

## The Parish Council of St. Helen Without

**Minutes of the Parish Council Sub Committees Meeting held on Monday 6<sup>th</sup> December 2021  
at 7.00 p.m. at Shippon Church Hall**

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

**In attendance:** Cllr. C. Webber, Anna Clarke (Clerk)

### **1. Apologies for Absence**

**Cllrs.** R. Webber, 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 18<sup>th</sup> October 2021**

The minutes were agreed and signed by the Chair.

### **5. Highways & Amenities Sub Committee**

- a) **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 & quote for various other repairs. AC
- b) **Village Gates** – Quotes are pending. The Clerk to check who the village gates on Besselsleigh Road belong to. AC
- c) **Gozzards Ford** – locations are being formalised for Archer Tubes. The Clerk to request that they are installed in the New Year when all the schools are back. AC
- d) **Overgrown Vegetation** – The Clerk to write to Mr & Mrs Binning re cutting back to the vegetation at the water fountain, which may be damaging the stone. This was named in the Neighbourhood Plan as a designated feature.
- e) **Elm Tree Walk** – Cllr Bahu has been liaising with Highways re possible options to resolve traffic issues. One suggestion is a permanent no entry sign from Barrow Rd onto Elm Tree Walk and another, permit holders only signs. However, this would likely shift problems to the Barrow Rd junction and Barrow Rd has been having difficulties for years with traffic. Barrow Rd is in need of a chicaine, whereas ETW already has one. Traffic Planners are looking at the options and implications for Barrow Rd. A periphery road was installed in Abingdon, so that coaches could go down Long Tow onto Faringdon Rd, however, they often don't use this, instead using Barrow Rd and ETW, so this needs to be revisited. Putting a weight restriction on the road, would costs tens of thousands. By law, it is not possible to get the coaches to go a certain way on a public road. It needs to be considered whether expensive solutions will potentially be a waste of funds as the Dalton Barracks development is so close and preliminary discussions on the SPD suggest these issues may be resolved as a result of the build. However, this could be 3 or 4 years away and is unlikely to happen with the 1200 houses in the first tranche of the development. Cllr Page will contact schools and coach companies in the New Year. Cllr Bahu to continue to gather information. MP/RB  
The 20mph consultation ends on 15<sup>th</sup> December. Cllr Bahu will collate the responses and circulate. RB

### **6. Finance Sub Committee**

The Clerk circulated details of the budget, proposed precept, assets list, current financial situation and explanation of reserves.

**Budget 2022/23**

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The budget was unanimously agreed. The Clerk to move the playground and village gates figures from 2021/22 to 2022/23 and add in Garden Village Principles (possible consultation fees) and Queen's Platinum Jubilee to General Administration. AC

### Precept 2022/23

It was unanimously agreed to raise the precept to £19,150. However, as the tax base has increased this year, the cost per household will remain unchanged.

Cllr C Webber to find out if the Army pay Council Tax.

CW

### Asset List

The Asset List has one change, with the inclusion of the SID, totalling £3,505.20. The Church Handrail will be included when it is installed. The Asset List was reviewed and unanimously agreed.

### Explanation of Reserves

The Explanation of Reserves was reviewed and unanimously agreed.

## 7. Development & Planning Sub Committee

### a) Decision Notices

### b) Ongoing applications

<b>a) 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	5 <sup>th</sup> January 2022

<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).

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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	This is the response from St Helen Without Parish Council with reference to the following three planning applications. A copy of the remarks have been attached to each application as they are all linked by a common applicant and his agents. 1 and 2 Stowford Cottages are semi detached units in one building and 3 Stowford Cottages sits adjacent to that building:- P21/V3212/HH: 1 Stowford Cottages, Faringdon Road, Shippon. No Objection - subject to clarification that the allocation of 3 parking spaces in drawing 21-20 1PL01 is not encroaching on the turning circle of the shared driveway and the front gardens of 1 and 2 Stowford Cottages; if so it should be reduced to two spaces. We believe the proposed extension will enhance the property and provide a much needed modern 3 bedroom home in Shippon. P21/V3215/HH: 3 Stowford Cottages, Faringdon Road, Shippon. No Objection. We believe the proposed extension will enhance the property and provide a modern 4 bedroom family home in Shippon. P21/ V3214/HH: 2 Stowford Cottages, Faringdon Road, Shippon. Object - for the following reasons: 1) This is currently a 3 bedroom property and we see the merit in the extension proposed which would improve the property and allow a modern family home to be provided. Unlike the applications for 1 and 3 Stowford Cottages this is not the case here as the proposed use is not as a family home. The design plans appear to show a House in Multiple Occupancy, (HMO) although nowhere in the planning application or in the design and access statement is this mentioned. With 6 bedrooms this would be classified as a large HMO and it is our understanding that the owner of the freehold must apply for a licence and possibly for a change of use from a dwelling house to an HMO from the Local Authority. None of this seems to have been covered in the application. 2) The design and access statement 2.2

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	<p>states there is a shared drive with number 1 and provision for two parking spaces. This is reaffirmed at 4.15, 2 parking spaces, no changes proposed but this does not match block plan drawing 21-20 2PL01 which proposes 3 Parking spaces. Be it two or three it is the opinion of the Parish Council that the parking proposed is inadequate for a property with 6 double bedrooms. If fully occupied there could be 12 cars and no available parking for 9 or 10 of them. Furthermore there is no allowance for any visitor parking which could further exacerbate the problem. It would be too dangerous for vehicles to be parked in Faringdon Road as this is a major route through the village and on into Abingdon. 3) Although this route has no parking restrictions or yellow lines all the properties along both sides of Faringdon Road have large plots and ample on site parking so the road being restricted by parked vehicles has never been an issue. Also the location is approximately only 100 metres from the Barrow Road and Faringdon Road junction which is an extremely busy and dangerous junction. The Wootton and St Helens Without Joint Neighbourhood Plan (NP) specifically covers this at Policy IN3.1 which states that, "Development proposals that will or are likely to result in severe impact on the junction of Barrow Road and Faringdon Road will not be supported". We believe there is inadequate parking for the proposed development at 2 Stowford Cottages and any overspill into Faringdon Road would be hazardous and therefore the policy of the NP has not been met. 4) The applicants state the need to meet local needs and local market demand. Within the small, semi- rural village of Shippon there is no demand for the type of property proposed here which would see a transient population rather than allowing local people to remain in their home area. The evidence gathered to support the NP made that abundantly clear. The need is for housing for younger people, i.e shared ownership accommodation and starter homes and homes for older people and those with additional needs. (Policy IN.1 Housing). We believe this policy has not been met. 5) The NP design guide clearly states that development should ensure that it respects the local character of the area. We believe that this particular development fails to meet this requirement and is completely 'out of sync' with the surrounding properties. The application fails to meet the requirements of Policy DG1. For the above reasons we Object to the planning application P21/V3214/HH. The Parish Council wish to add that we are not against the modernisation of this property as a family residence along similar lines to the applications for 1 and 3 Stowford Cottages and would be pleased to reconsider any future application which meet the Planning Policies of both the Vale of White Horse and the made Neighbourhood Plan.</p>
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	As <b>P21/V3212/HH</b>
Decision	10 <sup>th</sup> January 2022

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Ref:	P21/V3215/HH
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	As P21/V3212/HH
Decision	14 <sup>th</sup> January 2022

### 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 24th January 2022 at Shippon Church Hall.

There being no further business the Chair closed the meeting at 8.00 p.m.

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

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