

The Parish Council of St. Helen Without

Minutes of the Parish Council Sub Committees Meeting held on Monday 28th March 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, Mr David O'Hara, Ms Monica Littleboy, Ms Nadia Roper & Anna Clarke (Clerk)

1. Apologies for Absence

Cllr. H. Ayub

2. Declarations of Personal or Personal and Prejudicial Interests

Cllr D Churchouse – The Paddock

3. Matters raised by members of the public

None in attendance

4. Minutes of the meeting held on 24th January 2022

The minutes were agreed and signed by the Chair.

5. Highways & Amenities Sub Committee

- a) **Sandleigh Road Recreation Ground Playground** – the final quote for the new playground equipment came in at £9,999. The PC is now awaiting the inspection and installation date. The spoils will need to be removed and will therefore need volunteers with wheelbarrows. The Clerk to follow up with Mr Herring with regards to the other issues which require attention. AC
- b) **Village Gates** – The Clerk to ask Paul Prior to proceed with the painting of the gates, which do not require repairing and to identify the ones that do. Cllr Talbot to follow up re sourcing replacement gates if needed. VT/AC
- c) **Gozzards Ford** – The Archer Strips suggested that there is no speeding problem.
- d) **20mph Speed Limit** – Cllr R Webster gave support for Barrow Road to become a 20mph zone. This will be the first, however other areas have also been identified around the Parish.
- e) **Speedwatch Scheme** – Cllr Bahu is awaiting further information. Volunteers will be needed to stand with the Speed Gun.
- f) **VAS** – Cllr Bahu to look into getting the Long Tow Vas Pole re sited to Gozzards Ford. This would cost approximately £1K.
- g) **Bridleway Dry Sandford** – re the felled trees, the County say that it is not to do with them, so Cllr Bahu will follow up with Countryside England. RB
- h) **Grass Cutting Verges** – Aspire gave notice that they are no longer in the business of grass cutting. It was agreed to contract BGG, who will charge £800 per cut, 3 cuts in the year. The Clerk to follow up with them. Cllr C Webber raised the 'No Mow May Scheme' to encourage Biodiversity. It was agreed that some areas would be left where wild flowers could grow and cuttings not removed. Areas with daffodils would also be left uncut. AC

6. Finance Sub Committee

No updates

7. Development & Planning Sub Committee

The PC Objected to 2 Stowford Cottages as an HMO due to parking issues and its proximity to the junction of Faringdon / Barrow Road. The revised plans came through for a 4 bed house, which the PC will not object to.

38 Barrow Road – flooding issues. The Developers are pumping water from one part of the site where they are not building, causing flooding in other areas of the site. They have stopped for the time being

The Parish Council of St. Helen Without

and the Vale has not yet discharged the conditions. The PC and some residents have written to Planning to share their concerns.

a) Decision Notices

b) Ongoing Applications

Ref:	P21/V0477/FUL
Date	
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 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

The Parish Council of St. Helen Without

	<p>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 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. (as amended by plans received 07 and 23 February 2022 and additional plan received 8th March 2022.)
Address	2 Stowford Cottages Faringdon Road Shippon Abingdon OX13 6LN
St Helen Without PC's comments	St Helen Without PC has no objection to the amended plans for this application

The Parish Council of St. Helen Without

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)

Ref:	P22/V0297/HH
Date	4 th 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 st April 2022

Ref:	P22/V0418/DIS
Date	17 th 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	<p>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.</p> <p>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.</p>
Decision	31 st March 2022

The Parish Council of St. Helen Without

Ref:	P22/V0374/HH
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

Ref:	P22/V0125/FUL
Date	17 th 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).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 23rd May 2022 at Shippon Church Hall.

There being no further business the Chair closed the meeting at 7.40 p.m.

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

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