

# HARPSDEN PARISH COUNCIL

Minutes of a Meeting of the Council held at Harpsden Village Hall

on

Monday 15<sup>th</sup> September 2014

Present:	Cllr Kester George (KG)	Chairman
	Cllr Malcolm Plews (MP)	
	Cllr Robin Dorkings (RD)	
	Mr Tony Wright (TW)	
	Cllr Rob Simister (RS)	SODC Councillor
	Cllr David Bartholomew (DB)	OCC Councillor
In attendance:	Mrs Sarah Tipple (ST)	Clerk
	Mr Krystian Groom	Curtin & Co, agents for Crest Homes
	Ms Sinead Joyce	Crest Nicholson representative

**2482 Welcomes and apologies:** There were apologies from Cllr Nick Young (NY).

**2483 Co-option of Mr Tony Wright:** KG introduced local resident Tony Wright. The Notice of Vacancy in the Office of Parish Councillor had been advertised for more than the requisite fourteen days and as no one else had come forward, the election of TW was uncontested. KG proposed his co-option onto the Council which was seconded by MP and unanimously approved by a show of hands. TW signed and ST countersigned the Acceptance of Office form. **Action: ST to send TW the Good Councillors Guide. TW to complete and return the Register of Interests Form to ST.**

**2484 Declaration of pecuniary interests and/or requests for dispensations from Members regarding any item on this agenda:** KG, RD, TW and RS in respect of their houses and gardens in the parish. There were no requests for dispensations.

**2485 Minutes of 28<sup>th</sup> July 2014:** The minutes were approved and signed as a correct record.

**2486 Matters arising:**

**2469:** It was still unclear whether the recently approved boundary change, due to take effect in October, would disenfranchise the residents of Bolney Road, Manor Wood Gate and Northfield Avenue when it came to voting in the NP referendum. RS agreed to seek advice from Mr Buckle at SODC. **Action: RS**

**2477:** MP had contacted Carol Cummings at SODC regarding applying for a grant towards the upgrade of Henley Golf Club. As the application could not be made until June, the Golf Club would delay their funding project until that time. MP agreed to keep RS and Cllr Malcolm Leonard informed of the progress. **Action: MP**

**2475:** KG invited Krystian Groom (KGr) from Curtin & Co, agents for Crest Home to speak. KGr thanked the Council for the opportunity and explained that consultations with interested parties, including the Chilterns Conservation Board, were ongoing. As Harpsden Parish Council's main concern was the effect on Gillotts Lane of increased traffic, KGr mentioned that the traffic report from their traffic planning consultants, Vectos, was available on the JHHNP website but that he would in any case forward a PDF copy to ST. Although there was general frustration amongst developers and residents over the delay in the NP, he was aware that Henley Town Council and Harpsden Parish Council were very keen to make progress. He reiterated that he would be very keen to arrange a meeting with the NP Governance Committee but was aware of the restrictions in doing so.

**2487 Exclusion of the Public and Press:** it was moved by the Chairman and RESOLVED that the public and press be excluded from the remainder of the meeting in accordance with the Public Bodies (Admissions to Meetings) Act 1960 as matters which were

about to be discussed were considered to be confidential. KGr and Sinead Joyce left the meeting at 8.15pm.

**2488 Neighbourhood Plan (NP)**

It was agreed that the decision by Henley College to offer 3 areas of its land as potential development sites at such a late stage could have a dramatic impact on the draft NP. A committee comprising representatives from Henley Town Council, Harpsden Parish Council, Nexus Planning and the Henley College had recently met for preliminary discussions. Discussions were still ongoing and the next meeting of the housing working group had been delayed until October. RS reiterated his warning that there could be further delays with the NP until Oxfordshire's Strategic Housing Market Assessment 2014 (SHMA) had been finalised although SODC's Core Strategy might provide some protection. The suggestion was that all Local and Neighbourhood Plans had to be able to identify future housing needs up to 2031 as well as current ones. TW was concerned that the NP might not prevent developers putting in applications for large numbers of houses on some of the sites identified by the NP process. MP explained that the NP was a legal entity and as such should add weight to any future applications being refused.

**2489 Oxfordshire County Councillor's Report**

DB's full report is attached to these minutes at Appendix 1. In matters specific to Harpsden and its neighbouring parishes, DB reported that the roadworks through Bix were progressing on schedule and should be completed in early December. The speed camera at the Plowden Arms in Shiplake had been relocated opposite the entrance to Shiplake College and was now pointing towards to the village. It was due to be commissioned shortly. The repair of the road between the Playhatch roundabout and Sonning Bridge had just started with completion planned by the end of October. The longer-term possibility of raising the road was still being evaluated. DB had been approached by residents of Gillotts Lane about the possibility of kerbing the lane to prevent further erosion of the borders and gardens. He had requested a cost from OCC's Highways Team but doubted that funds would be available in the short term. If Section 106 money were to come forward as a result of any development at Highlands Farm, DB would support any proposal for it to be spent on improvements to Gillotts Lane. Lastly, DB had a much smaller budget this year but invited applications from the Parish Council in the region of £500 for an appropriate project. DB left the meeting at 8.45pm.

**2490 South Oxfordshire District Councillor's Report:** RS reported that the success of SODC's planning department in conducting its business was considerably higher than other district councils and enforcement orders were also ahead of target. Moreover two thirds of appeals were rejected. The public enquiry into the outline planning for 110 homes at Thames Farm had been set for Tuesday 9<sup>th</sup> December and would last for four days starting at 10am each day at Henley Town Hall. Residents were now able to request their bills online rather than have them sent in paper form. Lastly total grants awarded by SODC and Vale in the last year amounted to £2m, of which £1.6m had been awarded by SODC. RS would send ST the link to the status of current grant applications. **Action: RS.** RS left the meeting at 9pm.

**2491 Adoption of Revised Standing Orders** ST had previously circulated by email the revised Standing Orders as required by the Openness of Local Government Bodies Regulations 2014. She explained that the amendment provided that a person could not orally report or comment about a meeting as it took place but otherwise was now permitted to film, photograph or make an audio recording of a meeting eg using a mobile phone, iPad, filming for a TV broadcast or recording for a radio broadcast; that a person could use any other means for enabling persons not present to see or hear proceedings at a meeting as it was taking place, eg live streaming; that a person could provide written reports or commentary on proceedings during or after the meeting eg

blogging, posting on Facebook or tweeting. Councillors had been given sufficient time to read and consider the amendments and the document was approved and adopted.

**2492 Planning Matters**

**2492.i SODC Decisions**

**P14/S1869/HH**

The Old Barn, Kings Farm Lane, Harpsden, RG9 4JG

Removal of condition no 6 of planning permission granted in 2005 to allow the use of storage spaces above the double garage and the tack room for ancillary purposes to the dwelling house.

PLANNING PERMISSION GRANTED

**P14/S2270/PDH**

13 Manor Wood Gate, Lower Shiplake, RG9 3BY

Proposed rear extension – to determine whether prior approval is required for an extension which could be built under the new development rights.

NOT PERMITTED DEVELOPMENT. NEXT STAGE: PLANNING PERMISSION TO BE APPLIED FOR BY HOUSEHOLDER.

**P14/S2250/HH**

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

Proposed new stone gate posts and wooden gates to entrance.

PLANNING PERMISSION GRANTED.

**2492.ii Outstanding Applications and Appeals:**

**APP/Q3115/A/14/2217931**

Thames Farm, Reading Road, Shiplake, RG9 3PH

Outline application for up to 110 dwellings

HEARING DATE: 9<sup>TH</sup> – 12<sup>TH</sup> DECEMBER 2014, HENLEY TOWN HALL, 10AM

**P14/S2298/FUL**

Henley Golf Club, Harpsden Road, Harpsden, RG9 4HG

Construction of viewing galley on west face of lounge, application of stained timber weatherboarding on car park and flank elevations of main Club House, insertion of 3 Velux rooflights on west slope of lounge roof, replacement of aluminium framed porch with brick built structure, replacement of UPVC doors and windows with hardwood windows/doors on car park and flank elevations of main club house.

PREVIOUSLY AGREED: NO OBJECTION.

**P14/S2235/HH**

Riverbank, Bolney Road, Lower Shiplake, Henley on Thames, RG9 3NS

Demolition of existing garage and replacement with new store

PREVIOUSLY AGREED: NO OBJECTION

**P14/S2784/HH**

Wakeford Lodge, Harpsden Woods, Harpsden, RG9 4AD

Erection of a two storey extension

NO OBJECTION

**P14/S2592/FUL and P14/S2593 – Listed Building Consent**

Hunts Green Barn, Harpsden Bottom

Erection of single storey rear extension and glazed link to existing barn and grain store providing additional accommodation in the field compound.

NO OBJECTION providing the applicant had checked with the land registry that the extension was within the boundary shown on his title plan.

**P14/S2750/HH and listed building consent**

Past Field, 9 Rotherfield Road, Henley on Thames, RG9 1NR

Demolition of existing utility room extension and removal of part of the car port.

Erection of a new single storey extension.

NO OBJECTION. The new extension was considered to be a significant improvement on the existing one.

**P14/S2882/FUL**

Thames Farm, Upper Bolney Lane, Lower Shiplake RG9 3PH

Conversion of existing barn into a single residential dwelling. Renewal of previous permission granted in March 2012.

MP agreed to check the current application against the extant one and would report to KG. **Action: MP**

**2493 Financial Matters**

**2493.i Bank Balances and Reconciliations**

Community Account: £0.00

Business Saver Account: £3,458.57

ST had previously circulated by email the bank reconciliations for two months to 21<sup>st</sup> August 2014 for the Business Saver Account and for one month to 21<sup>st</sup> August for the Community Account and both were now approved by Councillors and signed by the Chairman. They are attached to the minutes at Appendix 2 and 3.

**2493.ii Approval of Payments**

ST tabled the following payments for approval:

<u>Item</u>	<u>Amount</u>	<u>Power</u>
Martin Goodier – website	£424.96	Section 137
Development and webhosting		
Sarah Tipple – Clerk’s salary and expenses	£715.78	
HMRC – Clerk’s PAYE	£165.00	

The payments were authorised by a resolution of the Council and signed by the Chairman and are attached at Appendix 4. The Section 137 payment to Martin Goodier was proposed by Cllr Plews, seconded by Cllr Wright and carried unanimously.

**2493.iii Budget vs Actual Expenditure:** This was circulated by ST and approved by Council and is attached to these minutes at Appendix 5.

**2494 AOB**

**2494.i** KG reminded Council that he was part of a committee of four local parishes set up to apply for an enlargement of the AONB. The areas under consideration were land between Shiplake village and Sonning Eye, land from the bottom of the Harpsden valley to the middle of Drawback Hill, and land to the west and east of the Reading Road to include Waterman’s Field and land between the road the river.

**2494.ii:** It was agreed that a meeting between Harpsden Parish Council and Shiplake Parish Council might be useful ahead of the Thames Farm hearing. **Action: KG to contact Tudor Taylor.**

**2494.iii:** TW proposed applying to DB for a grant to clean the mirror at the exit to the Cricket Club. ST would see if Rod Birkett, Chairman of the Cricket Club, had plans to carry out this work. **Action: ST**

**2495 Date of next meetings:**

Monday 17<sup>th</sup> November 2014 7.45pm

Clerk's note: Please could Councillors bring their diaries to the November meeting to agree dates for Council meetings in 2015.

**Approved:..... Date: 17<sup>th</sup> November 2014**  
**Kester George, Chairman**