

To Members of St Helen Without Parish Council

22<sup>nd</sup> November 2021

You are hereby summoned to attend the Meeting of St Helen Without Parish Council's Sub Committees to be held at Shippon Church Hall on Monday 6<sup>th</sup> December 2021, commencing at 7.00 p.m.

Members of the public and press are welcome to attend and may make representations under item 3 of the agenda. Anyone wishing to address the Council will be given three minutes to do so. They may then observe the rest of the meeting but will not be able to speak other than at the express request of the Chair.

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 18<sup>th</sup> October 2021

#### 5. Highways & Amenities Sub Committee

##### Highways

- Playground Equipment
- Village Gates
- Archer Tubes Gozzards Ford
- Elm Tree Walk

#### 6. Finance Sub Committee

- Budget / Precept

#### 7. Development & Planning Sub Committee

##### a) Decision Notices

Ref:	P21/V2404/FUL
Date	31 <sup>st</sup> 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	No objection
Decision	Planning Permission on 26th October 2021

Ref:	P21/V2524/FUL
Date	1 <sup>st</sup> 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	Planning Permission on 18th October 2021

<b>Ref:</b>	<b>P21/V2663/FUL</b>
Date	15 <sup>th</sup> 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 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</p>

	<p>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	Refusal of Planning Permission on 10th November 2021

**b) Ongoing applications**

<b>c) Ref:</b>	<b>P21/V1795/HH</b>
Date	29 <sup>th</sup> 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
Decision	22 <sup>nd</sup> October 2021 (no decision issued)

<b>Ref:</b>	<b>P21/V2823/HH</b>
Date	4 <sup>th</sup> 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 <sup>th</sup> November 2021
Decision	29 <sup>th</sup> November 2021

<b>Ref:</b>	<b>P21/V2928/RM</b>
Date	21 <sup>st</sup> October 2021
Description	Reserved matters following hybrid application ref. P16/V1088/FUL for appearance, landscaping, layout and scale for the swimming pool, two classroom buildings and extension to the dining room
Address	The Manor Preparatory School Faringdon Road Shippon Abingdon OX13 6LN
St Helen Without PC's comments	1 <sup>st</sup> December 2021
Decision	16 <sup>th</sup> December 2021

<b>Ref:</b>	<b>P21/V0477/FUL</b>
Date	31 <sup>st</sup> March 2021
Description	The construction of an office building and associated refuse store, cycle store, plant enclosure and car parking and 58 residential units with car parking and associated landscaping across the site (As per amended plans received 20 August 2021 and 20 October 2021).
Address	Wootton Business Park Wootton Abingdon OX13 6FD
St Helen Without PC's comments	Whilst we are not on the list of consultees, Besselsleigh Road, adjacent to Wootton Business Park forms the boundary between St Helen Without Parish Council and Wootton Parish Council. We also have a joint interest with Wootton Parish Council iWootton and St Helen Without Parish Council Neighbourhood Plan. We strongly support the provision of a roundabout and pedestrian crossing at the junction of

	Besselsleigh Road and Lashford Lane for the following reasons; We are dealing with an increasing number of complaints from our parishioners living on Besselsleigh Road about speeding. Given that Dry Sandford Primary School in Lashford Lane will be a catchment school for this new development a pedestrian crossing would provide an important safeguard for children crossing the road to school. The no. 4 bus to currently has to perform an awkward and potentially dangerous reversing manoeuvre into Sandleigh Road. Extending this route to serve the Business Park and this new development, facilitated by a roundabout, would obviate this dangerous manoeuvre. We also, obviously, support the issues raised by WPC in respect of compliance with the provisions of our joint Neighbourhood Plan
Decision	17 <sup>th</sup> December 2021

<b>Ref:</b>	<b>P21/V3212/HH</b>
Date	15 <sup>th</sup> November 2021
Description	Demolition of existing conservatory and the erection of a double storey side extension
Address	1 Stowford Cottages Faringdon Road Shippon Abingdon OX13 6LN
St Helen Without PC's comments	13 <sup>th</sup> December 2021
Decision	10 <sup>th</sup> January 2022

<b>Ref:</b>	<b>P21/V3214/HH</b>
Date	15 <sup>th</sup> November 2021
Description	Demolition of existing conservatory and erection of a double storey side extension.
Address	2 Stowford Cottages Faringdon Road Shippon Abingdon OX13 6LN
St Helen Without PC's comments	13 <sup>th</sup> December 2021
Decision	10 <sup>th</sup> January 2022

<b>Ref:</b>	<b>P21/V3215/HH</b>
Date	19 <sup>th</sup> November 2021
Description	Demolition of existing utilities extension and rear conservatory and the erection of a two storey side extension and a single storey rear extension
Address	3 Stowford Cottages Faringdon Road Shippon Abingdon OX13 6LN
St Helen Without PC's comments	20 <sup>th</sup> December 2021
Decision	14 <sup>th</sup> January 2022

## 8) Items for future agendas

### 9) A.O.B.

### 10) Date of next meeting

To confirm the date of the next Meeting, which is scheduled for 7.00p.m. on Monday 24<sup>th</sup> January 2021 at Shippon Church Hall.

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