

To Members of St Helen Without Parish Council

20th October 2023

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 30th October 2023, 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 11th September 2023
5. Highways & Amenities Sub Committee
Sandleigh Road Recreation Ground
 - Entrance Path
6. Finance Sub Committee
2nd Quarter Bank Reconciliation
7. Development & Planning Sub Committee
 - a) Decision Notices

Ref:	P23/V0737/LB
Date	6 th June 2023
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	Listed Building Consent on 25th September 2023

b)Ongoing Applications

a) Ref:	P22/V2401/OH
Date	7 th October 2022
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	2nd June 2023 (No decision Issued)

Ref:	P23/V1719/AG
Date	27 th July 2023
Description	Proposed new Agricultural Barn. (Amended plan received 23rd August 2023- Reducing the height of the building)
Address	Land at Honeybottom Lane Dry Sandford Abingdon
St Helen Without PC's comments	Saint Helen Without Parish Council have no objection in principle to the development of this agricultural barn as set out in the planning application. We do note however that in the covering letter from Edgars they set out Table 1: Assessment of the proposal against the class A provisions. We would refer to the clause at the top of page 6 of their letter; any building within 3 kilometres of an aerodrome must not exceed 3 metres in height. They say the building is not within 3 kilometres of an aerodrome but in fact it is within this distance to the old RAF Abingdon, now Dalton Barracks. The airfield is still used from time to time for military training by the Army and RAF for both fixed wing and rotors powered aircraft and question whether this meets the class A provisions? SHWPC will be guided by the VWH Planners and if they are satisfied that all the class A provisions have been met then, as stated above, we would have no objection to this planning application
Decision	1 st September 2023 (No decision issued)

Ref:	P23/V2028/HH
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Date	6 th September 2023
Description	Rear single storey extension with room in roof space.
Address	Moorhouse Church Lane Dry Sandford Abingdon OX13 6JP
St Helen Without PC's comments	St Helen Without PC has 2 concerns both relating to the impact on the immediate neighbour and whether the proposed extension will adversely affect them. 1) This extension, which is 6m high to the ridge is less than 1m from the site boundary wall and less than 3m from the neighbouring property. It is unclear what impact this would have on the loss of light and privacy of the neighbours. This would need to be found acceptable before any PP is granted. 2) The mass of the proposed extension is approximately 330sqm which could be overbearing on the neighbouring property. The planners need to be satisfied this is not the case before any PP is granted. Subject to the above, the PC has no further objections to the application
Decision	1 st November 2023

Ref:	P23/V1999/HH
Date	22 nd September 2023
Description	Addition of Decking, shed and bin store to the rear and side of 6 Walnut Paddock.
Address	6 Walnut Paddock Barrow Rd Shippon Abingdon OX13 6UB
St Helen Without PC's comments	SHWPC are aware that the mature Walnut Tree from which this new development derives its name stands in the rear garden of 6 Walnut Paddock and that tree is protected by a Tree Preservation Order. Although the Tree is not shown on any of the plans provided with the application it is covered in the tree survey report done for Oxford Homes and dated July 2020 which has been included as supporting information. The Walnut tree is marked T13 in that report and we would refer you to the TPO comments on page 14 and Appendix 4. That appendix shows the tree is in the middle of a construction exclusion zone (which in fact covers most of the garden of Number 6). We are not sure if this zone relates purely to the construction of the houses or all future work carried out within that zone. The work proposed is also closer to the listed buildings of the Stables and Church Farmhouse. With this in mind we would have no objection to the proposed work as long as, after due consideration, the Planning Officer, the Conservation Officer and the Forestry Officer all support the application
Decision	17 th November 2023

Ref:	P23/V2257/HH
Date	4 th October 2023
Description	Construction of extension arranged over one and two storeys. Addition of rain canopy.
Address	Williams Farm Cholswell Road Shippon Abingdon OX13 6HW
St Helen Without PC's comments	No objection
Decision	29 th November 2023

Ref:	P23/V2186/HH (Amendments to planning permission P22/V1903/HH.)
Date	6 th October 2023
Description	Single storey rear extension. Block up front entrance and create new side entrance. Amendments to planning permission P22/V1903/HH.
Address	94 Lashford Lane Dry Sandford Abingdon OX13 6EB
St Helen Without PC's comments	No objection
Decision	1 st December 2023

8. Items for future agendas

9. A.O.B.

10. Date of next meeting

To confirm the date of the next Parish Council Meeting, which is scheduled for 7.00 p.m. on Monday 11th December 2023 at Shippon Church Hall.

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