

To Members of St Helen Without Parish Council

12th January 2022

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 24th January 2022, 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 6th December 2021
5. Highways & Amenities Sub Committee

Highways

- Playground Equipment
- Village Gates
- Archer Tubes Gozzards Ford

6. Finance Sub Committee

- 3rd Quarter Bank Reconciliation

7. Development & Planning Sub Committee

a) Decision Notices

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| 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 | St Helens Without Parish Council wish to register a Holding Objection at this time for the following reasons. In principle we have no objection to the modernisation and increase in size by adding a second story to the Moorings as it would not be out of place in the street. We do have some concerns however relating to overbearing and privacy for the immediate neighbours. We are aware of the comments made by Mr and Mrs Pendlington, the immediate neighbours in Barnet House and also note the latest plans now submitted by the applicant. Those plans appear to address the issues around the roof to the garage and the future use of the garage as there is no longer direct access from the house into the garage. Whether there are any planning conditions attached to the future use of the garage is a matter for the planners to consider against current planning policies. In our view |

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| | the close proximity and orientation of the Moorings and Barnet House needs to be seen first hand before any decisions are made on the appropriateness of this application in relation to privacy, overbearing and loss of light. In particular we have concerns over the windows and balcony to the new first floor level to the rear elevation of the Moorings. The need for velux windows rather than the current proposals should be fully investigated. The point raised in respect of the overhead power cables to Barnet House also needs to be clarified in respect of planning and building regulations. Until such time as these matters can be fully considered we wish to register this holding objection. |
| Decision | Planning Permission on 4th January 2022 |

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| Ref: | P21/V2928/RM |
| Date | 21 st 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 st December 2021 |
| Decision | Reserved Matters - Approval on 13th December 2021 |

b) Ongoing Applications

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| a) 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 |
| Decision | 22 nd October 2021 (no decision issued) |

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| Ref: | P21/V0477/FUL |
| Date | 31 st 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 |

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| | 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 th December 2021 (No decision Issued) |

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| Ref: | P21/V3212/HH |
| Date | 15 th 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 | <p>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 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</p> |

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| | <p>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 th January 2022 (No decision issued) |

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| Ref: | P21/V3214/HH |
| Date | 15 th 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 P21/V3212/HH |
| Decision | 10 th January 2022 (No decision issued) |

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| Ref: | P21/V3215/HH |
| Date | 19 th 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 th January 2022 (No decision issued) |

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| Ref: | P21/V3416/HH |
| Date | 18 th December 2021 |
| Description | Alterations to roof in order to create new first floor accommodation including the insertion of dormer windows |
| Address | 1 Lashford Lane Dry Sandford Abingdon OX13 6DY |
| St Helen Without PC's comments | Use the space below for your comments St Helen Without Parish Council 27 December 2021 St Helen Without Parish Council wish to file a holding objection at this time subject to the Planning Officer being satisfied that the dormer windows to the South West aspect of the planning application do not contravene planning policy with regard overbearing and privacy of neighbours. Other than this we would support the addition of the first floor development. The previous planning permission, P18/V1785/HH, given on 21/09/2018 for a slightly different first floor layout (also for a total of 6 bedrooms to the property) stated at condition 6 - there |

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| | must be no first floor windows or roof lights in the South West elevation for the reason of protecting the privacy of adjacent dwellings. It would appear this directive has not been observed in P21/V3416/HH and, as such, needs clarification. Our only other observation is this will become a 6 bedroomed property plus an annexe and are 3 parking spaces sufficient for a property of this size? For the above reasons objected to the application as it stands |
| Decision | 2 nd February 2022 |

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| Ref: | P21/V3548/N8C |
| Date | 22 nd December 2022 |
| Description | The temporary use of land for film-making purposes as allowed under Class E, Part 4, Schedule 2 of the General Permitted Development Order 2015. |
| Address | Former Control Tower Land to the North West Abingdon Airfield |
| St Helen Without PC's comments | No objection |
| Decision | 16 th February 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 28th March 2022 at Shippon Church Hall.

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