readily satisfied. 2. The ridge heights of any of the proposed houses must be no more than 7 metres above existing ground levels. Committee Report to the Vale of White Horse District Council of 23 August 2017 item 1.4, page 2 refers. This reduction in ridge height to be achieved either by reducing the height of the buildings or the excavation of the houses' footprint to the appropriate depth (i.e. between approx 0.6m and 0.8m based on the latest plans). Please refer to BHP Harwood drawing 3118.305, revision B dated March 2017 which formed part of the approved planning documents. 3. The walls fronting Barrow Road to be repaired and rebuilt using existing materials, not to be completely rebuilt or repositioned. The plans indicate that approximately 50% of the wall will be demolished and rebuilt using local natural stone. Item 1.5, page 3 of the Committee Report referred to above states '... and a small part realigned slightly to obtain required visibility splay for access'. We submit 50% of the walls does not represent small. The original stone used for the walls is no longer available and local natural stone would not match, however it could be used to support the rear of the walls facing into the site. These walls as classified as a heritage asset in the made Neighbourhood Plan DG2.1. They also sit within the historic part of Shippon which was recognized in LLP2 and support

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was given by the Planning Inspector that the historic centre of Shippon should be protected.

4. We wish to reiterate our disappointment that Oxford Homes have yet again made no attempt to discuss these revised plans with St Helen Without Parish Council despite us being a statutory body.

5. We accept the reasons behind the Conservation Officer remarks about the repositioning of the proposed entrance to the site, however we would still prefer it to be moved further to the west. Its current planned location is where Barrow Road begins to narrow and not only is it closer to a definite pinch point in the road but recent heavy rainfall has resulted in the road becoming flooded up to a height of ½ metre at the eastern edge of the site. This resulted in cars becoming stuck and the road blocked until the water subsided and cars being towed out. We would ask in the light of this recent incident if Oxfordshire Highways department could reassess this access and also take account of any surplus water run off which might make the flooding issue more severe.

6. We understand that after the initial commencement of building works, the site may only be accessed from Barrow Road, therefore we request that a condition of any planning permission granted states that deliveries by any heavy good vehicles etc be restricted to between 9.30 and 14.30. Barrow Road is particularly busy during the hours of 7.30 to 9.15 and also when the schools break up for the day as very many pupils travel to school by coach and the road is so narrow they can barely pass by each other.

7. If both developments receive approval, this means there is a very strong possibility that as 22 bedrooms will be provided the number of cars regularly used by the inhabitants will be well in excess of 2 per household. This does not take into account any visitors therefore the provision of only one visitors parking space is totally inadequate, as parking cars in Barrow Road at this point would not only very dangerous but also hazardous to passing traffic and the residents of the Old Manor entering and leaving their drive.

8. We would like confirmation that the total volumes of all six proposed houses should planning permission be granted does not exceed the total volume of the original four houses that obtained permission in August 2017.

9. SHW has continued serious concerns about the lack of a footpath and thereby safety for pedestrians leaving the development heading east along Barrow Road and accessing nearby schools and public transport.

Planning Application P20/V0348/FUL

1. There appears to be no garage included of the plans for Plot 1 exacerbating the parking problem mentioned already.

2. The positioning of the garages for Plots 2 and 3 almost completely screens the residents of the house behind them from any openness of the site which has been emphasized as very important in this historic part of Shippon Village.

3. Would request that both roofs at the northern end of Plots 2 and 3 to be fully hipped as opposed to not at all on Plot 2 and half hipped on Plot 3.

Planning Application P20/V0369FUL

1. Once again would request that the ridge height is reduced to that agreed and approved in P16/V3165/FUL and believe the comment by the Conversation Officer that it is only 'marginal' relates only to the height of the earlier application for the three terraced houses. It is in fact 0.577 too high.

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	<p>2. Confirmation is required that the volume of the proposed two houses does not exceed the volume of the one house previously planned for this area of the Paddock site as the footprint is larger.</p> <p>3. We would ask that a condition of planning permission be that there must be no further extensions or additions to either Plot 5 or 6 as they would seriously affect the view of the protected walnut tree and neighbouring listed properties.</p> <p>4. Concern that the parking spaces outside the two properties would be used by other occupants of the development and their visitors, with vehicles being forced to park on the development's access and thereby possibly impeding other residents safe access to their homes.</p> <p>28 August 2020</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. 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.</p>
Decision	29 th May 2020 (No decision issued)

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Ref:	P20/V0369/FUL (Amendment)
Date	7 th February 2020
Description	Erection of 2 no. dwellinghouses with associated operations. (Amended plans and information, including reduction from three to two dwellings, received 29 July 2020)
Address	Land adjacent to No.38 Barrow Road Shippon OX13 6JF
St Helen Without PC's comments	As per response to P20/V0348/FUL (Amendment)
Decision	29 th May 2020 (No decision issued)

Ref:	P20/V2233/DIS
Date	4 th September 2020
Description	Discharge of Condition 6 (Drainage Details) on Planning Application P20/V1362/FUL Erection of a new 4 bed flat roof bungalow
Address	The Bungalow Church Farm Faringdon Road Shippon Abingdon OX13 6LL
St Helen Without PC's comments	For info
Decision	16 th October 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

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	permission granted should include a condition that a contribution to a traffic calming scheme is made.
Decision	Due 5th January 2021

Ref:	P20/V2723/HH
Date	20 th October 2020
Description	Remove existing vehicular access (drop kerb) and relocate vehicular access (drop kerb)
Address	Fenlands Cothill Road Dry Sandford Abingdon OX13 6JW
St Helen Without PC's comments	St Helen Without Parish Council have No Objection to the resiting of the dropped kerb and new access to Fenlands, but would like it noted that they feel two vehicle accesses to a property of this size is somewhat unnecessary and that the following conditions are attached to any planning permission granted:-> > 1. The dropped kerb to be removed is built up with kerb stones that are proud of the road surface and match the existing ones on either side of the redundant entrance.> 2. The white gate and supporting white posts to the existing access entrance are completely removed and the entrance permanently closed by the construction of a low stone wall to match the existing walls on either side of the old entrance, thereby complementing the rural character of this green belt location
Decision	15 th December 2020 (no decision issued)

Ref:	P20/V2901/HH
Date	9 th November 2020
Description	Two storey side extension
Address	29 Rookery Close Shippon Abingdon OX13 6LZ
St Helen Without PC's comments	No Objection. Materials to match existing building.
Decision	4 th January 2021

Ref:	P20/V2842/HH
Date	27 th November 2020
Description	Loft conversion including 2 front elevation dormer windows and five number roof light windows.
Address	3 Sycamore Close Abingdon OX13 6ER
St Helen Without PC's comments	No objection
Decision	22 nd January 2021

Ref:	P20/V3103/LDP
Date	26 th November 2020
Description	Construction of a freestanding timber clad garden building (4.7m wide x 3.7m deep x 2.5m high with a sloping roof)
Address	94 Lashford Lane Dry Sandford Abingdon OX13 6EB
St Helen Without PC's comments	Permitted development, for information only.
Decision	21 st January 2021

8).Cllrs reports and items for future agendas

9).Date of next meeting

It was confirmed that the next meeting of the Sub Committees will be held at 7.00p.m. on Monday 25th January 2021 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 7.45 p.m.

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

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