# Shellingford Parish Meeting

## Minutes of Extraordinary Parish Meeting

Monday 14 January 2019 at 7.30 pm in the Community Hall

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| Present: | 46 Parishioners (who all signed the Attendance Sheet).Apologies for absence had been received from Phil Chesterton, Sue Drew, David Gantlett, Margaret Gantlett, Nicky Johnson, Dawn Smith, Sue Terry and Jennifer Thompson.Lillian Duffield and Jayne Norris (from Edgars, planning agent for Bower Mapson Homes Limited, the developer).George Paton (from Webb Paton, agent for the landowner). |
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1. Introduction

Barry Moody, Chairman and Roy Samways, Clerk thanked everyone for the excellent number of attendees. They explained that the meeting had been called solely to review and comment on the planning application (P18/V2785/FUL) for nineteen houses at Home Farm, Church Street.

The application by Bower Mapson Homes Limited had been submitted on 9 November and registered by Vale of White Horse District Council on 20 December. The public consultation period set by the council expires on 30 January.

The developer and landowner had accepted invitations to attend the meeting by sending their representatives listed above.

The Chairman detailed the format of the meeting whereby the representatives would make short presentations before responding to questions from attendees. After this the meeting would decide what action to take.

1. Presentations by and Questions to the Representatives

George Paton explained why Robert Sharp, as landowner, was seeking a change of use to the land at the end of Church Street. Two years ago, the land had been identified as obsolete for purely agricultural purposes. The options of more diversification (industrial/catering), housing and leaving derelict had been examined. Bower Mapson had been chosen as a housing developer partly because Peter Mapson was an expert architect with stone houses.

Lillian Duffield reviewed the housing development involving a mixture of 3 & 4 bedroom houses for sale, rented houses and shared ownership houses.

Various questions were put to the representatives by attendees. These included the following (with the response noted in brackets):

* Why so many rented properties when there are a high proportion in the village already? (VOWH sets a minimum requirement of 35% and the council will nominate potential occupiers).
* Local housing “need” is very different from housing “want” (George Paton referred to the Local Plan 2031 and that the land had been placed on HELA as available for development in April 2016).
* Factual errors in the Design and Access Statement were noted e.g. Shellingford does not have a bus service. The availability of local employment at the nursery, school, quarry and White Horse Business Park was challenged.
* Has a traffic survey been carried out? (Lillian Duffield said this had not yet been done).
* No assessment of the impact on the village appears to have been done. In particular there was no indication of the extra car journeys that would be created (George Paton said this was the responsibility of the Highways Officer).
* How long would the development take? (2 years per George Paton. A Construction Travel Plan would be agreed with VOWH planning).
* Could the consultation recommence if major changes were made to the proposal? (George Paton said that the application had been submitted and whilst there may be minor changes it would not be withdrawn. Jayne Norris said that she had listened to the comments raised and would speak to Peter Mapson about them).

Many other questions were put to the representatives before the Chairman drew this session to a close, thanked the representatives and asked that they leave the meeting

1. Action

A non-committal show of hands was requested in order to gauge the feeling of the meeting. 75% were in favour of outright objection, 25% for an objection with conditions and 0% in favour of the planning development.

The meeting was asked to suggest reasons for objection that could be included in a letter of objection to VOWH by the Parish Meeting. The following were approved:

* Size – number of houses; taking over open countryside
* Traffic – Church Street and the junction with Fernham Road
* Facilities – effect on existing (broadband) as well as lack of current services
* Consideration of Conservation Area – especially the views
* Parking
* Absence of Public Transport – walk to A417
* Employment
* “Need” – how was it assessed?
* Unrented Properties – 30% of current properties are rented in the village
* Design & Materials – red tiles
* Sewage – smell in the summer
* School – full
* Social Housing – no public transport
* Environment – barn owls and bats
* Architecture of village buildings

A motion to prepare a letter of objection from the Parish Meeting was passed unanimously. Five parishioners (Mike Wright, Imogen Jonas, Christopher Price, Louise Mollo and Dawn Pollard) would assist the Clerk in preparing such a letter to be submitted before 30 January.

A motion to approve expenditure of a maximum of £2,000 on planning consultancy advice (should it be required) was passed unanimously.