

The Parish Council of St. Helen Without

Minutes of the Parish Council Sub Committees Meeting held on Monday 3rd August 2020 at 7.00 p.m. by Video Call

Present: Cllrs. M. Page (in the Chair), C. Parkin, V. Talbot, L. Church, R. Bahu, P. Painting, T. Turner, D. Churchouse

In attendance: Cllr. C. Webber, Anna Clarke (Clerk).

1. Apologies for Absence

Cllrs R. Bahu, R. Webber, Mr David O'Hara

2. Declarations of Personal or Personal and Prejudicial Interests

Cllr Churchouse – Planning application, The Paddock

3. Matters raised by members of the public

None present

4. Minutes of the meeting held on 29th June 2020

The minutes were agreed and signed by the Chair.

5. Highways & Amenities Sub Committee (Councillor Bahu, in his absence, provided a written update)

- a) **Money for (Barrow Road) Traffic Calming Measures** – £2k has been secured from Richard Webber, (OCC), towards the 8 k cost. The PC will pursue the various developers along Barrow for a contribution but this is likely to take some time to secure (ie once the properties were sold / let). If the PC were to fund it, then it is unlikely we would be able to retrospectively ask them for funding.
- b) **Overgrown Vegetation** – Letters to go out to relevant houses on Faringdon Rd. The Clerk to be given house numbers to write to. RB
- c) **Sandleigh Road Recreation Ground** – Playground and Gym now open with Covid-19 secure signs. One concern received from a resident about a "yellow" chemical on slide. Neither Cllrs Bahu nor Turner has any idea what this could be and, on inspection, the slide was very clean. The Clerk has the photos taken. The Clerk to add boundary inspection to the monthly report. AC
- d) **ROSPA** inspection took place in July and the report is due in August 2020.
- e) **Fence encroaching onto Rec Ground** – This was debated at some length. There were diverging views amongst Councillors as to whether the Council should demand that the fence in question be reinstated to the original boundary (some 40cm). It was noted that, over the years, other properties appear to have encroached to a greater or lesser degree onto the recreation ground. There was a majority vote, (5 votes in favour, 3 against), to leave the fence as it is and send a letter out to all residents backing onto the Recreation ground stating that from herein, no encroachment onto the recreation ground will be tolerated, either by boundary extension or vegetation growth that detracts from the amenity). If there are future encroachments, the householder will be asked to revert to their boundary, or the PC will take action and charge the householder. The PC now has a photo record of the perimeter of the rec ground, clearly showing the boundary.
- f) **Spring Clean** – aiming for 26th September.
- g) **Grass Cutting** – Aspire responded quickly to Cllr Page and cut the grass along Faringdon Rd.
- h) **Village Gates** – Mr O'Hara to follow up with the contractor re flaking paint on the gates. D'OH
- i) **Rookery Close** – pavements are in a poor state. The Clerk to follow up with the Vale. AC
- j) **Wild flowers** – TT briefed the Council on a campaign to encourage the growth & preservation of wild flowers on road verges. To be discussed with Aspire, appropriate locations to be identified to leave off the cut and facilitate wildflower growth, (until the end of summer), whilst taking into account safety / visual displays and not encroaching on residents' land. All to consider appropriate locations. ALL

6. Finance Sub Committee

The 1st quarter's bank reconciliation was agreed and signed by Cllr Churchouse.

7. Development & Planning Sub Committee

The Parish Council of St. Helen Without

- **Land West of Wootton** – P19/V0169/RM - Reserved Matters - Approval on 29th July 2020.
- **The Paddock** – Oxford Homes came back with another amendment, changing the style. There will now be 6 residential dwellings on site. There has been no further communication with the PC. There are now 2 separate applications in. Cllr Talbot to organise a meeting to discuss. VT
- **200 houses**, land north of Dunmore Road have been approved.

a) Decision Notices

Ref:	P20/V1001/FUL
Date	23 rd April 2020
Description	Raising of existing hipped roof to include gable ends and dormer windows to facilitate remodelling of existing loft conversion. New access from highway and relocate existing parking provision.
Address	36 Lashford Lane Dry Sandford Abingdon Oxfordshire OX13 6DY
St Helen Without PC's comments	Objection - 36 Lashford Lane, Dry Sandford P20/V1001/FUL - Erection of a brand new 4 bedroomed property in the garden of 36 Lashford Lane. Objection. We would suggest that the erection of a new property of this size would have a detrimental effect of the SSI Nature Reserve Cothill Fen that adjoins the proposed property and therefore would like a report detailing any impact the proposed property might have on such an important nature reserve and its environs. The house would dominate the plot bearing in mind the rural setting and in contravention of the preference contained in the Neighbourhood Plan for open spaces. In addition a property of this size would be out of character for the area. With an additional access point on to Lashford Lane being proposed, we would like details of the vision splays and also sight of a drainage report; this was requested in the pre application advice. Finally as the Vale of White Horse DC has a five year supply of housing there is no local need for a property of this size.
Decision	Planning Permission on 6th July 2020

b) Ongoing applications

Ref:	P20/V0983/DIS
Date	16 th April 2020
Description	Discharge of Conditions 3 (Material Samples) 4 (Submission of Details) 5 (Joinery Details) 6 (Landscaping Scheme) 7 (Drainage Strategy) 8 (Foul Water) 9 (Surface Water) 10 (Ground Levels) 11 (Arboricultural Statement) of application P16/V3165/FUL: Proposed 4no. dwellings and works there to. (Additional Drainage details received 28 April 2020) (Amended Information received 26 May 2020) – related to app P16/V3165/FUL
Address	Land adjacent to No. 38 Barrow Road Shippon Abingdon OX13 6JF
St Helen Without PC's comments	
Decision	28th May 2020 (No decision issued)

Ref:	P20/V0348/FUL
Date	13 th February 2020
Description	Variation of conditions 2 - Approved Plans and 6 - Landscaping Scheme of application P16/V3165/FUL. Proposed 4no. dwellings and works there to.
Address	Land adjacent to No.38 Barrow Road Shippon OX13 6JF
St Helen Without PC's comments	As this application has been called in, we welcome the opportunity to offer some additional comments in lieu making verbal representations at the Planning Committee meeting. It is a matter of great regret to SHWPC that the initial declared aim of the developers, to work closely with us and those residents affected, to achieve a development that would enhance the site to the benefit of all was not followed through. Apart from an initial, informal discussion in March 2019 we have had no contact with Oxford Homes. A key element of the grant of original planning permission for this site, prompted by the concerns of the Vale Conservation Officer was a condition that ridge heights should not exceed 7 metres above existing ground level. The nature of

The Parish Council of St. Helen Without

	the site has not changed since that original application and the Conservation Officer's comments must therefore still stand. This application shows ridge heights of 7.8 metres to plots 1&4 and this forms the basis of our objection. If it were possible to ensure that the ridge height of all plots is reduced to 7 metres, whether through limited excavation or change in design we may be able to withdraw our objection on this point. Please also refer to our comments in relation to application P20/V0369/FUL in respect of issues relating to the site as a whole.
Decision	29 th May 2020 (No decision issued)

Ref:	P20/V0348/FUL (Amendment)
Date	7 th February 2020
Description	Erection of 2 no. dwellinghouses with associated operations. (Amended plans and information, including reduction from three to two dwellings, received 29 July 2020)
Address	Land adjacent to No.38 Barrow Road Shippon OX13 6JF
St Helen Without PC's comments	21 st August 2020
Decision	

Ref:	P20/V0369/FUL
Date	13 th February 2020
Description	Erection of terrace of 3 no. dwellinghouses with associated operations.
Address	Land adjacent to No.38 Barrow Road Shippon OX13 6JF
St Helen Without PC's comments	<p>We welcome the opportunity to offer some additional comments on this application. This application having been called in we would, ordinarily have attended the Committee meeting in person to state our case. We live in extraordinary times</p> <p>Our objections to this application are in accord with the issues raised by the Vale's Conservation Officer and other statutory consultees. They also draw on protection afforded by LPP1 in classifying Shippon as a smaller village and the recognition in LPP2, supported by the planning inspector, that the historic centre of Shippon be protected. When the decision was made to inset Shippon to the Green Belt much was made by the Vale of the protection that would still be afforded against inappropriate development. The plans, as submitted, would result in a development which would have an overbearing effect on the openness of this part of the village especially in view of the narrowness of Barrow Road at this point. This brings it into direct conflict with the provisions of the Neighbourhood Plan which, as a made plan has full legal status alongside the local plan. We understand the restrictions that prevent site visits at this time but hope those familiar with the location will be able to vouch for the devastating effect building these three proposed dwellings would have on the general character of the area and the adjacent listed buildings. We draw your attention to the three dimensional representation of these three dwellings contained within the pre application advice papers which have recently been added to the documentation on the planning website. We believe this demonstrates quite starkly the unsuitability of the design and the detrimental impact its bulk and location would have, especially as this application has to be viewed alongside application P20/V0348/FUL. The combined proposals seek to build 7 dwellings on this site which we find unacceptable. The material inaccuracies contained within the applicant's submission regarding the Neighbourhood Plan and the provisions of LPP1 and LPP2 are of grave concern. The Neighbourhood Plan underwent statutory, advertised, consultation processes overseen by the Vale. The developers would have had ample opportunity to contribute had they so wished. Whilst a developer's desire to maximise a return on investment is understandable the key issue is whether that warrants the complete disregard of the legal and democratic processes afforded communities under the localism agenda. We restate our commitment to do whatever we can in</p>

The Parish Council of St. Helen Without

	assisting the Vale in their deliberations over this matter, made that much more difficult under the current lockdown restrictions.
Decision	29th May 2020 (No decision issued)

Ref:	P20/V0369/FUL (Amendment)
Date	7 th February 2020
Description	Erection of 2 no. dwellinghouses with associated operations. (Amended plans and information, including reduction from three to two dwellings, received 29 July 2020)
Address	Land adjacent to No.38 Barrow Road Shippon OX13 6JF
St Helen Without PC's comments	21 st August 2020
Decision	

Ref:	P19/V2489/FUL
Date	10 th October 2019
Description	Proposed conversion and alterations of agricultural barns to B1 (Office) use and associated parking and bin and cycle storage (resubmission of P18/V2554/FUL) (As amended by additional information and revised plans received 17 December, 20 December, 10 January and 17 January comprising: Contamination report, Environmental Assessment, Transport Assessment, Heritage Statement, Ecological report, revised site plan and revised floor and elevation plan)
Address	Church Farm Barns Barrow Road Shippon OX13 6JF
St Helen Without PC's comments	<p>St Helen Without has no objection to this planning application but would wish the following comments to be taken into account before any decision is made:</p> <ol style="list-style-type: none"> 1) All our comments previously submitted under this reference and the previous reference P18/V2554/FUL to be taken into account prior to any decision being made. 2) We are pleased to see the inclusion of a public footpath between the site and Faringdon Road as set out in the latest plans which we believe is paramount for public safety and something we were advocating from our initial responses to this application. 3) We still have serious concerns over the site entrance and the vision splay meeting the minimum criteria set by OCC. We would refer you to the remarks at paragraphs 1 and 2 of our remarks submitted to P/18/V2554/FUL as, since they were made, there has been no satisfactory explanation from OCC Highways as to why they think the vision splay as indicated on the plans meets the regulations. 4) The danger is restricted vision on exiting the site from cars approaching from the drivers left. The Entrance wall, which is attached to the stone barn, is 2m high at this point (and has to remain at that height as all the original stone walls in the Village are now protected under the new Wootton and St Helen Without Joint Neighbourhood Plan) so any drivers view to the left is restricted to only a few metres when their vehicle is stationary at the threshold of the site entrance and the public highway. Only by inching a vehicle into the public highway is the drivers vision to the left increased and to achieve the 43 metre vision splay required the vehicle will be 2 to 3 metres into the road. We do not believe this is safe, especially as Barrow Road is very busy and also very narrow along this stretch of the road and from feedback received we know many local residents share these concerns. 5) We would ask you please to request OCC put in writing why they believe this entrance/exit meets their criteria and is safe before any decision is made. 6) Traffic calming along Barrow Road is an ongoing issue, this development will bring more traffic and as such we would suggest that any planning permission granted should include a condition that a contribution to a traffic calming scheme is made.
Decision	Due 22 nd July 2020

Ref:	P20/V1362/FUL
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The Parish Council of St. Helen Without

Date	18 th June 2020
Description	Erection of a new 4 bed flat roof bungalow (Additional drainage information rec 23 July 2020)
Address	The Bungalow Church Farm Faringdon Road Shippon Abingdon OX13 6LL
St Helen Without PC's comments	St Helen Without Parish Council have no objection in principle to this planning application but would ask that our following remarks are considered as part of the planning process:- 1) The application form, Section 6, is incorrect as it states there is an empty unoccupied bungalow on site. 2) From the plans submitted those referring to the old bungalow, drawings EE001 and EF001 are no longer applicable as that building has been demolished. 3) As far as we can see no Heritage Impact Assessment has been provided as part of the application as requested by the VWHDC in their pre application advise letter or indeed commented upon by SHWPC in our original remarks to the previous application. 4) Similarly there is no mention of an up to date application to the GCN licensing scheme to accompany this new application or any other comments on the ecological considerations for the site or the surrounding habitats. We believe these should be obtained as part of this planning application. 5) The Wootton and St Helen Without Joint Neighbourhood Plan (NP) is quite clear that applications in the NP area must respect local character and should be in keeping with the style, design and nomenclature of surrounding buildings. The Parish Council would support the proposed development as long as it conforms with the NP and other planning policies. The materials used and the shape and form of the proposed development must also be in keeping with this setting. 6) The Vale Drainage officer had a number of concerns over work undertaken on this site under the previous application, P20/V1010/HH (see documents dated 25/5/20 and 10/6/20 from Leigh Travers, Flood Risk and Drainage Engineer, South and Vale for full details) which have not been answered or covered by the applicant in this new application. We believe these issues need to be addressed prior to any decision being given. 7) The Parish Council has been asked to point out by the owners of 1 Barrow Road that their property is incorrectly shown on the area plan 1.1 of the supporting statement as sharing a drive with the bungalow (The plots edged in blue). This is not so as they have their own entrance directly onto Barrow Road and they have no shared access with the proposed development site. Subject to the above St Helen Without Parish Council has no objection to this planning application
Decision	13 th August 2020

Ref:	P20/V1554/HH
Date	26 th June 2020
Description	Remove existing conservatory and erect single storey rear extension with knock-through.
Address	102a Lashford Lane, Dry Sandford
St Helen Without PC's comments	No objection
Decision	21 st August 2020

Ref:	P20/V1586/LDP
Date	30 th June 2020
Description	Change use of leisure rooms to bedrooms
Address	Fenlands Cothill Road Dry Sandford Abingdon OX13 6JW
St Helen Without PC's comments	The parish council would ask that a condition is placed on any approved change of use from leisure to residential of the building featured in P20/V1586/LDP and henceforth should be viewed as an annexe to Fenlands and as such may not be sold separately from the main house.
Decision	25 th August 2020

Ref:	P20/V0545/FUL
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The Parish Council of St. Helen Without

Date	8 th July 2020
Description	Erection of 1.8m high V mesh fence, 1.8m high close boarded and 1.2m high close boarded fence. Change of use of highway waste land to garden.
Address	8 Sandleigh Road Wootton Abingdon Oxfordshire OX13 6DP
St Helen Without PC's comments	No objection
Decision	2 nd September 2020

7).Cllrs reports and items for future agendas

8).Date of next meeting

It was confirmed that the next meeting of the Sub Committees will be held at 7.00p.m. on Monday 14th September 2020 by Video Call. Access details can be provided closer to the meeting by the Clerk via email: clerkshwpc@gmail.com or Tel: 01865 321555

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

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

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