

The Parish Council of St. Helen Without

Minutes of the Parish Council Sub Committees Meeting held on Monday 18th October 2021 at 7.00 p.m. at Dry Sandford Primary School

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

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

1. Apologies for Absence

Cllrs. C. Parkin, H. Ayub, Mr David O'Hara

2. Declarations of Personal or Personal and Prejudicial Interests

None

3. Matters raised by members of the public

None in attendance

4. Minutes of the meeting held on 6th September 2021

The minutes were agreed and signed by the Chair.

5. Highways & Amenities Sub Committee

- Sandleigh Road Recreation Ground Playground** – Quotes are pending. The Clerk to circulate options when available. The Clerk to find out if Mick Herring is able to repaint the Sputnik. AC
- Village Gates** – Cllr Page to photograph the gates for the Clerk to get quotes for repair and repainting of the Village gates. MP/AC
- Gozzards Ford** – locations are being formalised for Archer Tubes. A note to go to Marcham on whether they want to share the data.
- Overgrown Vegetation** – Letters were sent to residents of Rookery Close where the hedge was overhanging onto the path. The vegetation has now been cut back.

6. Finance Sub Committee

Cllr Churchouse is inspecting the 2nd quarter bank reconciliation.

The External Auditor signed off the Accounts on 26th August with no queries arising. The External Auditor's Report & Certificate can be found on the website.

7. Development & Planning Sub Committee

a) Decision Notices

Ref:	P21/V2087/FUL
Date	23 rd August 2021
Description	New vehicle access to highway to serve existing 2 bedroom bungalow.
Address	36 Lashford Lane Dry Sandford Abingdon Oxfordshire OX13 6DY
St Helen Without PC's comments	No objection
Decision	Planning Permission on 13th October 2021

b) Ongoing applications

Ref:	P21/V1795/HH
Date	29 th June 2021
Description	Proposed side extensions, first floor rear dormer and internal remodelling (Amended plan received making small changes to external fenestration)
Address	68 Cothill Road Cothill Abingdon OX13 6QQ
St Helen Without PC's comments	St Helen Without PC has no objection to this application

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Decision	22 nd October 2021
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Ref:	P21/V2404/FUL
Date	31 st August 2021
Description	Removal of Leylandii Trees. Replacement with post and live fence and hedge. Stopping up a section of highway waste. Resubmission of planning application P20/V0545/FUL.
Address	8 Sandleigh Road Wootton Abingdon Oxfordshire OX13 6DP
St Helen Without PC's comments	
Decision	26 th October 2021

Ref:	P21/V2524/FUL
Date	1 st September 2021
Description	Existing mast and antennas to be removed and replaced with 17.5m mast to support 6no. antennas, 1no. 0.3m transmission dish, RRUs and ancillary development thereto.
Address	Church Farm Farrington Road Shippon Oxfordshire OX14 1TW
St Helen Without PC's comments	No objection
Decision	27 th October 2021

Ref:	P21/V2663/FUL
Date	15 th September 2021
Description	Proposed erection of dwelling
Address	80 Barrow Road Shippon Abingdon OX13 6JQ
St Helen Without PC's comments	<p>Saint Helen Without Parish Council have a number of concerns and reservations about this new application.</p> <p>Currently P19/V2274/FUL, PP granted 31/12/20 is for the demolition of 80 Barrow Road (to include the annex) and the erection of two new properties built side by side (and approximately on the same building line as the immediate neighbour, Cotswold House) with a north/south orientations with the frontage to Barrow road being south. The Parish Council supported that application.</p> <p>This new application, to retain the existing building and put a new 4 bed house in front of it completely changes the orientation of one property to the other and the layout seen on the site. It would also mean there would then be 3 properties not two on the site; 80 Barrow Road, 80 Annex and the new proposed 4 bedroom house.</p> <p>The only reason for this new application according to the design and access statement is: <i>"Due to circumstances around finance, the client is now seeking to keep the existing dwelling of 80 Barrow Road and erect a further dwelling on the site which allows the existing dwelling on the site to remain habitable and for the development to be financially viable."</i></p> <p>According to the Vale's own planning guidelines personal hardship/circumstances is a non material planning consideration and is not normally considered in determination of an application. Therefore the main thrust of this application is based not on planning considerations but a way to make the development fit the landowners financial means.</p> <p>Looking further at this application there are a number of planning amenity considerations and planning policies which we believe are not met.</p> <p>a) The new property is further forward in the site than with the current permission and it's mass will impact detrimentally on the light and overbearing of Cotswold House. Furthermore, by placing the new house much further forward than any</p>

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	<p>others in this part of Barrow Road it fails to respect the openness and local character of the street scene. It is not in keeping with it's surroundings and fails to meet the requirements of Policy DG1 of the Wootton and St Helen Without Neighbourhood Plan.(NP)</p> <p>b) The new property is less than 10m from No80 at its closest point and with a ridge height just under 8m is overbearing. The occupants of No80 will have a solid brick and tile structure almost right on top of them which we believe is unacceptable.</p> <p>c) The new house is directly south of No80 and will therefore take away natural light from all the windows to the south aspect of the existing house. It will also put it in the shade for much of the year.</p> <p>d) The new house has very little garden, apart from a small amount at the front, which is completely out of keeping with all the properties on this side of Barrow Road from Number 80 through to Elm Tree Walk. This is clearly demonstrated on Page 71 of the NP where the Shippon Character Area is shown and underlines the importance of the wide, open and panoramic views throughout the village.</p> <p>It is the view of St Helen Without Parish Council that this plan is substandard in relation to the current agreed permission and has only been submitted because of the owners financial ability. The application fails to conform with both Vale of White Horse DC and Neighbourhood Plan policies.</p> <p>We Object to this application.</p>
Decision	10 th November 2021

Ref:	P21/V2823/HH
Date	4 th October 2021
Description	Convert existing bungalow to a two storey dwelling, extend garage to the front and add a pitched roof to all
Address	The Moorings Faringdon Road Shippon Abingdon
St Helen Without PC's comments	10 th November 2021
Decision	29 th November 2021

9).Cllrs reports and items for future agendas

10).Date of next meeting

It was confirmed that the next meeting of the Sub Committees will be held at 7.00p.m. on Monday 6th December 2021 at Shippon Church Hall.

There being no further business the Chair closed the meeting at 7.30 p.m.

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

Minutes & Agendas can be found on our website at: <https://sthelenwithout-pc.co.uk/>