

The Parish Council of St. Helen Without

**Minutes of the Parish Council Sub Committees Meeting held on Monday 24th January 2022
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: Cllrs. C. Webber, R. Webber & Anna Clarke (Clerk)

1. Apologies for Absence

Cllr. 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 December 2021

The minutes were agreed and signed by the Chair.

5. Highways & Amenities Sub Committee

a) **Sandleigh Road Recreation Ground Playground** – It was unanimously agreed to go with the quote from Hags for the new playground equipment.

The Clerk to follow up with Mr Herring with regards to the other issues which require attention. AC

b) **Village Gates** – It was unanimously agreed to go with the quote from Mr Paul Prior. The Clerk to contact Mr Prior and ask him to proceed with the works in the Spring and inquire if he has a carpentry contact, who would be able to carry out the repairs on the gates which require attention. AC

c) **Gozzards Ford** – The Archer Strips were laid on 19th January and will be taken up on the 27th. The data will follow approx. 10 days later.

6. Finance Sub Committee

Cllr Churchouse agreed and signed the 3rd quarter bank reconciliation.

7. Development & Planning Sub Committee

a) Decision Notices

Ref:	P21/V1795/HH
Date	29 th June 2021
Description	Proposed side extensions, first floor rear doormer 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	Planning Permission on 12th January 2022

b) Ongoing applications

Ref:	
Date	P21/V0477/FUL
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

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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 th December 2021 (No decision Issued)

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	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

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	<p>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.</p> <p>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 th January 2022 (No decision issued)

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)

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)

Ref:	P21/V3416/HH
Date	18 th December 2021

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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 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

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).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 28th March 2022 at Shippon Church Hall.

There being no further business the Chair closed the meeting at 7.20 p.m.

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

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