

## The Parish Council of St. Helen Without

### Minutes of the Parish Council Sub Committees Meeting held on Monday 25<sup>th</sup> July 2022 at 7.00 p.m. at Shippon Church Hall

**Present:** Cllrs. M. Page (in the Chair), V. Talbot, R. Bahu, D. Churchouse, H. Ayub, M. Littleboy, N. Benchiba-Savenius

**In attendance:** Cllrs. C. Webber, R. Webber, Mr David O'Hara & Anna Clarke (Clerk)

#### 1. Apologies for Absence

Cllr. C. Parkin

#### 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 23<sup>rd</sup> May 2022

The Minutes were agreed and signed by the Chair

#### 5. Highways & Amenities Sub Committee

##### Highways

- **Sandleigh Road Recreation Ground** - Playground equipment has now been installed, however, some fencing has been left behind. The Clerk has been assured that it will be removed. A new drone notice has been put up. Mick Herring will repair the Twister on the gym equipment.
- **Village Gates** – have now been repainted. The 2 at Cothill to be replaced. AC
- **Overhanging vegetation** – 121, Elm Tree Walk, Binnings Field, Barrow Road. AC
- Cllrs Bahu & Littleboy to draft something detailing whom is responsible for cutting back vegetation. AC/RB  
The Clerk to write to Marcham PC to ask if they can cut back the verge outside of the Black Horse, as it has become so overgrown, that people need to walk into the road. AC
- **Maintenance Jobs** – traditionally, Parish Councillors have volunteered to do jobs around the Parish, however, as the workload has increased, this has become untenable. It was consequently unanimously agreed to look at the possibility of employing someone and setting a budget for a fixed number of hours per year for maintenance work. AC
- **Lansdowne Road** – Trees have been felled and 3 lots of houses have created permanent parking spaces on the Public bridleway opposite their houses. Martin Gilbert attended the meeting to share his and other residents' concerns about these developments. Cllr Bahu contacted the OCC Countryside Department and Cllr Page the Police due to criminal damage from the felling of the trees and appropriation of Public Land. Cllr R Webber to follow up again with the Countryside Dept, as there has not yet been a response. The PC has resolved not to let this matter go, as it would just encourage others to follow suit. The PC to keep Mr Gilbert informed of progress. RW/AC

#### 6. Finance Sub Committee

- **1<sup>st</sup> Quarter Bank Reconciliation** – reviewed and signed off by Cllr Churchouse.
- **Progress against Budget 1<sup>st</sup> Quarter** – no particular anomalies. The jubilee expenditure will exceed that which was budgeted, as the budget was set before the £10K was secured from Lottery Funding, against which Jubilee expenditure will be off set.

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### 7. Development & Planning Sub Committee

**P22/V0297/HH** – Planning was sought and refused for a double garage, which would have changed the street scene. SHW PC objected.

**P22/V1380/FUL – 3 Stowford Cottages** – SHW PC objected to this house as an HMO. Cllr Churchouse has written to Planning to find out where this is up to. There appears to be a loophole in the system, where a 4 bed house can be altered to become a small HMO, under permitted development rights, without seeking planning permission. There is consequently no control over parking and road access. Cllr C Webber will follow up on the Article 4 Directive, so that at least the Vale will have control over how many HMOs there are in the District. Cllr C Webber to follow up and ask for this to be called in. CW

#### a) Decision Notices

Ref:	<b>P22/V1051/HH</b>
Date	4 <sup>th</sup> May 2022
Description	Variation of condition 2 (approved drawings) on planning application P21/V2823/HH. The addition of a first floor window to the rear elevation. (Convert existing bungalow to a two storey dwelling)
Address	The Moorings Faringdon Road Shippon Abingdon OX13 6LW
St Helen Without PC's comments	No objection
Decision	Planning Permission on 22nd June 2022

#### b) Ongoing Applications

Ref:	<b>P22/V1380/FUL</b>
Date	1 <sup>st</sup> June 2022
Description	Change of use from a small 6-person HMO (Use Class C4) to a 8-person HMO (Sui-Generis)
Address	3 Stowford Cottage Faringdon Road Shippon Abingdon OX13 6LN
St Helen Without PC's comments	<p>Planning Application P22/V1380/FUL. 3 Stowford Cottages, Faringdon Road, Shippon, OX13 6LN. The following remarks are made by St Helen Without Parish Council. (SHWPC) SHWPC strongly OBJECT to this planning application for a number of reasons which are set out in the following comments. Where necessary we will cross refer our remarks to the appropriate paragraph numbering as used in the ET Planning; planning, design and access statement, (i.e. ET 1 etc)</p> <p>Development History: P21/V3215/HH: Currently 3 Stowford Cottages is subject to the planning consent given by the Vale of White Horse District Council on the 17/02/2022 for the demolition of existing utilities extension and rear conservatory and the erection of a two storey side extension and a single storey rear extension. The plans supporting the application show a modern 4 bedroom family home: drawings 21-20 3PL01, 3PL02, 3PL03 and 21-20 3PL04-A. To date that planning permission has not changed so 3 Stowford Cottages is a 4 Bedroom House. When reviewing this application it is important to also review the recent planning consents given under the following planning references: P21/V3212/HH: 1 Stowford Cottages which was for demolition and building works to create a 4 bedroom house. P21/V3214/HH: 2 Stowford Cottages which was initially for demolition and building works to create a 6 bedroom HMO. The SHWPC objected to this application and the Vale Highways Liaison Officer found the application did not meet Local Core Policy 33. Later the application was amended when new plans were presented and the property changed to a 4 bedroom house. The remarks made by SHWPC in respect of all three of these planning applications are recorded under each reference. P22/V1380/FUL: 1) This planning application is wrong as 3 Stowford Cottages is a 4 bedroom house as approved in the planning permission granted on 17 February 2022 under reference P21/V3215/HH. It is not, and never has been, a</p>

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6 bedroom HMO. 2) Therefore ET 1.1 and 1.2 are incorrect as all the detail in the document is based on misinformation. 3) ET 1.3 further adds to the confusion and misinformation as plan 21-20 3PL05 Existing Elevations and Floor Plans is wrong. The correct floor plan for this building is 21-20 3PL02 as shown in application P21/V3215/HH. 4 bedrooms, 2 with en-suite shower rooms and a family bathroom on the first floor and an open plan kitchen/family room, playroom, reception room, study and utility room on the ground floor. 4) Similar errors are made in the application form. Under "Description of the Proposal" it refers to change from a 6 bed HMO to an 8 bed HMO; similar errors are made under "Existing Us". SHWPC are concerned by this application and find it hard to accept that these major errors can be made consistently and in all documents without being spotted and corrected and then signed off by two planning professionals. 5) This application has caused much concern in the locality with a number of parishioners contacting the Parish Council worried about this application and the effect on the street and neighbourhood. Two of them visited the site and went in number three - before being asked to leave by the contractors on site who refused to let them see upstairs. What they did see on the ground floor were bedrooms and showers already constructed - indeed work continues at pace. This is extremely worrying as the planning application was only registered with the Vale Planning Department on 1 June 2022. On the application form under Description of the Proposal to the question, "has the work started" they state NO, which is obviously incorrect. On the face of it they seem to be paying scant regard to the planning process and we urge The Vale Planners to visit and inspect the site before any decisions are made. 6) Planning History ET 3.1 quotes P21/V3215/HH but they fail to say that permission was only for a 4 bedroom house. 7) ET 4.3 Use and Amount is incorrect. Therefore all the following comments ET 4.4 to 4.8 are incorrect as they are based on the incorrect information set out in ET 4.3. 8) ET 4.8 Access and Parking seems to have been cut and pasted from another document: it refers to access from Westminster Way - there is no Westminster Way in Shippon, the property is on Faringdon Road. However it does say that it has 4 parking spaces and no more are proposed. SHWPC is led to believe the number of car park spaces are not suitable for a property with 8 bedrooms. In an HMO each bedroom is treated as a separate household and potentially need their own car. Each household needs to be able to access the highway without a neighbour moving their car. This would not be possible under the proposed development and therefore not in line with Oxfordshire Parking Standards or VWHDC local core policies 33, 35 or 37 as stated by the Vale Highways Liaison Officer in remarks on the original 6 bed HMO application for 2 Stowford Cottages, P21/V3214/HH. Moving from 6 bedrooms to 8 bedrooms only increases the noncompliance to Vale Planning Policies. 9) If fully occupied there could be up to 16 cars and no available parking for 12 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. 10) ET 5.8 and ET 5.11 continue the misconception, it is not an additional 2 bedrooms, it is changing a 4 bedroom home into an 8 bedroom HMO. Both statements are misleading. 11) Although Faringdon Road 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". [SHWPC would stress that this Policy, as all policies in the NP,

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	<p>apply to all developments however large or small and are in no way restricted by the size of any development] We believe there is inadequate parking for the proposed development at 3 Stowford Cottages and any overspill into Faringdon Road would be hazardous to both Road users and pedestrians (many of which are children from 4 nearby schools) and therefore the policy of the NP has not been met. 12) 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 in Shippon 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. 13) 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. We are also very aware that the boundary of 3 Stowford Cottages is only about 10 metres from Stowford House Care Home where all the residents are elderly and on the ground floor there are many patients with Dementia. We are concerned that any extra noise created from an 8 bedroom HMO could adversely affect the health of some of the Care Home residents. As set out above St Helen Without Parish Council believe this application is not suitable for this site, is incorrectly submitted and founded on incorrect information. We are also very concerned by all the work to change the property into an 8 bedroom HMO is knowingly proceeding before planning permission has been considered or granted. This makes a mockery of the due planning process and needs to be stopped. It is our view that the property, 3 Stowford Cottages should remain as one family house and if this application does not receive planning permission then the Vale must ensure the property is returned to a 4 bedroom family house without delay. Accordingly SHWPC Strongly Objects to Planning Application P22/V1380/FUL.</p>
Decision	27 <sup>th</sup> July 2022

<b>Ref:</b>	<b>P22/V1542/HH</b>
Date	21 <sup>st</sup> June 2022
Description	Demolition of single storey garage and construction of two storey side extension and front porch. (Amended plans rec 29 June 2022 revising window to en-suite)
Address	9 Elm Tree Walk Shippon Abingdon
St Helen Without PC's comments	No Objection
Decision	16 <sup>th</sup> August 2022

<b>Ref:</b>	<b>P22/V1627/HH</b>
Date	29 <sup>th</sup> June 2022
Description	Demolish porch and erection of ground floor front extension and ground floor rear extension.
Address	11 Elm Tree Walk Shippon Abingdon OX13 6LX
St Helen Without PC's comments	29 <sup>th</sup> July 2022
Decision	24 <sup>th</sup> August 2022

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<b>Ref:</b>	<b>P22/V1636/HH</b>
Date	30 <sup>th</sup> June 2022
Description	Demolition of existing conservatory and erection of replacement single storey rear extension.
Address	Cherry Cottage 166A Cothill Road Dry Sandford Abingdon OX13 6JW
St Helen Without PC's comments	29 <sup>th</sup> July 2022
Decision	25 <sup>th</sup> August 2022

<b>Ref:</b>	<b>P22/V1663/T28</b>
Date	4 <sup>th</sup> July 2022
Description	Intention to install 1 new 10m medium wooden pole
Address	O/s 37 Spey Road Abingdon Oxfordshire OX13 6HR
St Helen Without PC's comments	
Decision	1 <sup>st</sup> August 2022

<b>Ref:</b>	<b>P22/V1665/T28</b>
Date	4 <sup>th</sup> July 2022
Description	Intention to install 1 new 10m medium wooden pole
Address	O/s 37 Spey Road Abingdon Oxfordshire OX13 6HR
St Helen Without PC's comments	
Decision	1 <sup>st</sup> August 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 3<sup>rd</sup> October 2022 at Shippon Church Hall.

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

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

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