

The Parish Council of St. Helen Without

Minutes of the Parish Council Sub Committees Meeting held on Monday 17th July 2023 at 7.00 p.m. at Shippon Church Hall

Present: Cllrs. M. Page (in the Chair), C. Parkin, M. Littleboy, D. Churchouse, N. Benchiba-Savenius

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

1. Apologies for Absence

Cllr. R. Bahu

2. Declarations of Personal or Personal and Prejudicial Interests

Cllr Churchouse – Planning Application 80 Barrow Road.

3. Matters raised by members of the public

None present

4. Minutes of the meeting held on 22nd May 2023

The Minutes were reviewed and adopted.

5. Highways & Amenities Sub Committee

Highways

Sandleigh Road Recreation Ground – Grass Cutting – the quotes came in at a lot more expensive than the current contractor, therefore the PC will continue to use BGG at this time.

Trees - One of the new trees was vandalised, possibly used as a goal post.

Cllr Churchouse now has aluminium name tags for the trees, which should be attached within the next couple of weeks.

Notice board – the Clerk to get quotes for an open noticeboard to go near the pub. Mr & Mrs Binning gave their permission to use this location. AC

The Field at the back of Rookery Close has become very overgrown. Mr & Mrs Binning permit residents to cut up to 2 metres from the rear of their property, however, this is not possible to do as the current time. To be kept shorter in future, before it gets out of control.

6. Finance Sub Committee

1st Quarter Bank Reconciliation - Cllr Churchouse to review the bank reconciliation for the 1st quarter. Expenditure for the first quarter is in line with the budget thus far.

7. Development & Planning Sub Committee

P22/V2931/FUL – Church Farm Barns – a further bat survey will need to be carried out and will take place in the winter.

80 Barrow Rd – the Planning Officer was concerned about the height, however this has now been resolved and a new application submitted.

P23/V1360/0 – 9 dwellings Spey Road – this does not meet the criteria that there can only be limited infill in the village. It also doesn't meet the criteria for separation of settlements from the Neighbourhood Plan.

88 Barrow Road – they have been blocking the pathway. Planning is investigating the new drop curb.

a) Decision Notices

a) Ongoing Applications

b)Ref:	P22/V2401/OH
t	7 th October 2022

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Description	The proposal is to erect a new H-Pole and lay underground cables to an existing H-Pole. As this work falls within an area which has been highlighted as being a risk zone of a site of Special Scientific Interest (SSSI).
Address	Cothill House Abingdon OX13 6JL
St Helen Without PC's comments	
Decision	2 nd December 2022 (No decision Issued)

Ref:	P22/V2931/FUL
Date	23 rd January 2023
Description	Restoration and Change of Use of Barns to create Single Dwelling.
Address	Church Farm Barns Barrow Road Shippon Abingdon OX13 6JF
St Helen Without PC's comments	St Helen Without Parish Council would support this development in principle as we believe the proposed 3 bedroom dwelling to be more suitable to the area than the previous application for offices. This planning application is more in keeping with the openness and rural aspect of this historic part of the village of Shippon than the previous application which was refused due to the possible significant harm to biodiversity. SHWPC has no objection to this application as long as the Vale of White Horse Planners are satisfied that the Ecological Report January 2020, the Environmental Risk Assessment and the supplementary Bat Report meet all the planning requirements in relation to biodiversity and the protection of the species found on the site.
Decision	2 nd June 2023 (No decision Issued)

Ref:	P23/V1088/LDP
Date	11 th May 2023
Description	Demolish existing shed, replace with new shed.
Address	Laburnum Cottage 90 Church Lane Dry Sandford Abingdon OX13 6JP
St Helen Without PC's comments	LDP, for info only
Decision	6 th July 2023 (No decision Issued)

Ref:	P23/V1119/FUL
Date	15 th May 2023
Description	Replacement of existing house with new and associated garage.
Address	80 Barrow Road Shippon Abingdon OX13 6JQ
St Helen Without PC's comments	13 th June 2023
Decision	10 th July 2023

Ref:	P23/V1119/FUL - SAH
Date	
Description	Replacement of existing house with new and associated garage. (as amended by plans received 11 July 2023).
Address	80 Barrow Road Shippon Abingdon OX13 6JQ
St Helen Without PC's comments	13 th June 2023
Decision	10 th July 2023

Ref:	P23/V0737/LB
Date	6 th June 2023

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Description	Internal maintenance to replace old electrical system, replacement kitchen, replacement bathroom and new heating system. Redecoration throughout. Removal of rear chimney. Addition of gas boxes to the exterior of no. 62 and 66 Barrow Road to accompany new gas boiler.
Address	62 & 66 Barrow Road Shippon Abingdon OX13 6JQ
St Helen Without PC's comments	No objection on the removal of the dangerous chimney stack which, if it falls, would drop into the garden of the adjoining property (number 58 Barrow Road). The decision to remove or repair the chimney is one for the planning and conservation officers but from a PC point of view, no objection if it was taken down and the roof tiled with similar tiles to the rest of the roof. With regard the utility boxes proposed to be affixed to the outside of the two cottages it would appear from the plans that the one on the wall of number 62 is in fact only accessible from within the grounds of number 58. Unless the owners of that property give their agreement to this (there is no suggestion that they have been contacted or their views sought in this application) and allow access across their land, the box should be positioned in a different place where access is directly from the garden of 62.
Decision	1 st August 2023

Ref:	P23/V1533/LB
Date	27 th June 2023
Description	Variation of conditions 2 (approved plans) and 3(materials) on application ref. P20/V0319/LB - replace proposed glazed roof with a solid roof with an EPDM covering and two rooflights. (Rear conservatory at ground floor level, with glass roof).
Address	The Old Malt House 48 Church Lane Dry Sandford Abingdon OX13 6JP
St Helen Without PC's comments	No objection
Decision	22 nd August 2023

Ref:	P23/V1360/O
Date	4 th July 2023
Description	Construction of 9 dwellings with associated landscaping and open space to include access from Spey Road. (Outline Application with Appearance, Landscaping, Layout and Scale Reserved).
Address	Land off Spey Road Abingdon

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St Helen Without PC's comments	<p>St Helen Without Parish Council would comment as follows in respect of this application for 9 new dwellings in Spey Road. These 9 proposed dwellings will increase the number of homes in Spey Road from the current 57 units to 66. Until recently Spey Road was part of the "Army Estate" but was no longer required for military housing and released back to Annington Property Ltd. They have now modernised the units and offered them for sale into private ownership, some are sold and some remain on the open market. As the properties are sold the homeowners become residents of Shippon and will be included in the precept calculations for SHWPC going forward. Whilst the 9 dwellings proposed will be designed to complement the existing housing in Spey Road our main concerns centre around the Principles of Development. Having given due consideration to all the plans, documents and pre-application advice it is the view of the SHWPC that this application is unsound.</p> <p>Whilst Shippon is now inset to the green belt according to the VWHDC's own settlement hierarchy Shippon is a smaller village in which the VWHDC's own spacial strategy determines that only limited infill is permitted. The proposed development is not infill but a new site on the edge of Shippon Village in the North East corner of Spay Road where the open views from the existing houses is across the proposed site then green belt land to the North and East looking towards the settlement of Whitecross. The proposed development would effectively extend and enlarge the built area of Shippon which would be contrary to its status as a smaller village in CP3 of LPP1 and therefore fail to meet CP8. This classification of settlement size and strategic stipulation makes the proposed development inappropriate and unsound. The Wootton and St Helen Without joint Neighbourhood Plan (NP) Policy SS2, separation of settlements makes clear the importance of retaining physical and visual separation between settlements. In this case the physical and visual separation between Shippon and Whitecross will be unacceptably diminished and therefore neither the NP Policy SS2 or CP4 LPP1 are met. The NP policy is there to ensure there is no risk of encroachment or coalescence between settlements in the future. We do not consider the development site can be considered a previously developed Brownfield site within the settlement. It is a new site sitting outside of the curtilage of the built area of Shippon as represented by the existing dwellings in Spey Road with the road itself being the boundary. The original garages (demolished some time ago) covered less than 40% of the site now proposed for this development. For this and all the other reasons already stated we believe the application fails to meet the planning principles as set out in the VWHDC current Local Plan and the NP policies referred to in these remarks.</p> <p>Therefore St Helen Without Parish Council OBJECT to this application.</p>
Decision	29 th August 2023

8).Cllrs reports and items for future agendas

None

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 11th September 2023 at Shippon Church Hall.

There being no further business the Chair closed the meeting at 7.15 p.m.



The Parish Council of St. Helen Without

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

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