

To Members of St Helen Without Parish Council

17<sup>th</sup> March 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 28<sup>th</sup> March 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 24<sup>th</sup> January 2022
5. Highways & Amenities Sub Committee

#### Highways

- Playground Equipment
- Village Gates

#### 6. Finance Sub Committee

#### 7. Development & Planning Sub Committee

##### a) Decision Notices

Ref:	P21/V3416/HH
Date	18 <sup>th</sup> 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 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	Planning Permission on 2nd February 2022

#### b)Ongoing Applications

Ref:	<b>P21/V3548/N8C</b>
Date	22 <sup>nd</sup> 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	Agreed on 16th February 2022

Ref:	
Date	<b>P21/V0477/FUL</b>
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 (No decision Issued)

Ref:	<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

	<p>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 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</p>
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	pleased to reconsider any future application which meet the Planning Policies of both the Vale of White Horse and the made Neighbourhood Plan.
Decision	10 <sup>th</sup> January 2022 (No decision issued)

<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 (No decision issued)

<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	As <b>P21/V3212/HH</b>
Decision	14 <sup>th</sup> January 2022 (No decision issued)

<b>Ref:</b>	<b>P22/V0297/HH</b>
Date	4 <sup>th</sup> February 2022
Description	Proposed new garage.
Address	Byways Cothill Road Cothill Abingdon OX13 6QQ
St Helen Without PC's comments	St Helen Without object to the planning application. St Helen Without Parish Council have no objection in principle to the building of a 3 car garage on this large plot which will serve the existing dwelling. Neither do the Parish Council have any objection with the design or materials being proposed. We do however have concerns with the proposed position of the garage in front of the dwelling and close to the road. The plot is in the green belt, in a rural setting on a straight road in the small hamlet of Cothill. There is a general openness to the street scene at this point and we don t believe the garage in this position complements that openness of the setting as it would be closer to the highway than any other building. The plot has ample room for the garage to be built to the rear of the dwelling and that we believe would be the better option
Decision	1 <sup>st</sup> April 2022

<b>Ref:</b>	<b>P22/V0418/DIS</b>
Date	17 <sup>th</sup> February 2022
Description	Discharge of conditions 5 (Foul Water) & 6 (surface water) in application P20/V0348/FUL. Variation of conditions 2 - Approved Plans and 6 - Landscaping Scheme of application P16/V3165/FUL (Proposed 4no. dwellings and works there to.)
Address	38 Barrow Road Shippon Abingdon OX13 6JF
St Helen Without PC's comments	St Helen Without Parish Council is concerned about flooding and flood risk to neighbours in relation to the application for discharge of conditions for land adj to 38 Barrow Road.

	This discharge application would appear to be premature as the site remains flooded, the workmen on sight have removed more soil and made the trenches deeper but still they are full with water. The Parish Council needs reassurance for residents that any work on site will adequately deal with the flowing water from the stream that goes across the site. It is not just standing water, it is a watercourse and no sooner is it drained than it refills the groundworks. Plots 1 and 2 remain a quagmire. Plots 3 and 4 remain submerged and it appears to the untrained eye that they have hit the water table which we believe is relatively high in this part of Shippon. The Parish Council would like written confirmation from the Vale Planners that adequate steps will be taken to ensure flooding in the future will not be a problem to the new properties being built or any other properties bordering onto this development before and discharge is granted.
Decision	31 <sup>st</sup> March 2022

<b>Ref:</b>	<b>P22/V0374/HH</b>
Date	14th February 2022
Description	Demolition of existing conservatory and construction of a new single storey flat roof extension.
Address	83 Besselsleigh Road Wootton Abingdon OX13 6DX
St Helen Without PC's comments	No Objection
Decision	14th April 2022

<b>Ref:</b>	<b>P22/V0125/FUL</b>
Date	17 <sup>th</sup> February 2022
Description	Temporary planning permission for use of land for filming - to include temporary buildings/structures, 40m by 2020m sunken tank (for water) and filtration pipe, hardstanding, road and pathways and use of land to station support services and storage - in association with permitted development rights/prior approval P21/V3548/N8C. (Revision to permission ref P21/V0025/FUL).
Address	Area A - land at Abingdon Airfield /Dalton Barracks Faringdon Road Shippon Abingdon OX13 6JB
St Helen Without PC's comments	28th March 2022
Decision	14th April 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 23<sup>rd</sup> May 2022 at Shippon Church Hall.

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