

HARPSDEN PARISH COUNCIL

Minutes of the Annual General Meeting of the Council held at Harpsden Village Hall on Monday 17th September 2018 at 7.45pm

Present: Cllr Kester George (KG) Chairman
Cllr Anthony Wright (AW) Deputy Chairman
Cllr Hilary Andrews (HA) Parish Councillor
Cllr Catherine Rubinstein (CR) Parish Councillor
Cllr David Bartholomew (DB) OCC Councillor
Cllr Paul Harrison (PH) SODC Councillor CHECK

In attendance: Ms. Anne Marie Scanlon (AMS) Clerk

2806 Welcomes and Apologies: Cllr Matthew Philips (MP) sent his apologies.

2807 Declarations of pecuniary interests and/or requests for dispensations from Members regarding any item on this agenda: There were none.

2808 Approval of Minutes of last Council Meeting on 21st May 2018: The minutes were approved and signed as a correct record.

2809 Matters arising:

2759: Website: In MP's absence his report on his progress with Martin Goodier regarding the website was postponed.

2765: Gillotts Lane: KG and Henry Gummer had followed up with OCC Highways. To date there was nothing to report but it was expected that OCC Highways would soon clarify their intention on using Crest Nicholson to install traffic flow measures on Gillotts Lane.

2802: Harpsden Wood House KG had contacted the Woodland Trust regarding the erection of a barn on the grounds of Harpsden Wood House (P18 S1868/FUL). Both KG and The Woodland Trust had lodged objections. SODC had temporarily halted work on the barn and Planning Officer Simon Kitson had told KG he would be in touch regarding the final decision.

2802 (i): Wyvale: TW had emailed Jane Murphy, Leader of SODC, objecting to the development (P18/S0951/O) on the grounds of increased traffic, and had had no response. KG had also emailed Jane Murphy. Both emails had been cc'd to Mark Stone. The Parish Council were both surprised and disappointed at the lack of response.

2802 (ii): Sheephouse Farm: AW reported that he had not submitted a response to Sheephouse Farm (P18/S1046/FUL) as it would not have affected the outcome.

2802 (ii): Southwood: KG reported that SODC had agreed to the garage being moved.

2804 (i): Henley Golf Club: The Golf Club had replaced stiles with kissing gates either side of the 13th Green.

2804 (i): Highlands Farm: Action: KG to consult Henley Town Council regarding Highland's Farm discharge.

2804 (ii): Telephone Box Library: CR would contact Shiplake Council to get the name of the designer they used.

2810 OCC Councillor's Report: DB's general report is attached at Appendix 1. In matters more specific to Harpsden:
(i). Village Road Repairs: (2794 iii).

DB stated that substantial maintenance work had been completed on the main village road and it was now markedly improved. He added that he would like to see surface dressing, as per Woodlands Road, and had suggested this to OCC Highways. He provided Council with the email address of Hugh Potter at OCC Highways so they could petition him to have this additional work done. Action: KG, AW & MP to email.

(ii) Kings Farm Lane Ref 1220056 & 1360071. (2794 iv)

The resident's request has been honoured by OCC despite it being discretionary work. DB had said he was concerned that the resident might think this work was the Council's responsibility when it was not.

(iii) Gillotts Lane: (2794 v)

The vegetation had been cut back. Action: KG to send DB the name of the most recent Planning Officer and DB would pursue the matter.

(iv) Strategic Infrastructure: DB had arranged a meeting with Jason Sherwood, Head of Growth Delivery OCC, at the Esso Garage in Henley at 8.30 am on a weekday morning. DB had wished to demonstrate the issues regarding traffic and congestion - especially the problem of cars, buses and lorries being unable to pass each other at this juncture on the Reading Road. DB would be following this up and had agreed with Harpsden Parish Council that the Reading Road could not cope with the volume of traffic it already had. DB had added that OCC Highways would need to consider the cumulative effect of planning applications and not just consider each individual application in isolation. DB noted that OCC Highways were under considerable pressure from Government not to obstruct extra housing.

(v) Third Bridge: DB informed the Council that the Berkshire Democratic Steering Group had no knowledge of the extra studies on a possible Third Bridge which had been commissioned by Reading Council. Further, there had been no consultation with Oxfordshire on these in spite of the fact that Reading Council had expected SODC to guarantee safeguarding a landing point. Reading Council had stated that they could fund the bridge from a levy. DB had added that, if the Bridge was built, a new road would also be needed to meet it on the Oxfordshire bank and he would keep HPC informed of any developments.

(vi) OCC's Response to P18/S0951/0 Wyevale: DB had requested a clarification on why there had been no objection on Highways part. AW said he had sent an objection to Cllr. Paul Harrison but having received an 'away' response he had forwarded it to Adrian Duffield at SODC. Action: AW would forward the objection to Cllr Will Hall.

(vii) Councillor Priority Fund: (2794 vii) DB informed HPC that he had £500 to match with Council monies for road repairs/enhancements. This fund would be available until the end of the financial year in April 2019. The fund could be spent on White Line refreshment, sign cleaning or cutting back foliage that concealed signs. Bent signs should be reported on Fix My Street (www.fixmystreet.com) and would be repaired.

(viii) Failure to Respond: Some councillors had expressed their frustration that they had received no response from OCC and SODC to various emails. DB invited them to forward non-responders to his email address and he would in turn forward them on to the person's immediate superior.

2811 SODC Councillor's Report: PH's report is attached at Appendix 2.

(i) Gladman's Appeal: The Appeal was well attended but the outcome remained unknown.

(ii) Reading Golf Course: Reading Borough Council had objected to the application to build 39 residences on the course.

(iii) Oxford to Cambridge Expressway: Three corridors were under consideration. Corridor A would have the biggest impact on South Oxfordshire. Corridor B would use the A34 to Bicester, Corridor C would go further north to Northampton. Highways England preferred Corridor B.

(iv) Councillor Grant Scheme Open: Individual SODC councillors would have a discretionary amount of up to £5000 to grant to specific community causes. The District Council, had, after the pilot scheme last year, reduced the paperwork needed to apply. PH would have to share his £5000 between five parishes so could grant £1000 to Harpsden Parish Council. Applications were welcome until December. (Awaiting confirmation of the date from PH).

(v) Local Plan Update: PH said was to be expected that the largest growth area for new builds would be along the Oxfordshire Cambridge Corridor.

(vi) CIL update: PH had said that there was a potential for a cross-parish border dispute regarding the disbursement of CIL. KG remarked that Shiplake Parish Council had previously stated that all CIL monies from Thames Farm would go to Harpsden Parish and they would not dispute this. KG also remarked that the low rate of CIL in South Oxfordshire inevitably attracted developers.

(vii) NPPF: Outlined in the Report (Appendix 2).

(viii) Health and Well Being for Gardeners: had taken place on 13th September in Wallingford Sports Park.

(ix) Yellow Letter Day: Residents of South Oxfordshire and Vale of White Horse were advised to fill out their 'Household Enquiry Form' (usually yellow in colour) and return asap. Details must be confirmed, even if there had been no changes. Failure to do so could incur a fine of up to £1000.

(x) Council Headquarters Update: Demolition had started on the fire-damaged headquarters in Crowmarsh Gifford

(xi) Volunteering: The Council had launched a pilot 'Volunteering Grant Scheme' with £25,000 to help voluntary and community groups. Small voluntary groups could apply for a grant from £250 to £750 for costs such as training or insurance.

(xii) New Hate Crime Service: Citizens wishing to report a 'Hate Crime' might now do so at locations with specially trained staff across South and Vale including the Citizens Advice Bureau. Staff would be able to report to the police and refer complainants to Victims First. Locations could be found at southoxon.gov.uk/hatecrime

(xiii) National Parks and AONB Government Review: Cllr Felix Bloomfield, Cabinet Member for Planning had contacted the Secretary of State for Environment, Food and Rural Affairs stating that the Council would like to contribute to the government review of National Parks & AONBs.

(xiv) Residents' Surveys: The Results of the 2018 Residents' Surveys were available on www.southoxon.gov

(xv) Shiplake College Playing Field Application: After hearing objections from residents PH was going to speak to planning officers to gauge their views.

(xvi) Wyvale: KG asked PH to take note of the strong views held by HPC in regards to the Wyvale development. KG reiterated the Parish Council's concerns with regards to traffic, and further, that the affordable housing promised was not really affordable. TW restated that SODC believed that congestion was less of a problem than air pollution. PH responded that spot readings of pollution were within the legal limit. All Councillors expressed scepticism at this information.

2812 Planning Matters

2812.i SODC Decisions

P18/S1607/FUL

Ash Farm, Upper Bolney Road, Harpsden, RG9 4AQ

Demolition of existing dwelling house and erection of a new two-storey dwelling with attached garage and landscaping.

Permission granted.

P17/S4037/FUL

Little Hill Cottage, Harpsden Bottom RG9 4HR

Erection of detached replacement dwelling, underground store and outbuilding, together with alterations to access driveway and landscaping (amendment to permission P15/S3359/FUL) (Retrospective). (The council is re-consulting on this application as the original application was not supported by the appropriate certificate of ownership. The plans submitted in connection with the application otherwise remain unchanged from the original consultation. If you have already made a submission in response to the original consultation, those comments will be taken into consideration by the council when determining the application, in addition to any further comments received in connection with the current consultation).

Permission refused.

P18/S1593/HH

Southwood Upper Bolney Road Harpsden RG9 4AG

Demolition of existing single storey front and side extension and three existing outbuildings. Erection of a single storey side and front extension, ancillary works and a detached double garage.

Approved.

P16/S2861/O (Outline)

Mount Ida, Reading Road, Lower Shiplake, RG9 3PH

Outline planning permission for the demolition of the existing dwelling and the erection of EIGHT (originally seven) dwellings with matters of access, layout and scale for consideration. Target decision date 22nd December 2017. Denied.

New Applications since the last meeting:

P18/S2638/FUL

Harpsden Hall Cottages, Harpsden, RG9 4HH

Variation of approved plans P17/S4313/FUL. (Demolish existing dwelling and replace with 2 semi-detached cottages and widen existing access) to amend the roof design to introduce twin gables to the front and rear.

2812 (ii) Outstanding Applications and Appeals:

P17/S4409/O

Highlands Farm, Highlands Lane, RG9 PR

Outline planning application for the construction of up to five detached houses, with all matters reserved
Target decision date: 12th February 2018.

P18/S1046/FUL

Land at Sheephouse Farm, Reading Road, Henley on Thames, RG9 4HF

Proposed construction of energy centre plant building and enclosure in connection with new watch making and administrative building approved by application P17/S1888/FUL.

P18/S0951/O

Wyevale Garden Centre, RG9 4AE

Outline planning permission for demolition of all existing structures, development of B1 and/or B2 and/or D1 floor space and required parking and servicing facilities on the south-eastern part of the site; development of up to 40 dwellings on the rest of the site; off-site highways works together with associated open space and landscaping. All matters to be reserved with the exception of access. (As clarified by additional information accompanying Agents email dated 3 May 2018).

P18/S1477/FUL

The Coach House, Mays Green, Harpsden RG9 4AP

Replacement dwelling.

P18/S1427/FUL

The Stables, Mays Green Harpsden RG9 4AP

Replacement dwelling.

P18/S1868/FUL

Harpsden Wood House Harpsden Woods Harpsden RG9 4AF

Proposed erection of a woodland maintenance barn.

2812(iii) The Current State of the JHHNP:

(i) KG and AW had attended a meeting of the Neighbourhood Plan Committee (NPC) and found that the Chairman, Henley Councillor Ken Arlett, was as keen as HPC to make use of Mr Bev Hindle's recorded view that the road structure in and around Henley did not allow for more houses on top of those already agreed in the first NP.

(ii) KG had complained about the possibility of SODC allocating credit for the houses to be built on Thames Farm to Shiplake, thereby depriving the JHHNP of their contribution to the allocation for Henley and Harpsden. AW had spoken about traffic difficulties in the town including those to be expected from the development of Thames Farm. AW had followed up the meeting with an email to SODC Planning stating that it appeared as if they only took heed of OCC Highways when making decisions. This was undemocratic, since town and parish councillors were elected representatives who lived in the areas affected by planning decisions.

(iii) KG noted that at present SODC had an adequate land supply of 5.4 years which belied the urgency of Wyevale and further, would reduce the need to update the Neighbourhood Plan. KG also reported that Ken Arlett seemed to agree with Harpsden Parish Council that there should be no extra houses, apart from windfall, than those agreed in the existing Neighbourhood Plan.

(iv) TW remarked that the while traffic wasn't an 'adequate' reason for opposing planning permission, air pollution was. Parish Councillors agreed that this overlooked the proven link between congestion and air pollution.

(v) Regarding building at Wyevale, OCC Highways had previously said they would build a roundabout there for safety reasons, as stressed by Transport Planner Geoff Arnold. In contradiction OCC had now said that there would be no roundabout at that location due to protected trees. Mr Arnold also stated that Mr Hindle's statement regarding further building could be ignored.

(vi) Highlands Farm. The contractors, Crest Nicholson, were required as per the original planning permission, to build a 'Community Centre' for the development. Crest Nicholson were now arguing that there was no demand for one. Councillors were agreed that this was unsurprising as there were, as yet, no residents to create a demand. KG pointed out that Crest Nicholson had never been keen on the idea of a Community

Centre and would probably prefer to build more houses on the site. KG further remarked that the idea of adding a further 150 homes adjacent to Highland's Farm was irresponsible. Council Planners should await the effect of the Housing agreed in the first Neighbourhood Plan on neighbouring roads before agreeing to yet more housing.

2813 Financial Matters

2813.i Bank Balances and Reconciliations

Community Account:	£193.98
Business Saver Account:	<u>£4,672.61</u>
Total of both accounts:	£4,866.59

These records were approved by Councillors and signed by the Chairman. They are attached to the minutes at Appendix 3.

2813.ii Approval of Payments

There were no payments pending.

2813.iii Budget vs Actual Expenditure: This was approved by Council and is attached to these minutes at Appendix 4.

2813.iv Presentation of the Annual Returns and acceptance of the auditor's certificate:

This item was postponed to the November meeting.

2814 Approval of Statement of Internal Control

The Statement of Internal Control was approved by the Council and signed by the Chairman and is attached to these minutes at Appendix 5.

2815 AOB:

(i) **Henley Golf Club.** The Golf Club had submitted a plan for four houses at the top of Chalk Hill, next to Perseverance Cottage. Aside from the proposed buildings being in an AONB, residents had pointed out that the road was not suitable for more traffic. The Golf Club wanted to use the profits from the proposed buildings to refurbish their Club House. This suggested plan would be presented to members of Henley Golf Club to vote on at their AGM in November. Resident Bill Buffin had suggested that the Golf Club make use of the two properties they already owned in the village to build an additional two properties on the land. The Golf Club had rejected this suggestion on the grounds that golfers would be hindered by these buildings and residents would be "at risk" from golf balls. HPC had suggested a net as a possible solution to this. KG, AW & CR had been to a meeting at Henley Golf Club. HPC would like to support Henley Golf Club as it was a valuable community resource but could not support building in the AONB as it would set a precedent.

2816 Dates of next meetings:

Monday 19th November (Full Council)
(It will be decided at this meeting if there is need for an additional meeting in December)
Monday 21st January 2019 (Full Council)
(It will be decided at this meeting if there is need for an additional meeting in February)

Approved: Date: 19th November 2018
Kester George, Chairman

