

The Parish Council of St. Helen Without

Minutes of the Parish Council Sub Committees Meeting held on Monday 3rd October 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 (Via Zoom)

In attendance: Cllrs. C. Webber, R. Webber (via Zoom), 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

Lansdowne Road Bridleway – Cllr R Webber contacted the Countryside Team, who forwarded to the Legal Dept, where it sat for a number of weeks. The Legal Dept are currently trying to establish whether it is a Bridleway. Mr Gilbert has documents, proving it to be a bridleway. Cllr Page to forward the documents to the Legal Team. MP

4. Minutes of the meeting held on 25th July 2022

The Minutes were approved and signed by the Chair

5. Highways & Amenities Sub Committee

Highways

- **Transport Representative** – Cllr Bahu will take on the role of Transport Representative for the PC.
- **Speedwatch** – 2 Wootton PC Cllrs would like to join scheme, but otherwise, no volunteers have come forward, despite there being a lot of concerns expressed re speeding. 6 volunteers are required from each Parish. To be reviewed again in the Spring.
- **SID** – MRH Services have quoted for turning the SIDs round / changing location (alternate months) and changing battery, £32 // £42 per operation and £40 to fit 3 brackets at 3 locations. There was a unanimous agreement to ask MRH Services to carry out these jobs. The Clerk to let Mr Herring know. Cllr Bahu will download data from the SIDs. AC/RB
- **SID Longtow** – is not working. The Clerk to follow up with County. AC
- **Sandleigh Road Recreation Ground** – Mr Herring is having trouble getting hold of the paint, which meets safety requirements, for the Sputnik. ROSPA carry out an annual visual inspection of the playground. It was unanimously agreed to ask Mr Herring to carry out 2 supplementary service inspections in April and October at a cost of £70 per inspection. AC
- **Lansdowne Road** – Covered in item 3.

6. Finance Sub Committee

The External Audit by Moore Stephens is now complete. The Auditor commented that, in future, the AGR should be approved before the approval of the Annual Accounting Statement.

During a routine audit, it was discovered that the Clerk had not received incremental payments for a number of years, as stated in the contract of employment. Cllr Page has created a document circulated to all, detailing how this will be resolved.

7. Development & Planning Sub Committee

Cllr Benchiba-Savenius to join the Planning Committee.

The Parish Council of St. Helen Without

P22/V1380/FUL – 3 Stowford Cottages – Planning Permission has been granted. Cllr Churchouse attended Planning Committee and managed to get the numbers of the HMO reduced from 16 to 8. Cllr Page thanked Cllr Churchouse for all the work he has done on this application.

a) Decision Notices

Ref:	P22/V1380/FUL
Date	1 st 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 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</p>

The Parish Council of St. Helen Without

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, 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

The Parish Council of St. Helen Without

	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.
Decision	Planning Permission on 21st September 2022

Ref:	P22/V1903/HH
Date	9 th August 2022
Description	Demolish existing rear section and build single storey rear extension with flat green roof. Install lantern lights over. Block up front entrance and create new entrance to the side. Carry out internal alterations and apply new render to front, side & rear elevations.
Address	94 Lashford Lane Dry Sandford Abingdon Oxfordshire OX13 6EB
St Helen Without PC's comments	No Objection
Decision	Planning Permission on 30th September 2022

b) Ongoing Applications

Ref:	P22/V1636/HH
Date	30 th 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 th July 2022
Decision	25 th August 2022 (no decision issued)

Ref:	P22/V1666/HH
Date	29 th July 2022
Description	Construction of single/two storey side/front extension. Construction of detached garage.
Address	69 Barrow Road Shippon Abingdon Oxfordshire OX13 6JQ
St Helen Without PC's comments	St Helen Without PC would like the following concerns to be considered before a no objection could be submitted. The Garage raises a number of issues which need to be considered before planning permission is granted. 1) Loss of light to the front room of the granny annex - shown on the plans as a bedroom. 2) The position of the garage in the front garden and it s impact on the street scene. (There are buildings on this side of Barrow Road built to the verge, see the Old Vicarage). 3) With the garage in this position is there the correct turning circle for vehicle access

The Parish Council of St. Helen Without

	as there are no plans showing this? If all the above can be answered satisfactorily in planning terms, the PC would have no objection
Decision	23 rd September 2022 (no decision issued)

Ref:	P22/V1770/HH
Date	22 nd August 2022
Description	Extension and conversion of existing bungalow to chalet style house.
Address	21 Lansdowne Road Dry Sandford Abingdon OX13 6EA
St Helen Without PC's comments	No Objection
Decision	17 th October 2022

Ref:	P22/V2031/FUL
Date	22 nd August 2022
Description	Widening of the access and relocation of the boundary wall serving the Headmasters House, Cothill School (part retrospective)
Address	Cothill House School Ltd Cothill Abingdon OX13 6JL
St Helen Without PC's comments	No Objection subject to approval of the application by Oxfordshire County Council Highways Department.
Decision	17 th October 2022

Ref:	P22/V2184/S73
Date	13 th September 2022
Description	Variation of conditions 2 (approved plans) & 4 (materials) on application P20/V0369/FUL; Appeal Ref: APP/V3120/W/21/3271137 to amend schedule of materials. (Erection of 2 no. dwelling houses with associated operations).
Address	38 Barrow Road Shippon Abingdon OX13 6JF
St Helen Without PC's comments	No Objection
Decision	18 th October 2022

Ref:	P22/V2207/HH
Date	15 th September 2022
Description	Proposed front single storey extension to provide a new kitchen and front entrance porch. New increased roof angle to existing gable, to match other roof pitches. Removal of existing rendered blockwork outer skin and insertion of new natural stone and insulation.
Address	Byways Cothill Road Cothill Abingdon OX13 6QQ
St Helen Without PC's comments	No objection
Decision	10 th November 2022

Ref:	P22/V2332/HH
Date	15 th September 2022
Description	Extension to first floor rear roof.
Address	9 Lashford Lane Dry Sandford Abingdon OX13 6DY

The Parish Council of St. Helen Without

St Helen Without PC's comments	No objection
Decision	23 rd November 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 5th December 2022 at Shippon Church Hall.

There being no further business the Chair closed the meeting at 7.45 p.m.

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

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