

The Parish Council of St. Helen Without

Minutes of the Parish Council Sub Committees Meeting held on Monday 10th December 2018 at 7.00p.m. at Dry Sandford Primary School

Present: Cllrs. C. Parkin (in the Chair), M Page, V. Talbot, , D. Churchouse, C. Cox

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

1. Apologies for Absence

Cllrs, P. Painting, R. Bahu

2. Declarations of Personal or Personal and Prejudicial Interests

Cllr Talbot – windows 62 Barrow Road, Lashford House, Church Lane

3. Matters raised by members of the public

Nothing raised

4. Minutes of the meeting held on 29th October 2018

The minutes were agreed and signed by the Chair.

5. Highways & Amenities Committee (Cllrs Page, Bahu & Cox)

a) **School Signs** – All to look at locations to be agreed at the next meeting. Consideration to be given to the verge past the grain store, where people start to pick up speed and Cholswell Road, (1 in each direction) and 1 in Long Tow. It was agreed that the gates, having recently been refurbished, would not be used. Cllr Page to contact Mr O'Hara re the Army helping to affix the signs. The Clerk to email the head of Dry Sandford Primary School re pupils producing similar signs. MP/AC

b) Honeybottom Lane Speed Limit update

The Highways Officer at County followed up on all the speed limiting measures as promised and the situation has improved. Cllr Page has also followed up with Fix My Street. Cllr Talbot asked that, with this success, could Barrow Road speed issues be revisited as the 30mph flash sign is not working. Cllr Page to request that an engineer visits Barrow Road as they did with Honeybottom Lane. MP Daffodils to be planted on 13th December.

The Highways sub committee has now been merged with Amenities and renamed the Highways & Amenities Sub Committee.

6). Finance

The Clerk circulated Financial information for the setting of the Precept. To be discussed at the next meeting and the precept figure agreed. Cllr Talbot proposed a 10% raise and Cllr Page seconded. To be voted 21st January 2019. This raise would be due to the challenges to be faced ahead if Shippon is removed from the Greenbelt, resulting in more development applications and the need for professional help in fighting Green Belt issues. The PC has lived off reserves for the last few years.

The Clerk to check if there is a limit on raising the precept and let the Vale know that the PC will need until 23rd to submit the precept figure. AC

The Clerk to show depreciation in the Parish Council's asset list and add contingency into the reserves for replacments. AC

7). Development & Planning Sub Committee (Cllrs Talbot, Painting & Churchouse)

25 Landsdowne Road – 3 neighbours submitted an objection to the PC and Cllrs concurred with their views and objected. The residents stated that they were also disappointed with the PC's decision from approx. 1 yr ago on another application where a house was too close to neighbouring properties. Site visits will therefore be carried out when possible and necessary.

Cllr Page noted that he had been very impressed with the quality of responses being submitted in the last few months under Cllr Talbot's leadership of the new team.

a) Decision Notices

Ref:	P18/V2476/HH
Date	2 nd October 2018
Description	Side extension to create annex on the ground floor, ensuite to existing first floor master bedroom and new pitched porch roof extending over existing garage
Address	69 Barrow Road, Shippon
St Helen Without PC's comments	No Objections
Decision	Planning Permission on 27th November 2018

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Ref:	P18/V2367/DIS
Date	19 th September 2018
Description	Discharge of condition 2 (landscaping) for planning permission P18/V0453/FUL Replacement store
Address	'The Barn' (land to rear/east of White House Farm) Green Lane Dry Sandford OX13 6JR
St Helen Without PC's comments	
Decision	Fully Discharged on 22nd November 2018

Ref:	P18/V2005/LDP
Date	6 th August 2018
Description	Proposed erection of a party barn within the curtilage of Lashford House to include a function room, kitchen, lavatories, gym and office.
Address	Lashford House Church Lane Dry Sandford Abingdon OX13 6JP
St Helen Without PC's comments	We note and support the issues raised by the Vale of White Horse District Council Planning Department in their pre-submission advice to the applicant. It follows therefore that we do not believe that the proposed building could be classed as permitted development. It is our policy to object to development in the Green Belt.
Decision	Refusal of Certificate of Lawful Use or Development on 3rd December 2018

Ref:	P18/V2554/FUL
Date	10 th October 2018
Description	Proposed conversion and alterations of agricultural barns to B1 (Office) use and associated parking and bin and cycle storage
Address	Church Farm Barns Barrow Road Shippon OX13 6JF
St Helen Without PC's comments	St Helen Without has No Objections to this planning application but wish the following comments to be taken into account before any decision is made: <ol style="list-style-type: none"> 1. Very serious concerns about traffic implications to this already very narrow and frequently congested part of Barrow Road. Therefore would seek that access to the developed site is limited exclusively to cars, small vans and emergency and waste disposal vehicles. 2. The drawing supporting the application showing the vision splay at over 40 metres would appear to be misleading, as the driver of any vehicle exiting the site would have to proceed approx 2 metres beyond the dotted line to achieve the full 40 metre view. 2. The proposed building materials are strictly adhered to. 3. Request a full habitat and species report prior to any decision being reached as it is believed that there are bats occupying areas within the site. 4. No overnight parking to be allowed on the site and limited hours of business to be considered as this proposed development is surrounded by residential homes. 5. The redevelopment to be limited to offices only, with no storage units, workshops or industrial units permitted as we notice that units 6,7 and 9 have only very little natural light in relation to that shown for all the other units so have concern about their possible future use. 6. Seek reassurance that sufficient and appropriate drainage is put in place as this part of Barrow Road is prone to flooding in heavy rain. 7. Note that no notices were sent to two of the Grade II listed properties closest to the farmyard, Church Farm House (directly opposite) and the Old Manor (next to the farm yard on the western side). Both buildings being some of the oldest and most historic in Shippon and we trust that the Conservation Officer will be asked for input on the development and its possible impact on this part of Shippon.
Decision	Withdrawn prior to determination on 4th December 2018

Ref:	P18/V2016/HH (Amended application submitted)
Date	18 th September 2018
Description	Convert existing garage to a one-bedroom annex for private use, extending into the existing space currently occupied by a log cabin. (Amendment to existing elevations as shown on drawing PE001 rev A)

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Address	25 Lansdowne Road Dry Sandford Abingdon OX13 6EA
St Helen Without PC's comments	<p>In our view this application is an overdevelopment of 25 Lansdowne Road. There is already a substantial property standing on the plot and further development of a two story, dwelling by converting and enlarging the existing garage is not in keeping and out of scale with the surrounding properties.</p> <p>The plans provided to support the application are hand drawn, difficult to read and vague in their dimensions. It is our understanding that the ridge height of the garage will rise by 500cm and continue at that height for the entire length of the proposed new structure; we do not believe this increase in size is acceptable in this location.</p> <p>The proposed new structure would adversely affect the neighbouring properties in Lansdowne Road and Coupland Road by being overshadowing, over dominant and out of keeping in scale by putting a 2 story residential dwelling to the rear of the natural building line of Lansdowne Road. This would cause loss of privacy and light, especially to 7 Coupland Road which sits only 2.0 metres north of the proposed new building. This property especially will suffer from severe overshadowing to the rear garden and much off the living area throughout the year and during the winter months will be in permanent shade; we do not believe this is acceptable.</p> <p>The applicant claims that the planning permission for P15/V0174/Ful granted by the Vale in June 2015 sets a <i>president</i> precedent, but we would disagree. The 7 page VWHDC, Committee Report of 4 June 2015 by Laura Hudson, Principal Planning Officer goes to great lengths to make clear that the permission granted was a "one off" and for that specific application only.</p> <p>The parking at 25 Lansdowne Road is limited to 4 spaces at the property. Further living accommodation would create a demand for further parking but, from what we can see, space for that is not available. This needs to be considered as part of the review process.</p> <p>Should Planning Permission be granted we would request the Vale to ensure that the new living accommodation is tied to the main dwelling and documentation written to prevent its separate occupation, renting or sale. It must also only be occupied by the persons specified in the application and no other persons at any time.</p>
Decision	Withdrawn prior to determination on 10th December 2018

b)Ongoing Planning Applications

Ref:	P18/V2180/FUL
Date	18 th September 2018
Description	Development of up to 73 residential dwellings and associated works including design, access, landscaping and open space.
Address	Land to the West of Wootton Road Abingdon
St Helen Without PC's comments	<p>St Helen Without have no objection to this planning application but would like the following comments to be taken into account by the Vale of White Horse when making their decision:</p> <ol style="list-style-type: none"> 1. Concern that there are insufficient car parking spaces allocated to accommodate any visitors therefore cars might well end up blocking access for emergency vehicles, waste disposal lorries etc. 2. Further increased level of traffic exiting on to the already very busy public roads with particular emphasis on ensuring the safety of bicycle users and pedestrians. 3. The very close proximity of the flats to the A34 with resultant noise and air pollution concerns. Efforts to be made to soundproof these buildings where possible. 4. Has any allowance been made for the possible widening of the A34. 5. Relocation of a substantial part of the communal landscaping into the centre of the development as its current very close proximity to the A34

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	where the air pollution and noise levels might well render it unsafe to children and damaging to the residents health. Also measures to be taken to prevent any pedestrian access on to the very busy major road. 6. Reassurance that sufficient drainage will be incorporated in to the development as the area is known to have flooded. 7. Would prefer the number of homes to be reduced by say 10% with the resultant improvement in the amount of open space in and around the development and thereby enabling increased landscaping.
Decision	Due 18 th December 2018

Ref:	P18/V2669/DIS
Date	13 th November 2018
Description	The application is for: Discharge condition 4 - Turning Space on planning application P18/V1785/HH. Extension to provide new first floor to bungalow.
Address	1 Lashford Lane Dry Sandford Abingdon Oxfordshire
St Helen Without PC's comments	
Decision	25 th December 2018

Ref:	P18/V2695/LDP
Date	2 nd October 2018
Description	Outbuilding
Address	94 Honeybottom Lane Dry Sandford Abingdon OX13 6BX
St Helen Without PC's comments	For info
Decision	24 th December 2018

Ref:	P18/V2552/FUL
Date	31 st October 2018
Description	Conversion and alteration to the ground floor of the building approved and implemented under the terms of permission P17/V2034/FUL to create two two-bedroom apartments with parking and amenity space.
Address	53 Besselsleigh Road Wootton Abingdon OX13 6DX
St Helen Without PC's comments	No objections
Decision	25 th December 2018

Ref:	P18/V2748/DIS
Date	5 th November 2018
Description	Discharge of condition 6 - external and internal boundary details on application ref. P17/V0663/FUL Demolish and rebuild 2 properties
Address	Rushwood Cothill Road Dry Sandford Abingdon OX13 6JW
St Helen Without PC's comments	
Decision	17 th December 2018

Ref:	P18/V1287/DIS
Date	21 st May 2018
Description	Discharge of conditions 6 (community use agreement), 8 (management and maintenance) & 14 (travel Plan) of Planning Permission P16/V1088/FUL "Hybrid application comprising a detailed application for a sports hall, AstroTurf pitch and pavilion, relocated netball and tennis courts, new canopy to lower school building, car park extension to rear and rearranged access, car park and drop off at front of school; and an outline application for erection of a swimming pool, two classroom buildings and extension to dining room (all matters reserved except access)." (18 July - Amended plans received and amended travel plan received 06 November 2018)
Address	The Manor Preparatory School Faringdon Road Shippon ABINGDON OX13 6LN
St Helen Without PC's comments	
Decision	13 th December 2018

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Ref:	P18/V2921/DIS
Date	28 th November 2018
Description	Discharge of conditions 3 (approval of external materials) on application P17/V3325/HH. Proposed demolition of outbuildings, construction of front and rear extensions, raised roof and internal alterations.
Address	101 Lashford Lane Dray Sandford Abingdon Oxfordshire OX13 6EB
St Helen Without PC's comments	
Decision	9 th January 2019

8).Cllrs reports and items for future agendas

None

9).Date of next meeting

It was confirmed that the next Meeting will be held at 7.00p.m. on 21st January 2019 at Shippon Church Hall.

There being no further business the Chair closed the meeting at 7.55p.m.

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

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