

HARPSDEN PARISH COUNCIL

Minutes of the Council Meeting held at Harpsden Village Hall

on

Monday 16th September 2013

Present: Mr Kester George (KG) Chairman
Mrs Odette Moss (OM)
Mr Malcolm Plews (MP)
Mr Rob Simister (RS) SODC Councillor
Mr David Bartholomew (DB) OCC Councillor

In attendance: Mrs Sarah Tipple (ST) Clerk

2397 Welcomes and apologies: There were apologies from Cllr Robin Dorkings.

2398 Declarations of interests: KG, OM and RS in respect of their houses in Harpsden.

2399 Minutes of 15th July 2013: The minutes were approved and signed as a correct record.

2400 Matters arising: There were none.

2401 Progress on Joint Neighbourhood Plan (NP):

2401.i NP Launch: The NP had been officially launched by the consultants, Nexus Planning, on two consecutive Saturdays in September, the first in Market Place and the second at the Henley Show. The Market Place launch had been very successful with many residents submitting a form to register their willingness to participate. Nexus had been informed of a new application from a landowner willing to sell land on the Reading Road at the Jet Garage and the adjacent timber yard. This could accommodate up to 60 residential dwellings. The timings of the initial working group meetings were considered to be inconvenient but whilst these could not be changed, future meetings would be held at 8pm to allow greater representation from working families. It was also pointed out that Nexus's map of allocated sites had now been overtaken by events and was no longer accurate.

2401.ii Gillotts Lane: Mr Chenery, a resident of Gillotts Lane, had consulted with residents of both his lane and Gillotts Hill, and reported that they were more concerned about the density of housing at the top of Gillotts Lane than any improvements to the road itself. They would prefer the houses to be spread more evenly over the entire NP area. He would be writing to SODC, OCC and to the NP Governance Committee in this regard.

2401.iii Highlands Farm: Alan Pontin had pointed out to the planning consultants that Highlands Farm was the only proposed site that had experienced significant vehicular movement in and out of the farm. The precedent had been set with 800 people having worked there over time. Matthew Kinghan, from Nexus Planning, was keen to see an institution such as the Henley College move to Highlands Farm.

2401.iv Thames Farm: OCC had provisionally decided not to object to the outline planning for 110 houses at Thames Farm and had submitted their report to SODC. Although this land had not been identified as suitable for housing in the Core Strategy, RS stated that there might be some flexibility in the Core Strategy. The concern was that the total number of houses built in the NP area might amount to 500 should the Thames Farm application be approved. DB pointed out that current guidance recognised that new developments would create problems, such as sewerage and access, but that conditions would have to be imposed to solve them. KG suggested that if housing did not take place at Thames Farm, Matt Gottschalk, of Summerhill Park on Woodlands Road, might purchase both Thames Farm and the former Wyevale site to build stables for his polo ponies. ST would send DB a copy of the letter from the

consultants to Cherrilow Ltd, the owners of the former Wyevale site. They were exploring the potential for residential development and wanted the site to be considered by the NP.

2401.v Other Mollie Jeffery wondered if there could be a compulsory purchase of the allotment sites, for example. She was reassured that compulsory purchase could not be used but that since the allotments were owned by Henley Town Council, it was up to them to put the site forward if they wished. It was hoped that Catherine Darnton, the headteacher of Gillotts School, would participate in a working group, and it was agreed that Nexus would be best placed to invite her to participate. RS was meeting John Howell MP on Wednesday and asked KG to supply him with a question pertinent to Harpsden.

2402 Oxfordshire County Councillor's Report

DB's report is attached to these minutes at Appendix 1. Nick Young, a resident of Harpsden, had expressed in an email to ST his concerns about the speed of traffic along the valley road through the village. He wondered if traffic calming measures could be introduced. DB replied that there had to be concrete evidence of accidents or injury caused by speeding traffic before such measures could be introduced. The parish council could fund a traffic survey, but these were very expensive and there could be no guarantee it would prove the need for traffic calming measures. DB's Area Steward's Fund could no longer be used for speed activated warning signs as these required ongoing maintenance and the fund could only be used for one-off payments. ST would explain the situation to Nick Young.

2403 Highways and Footpaths: There was nothing to report.

2404 South Oxfordshire District Councillor's Report:

2404.i Permitted Development: SODC would be holding a consultation on altering permitted development rights, for example, allowing agricultural buildings of up to 150 square metres to become residential dwellings without planning permission and allowing agricultural buildings of up to 500 square metres to become schools or nurseries.

2404.ii Brown Bin Amnesty: SODC was inviting residents who were not paying for their brown bins to come forward to avoid incurring a fine. A second or new bin ordered before 31st October would receive a 10% discount on its first year's subscription.

2404.iii Council Tax Briefings: SODC were holding two council tax briefings to explain the calculation of parish council tax bases. They would be held at 1pm on 16th October or at 6pm on 23rd October.

2404.iv Midsomer Murders: SODC was holding a Midsomer Murders tourism event on 26th September at their Crowmarsh offices to show local businesses how they could use the TV show to help boost their trade.

2405 SODC's Community Governance Review: The formal consultation on the draft terms of reference for the Community Governance Review would end on 30th September and SODC would agree the final terms of reference at its meeting on 24th October. Dieter Hinke of Henley Town Council and KG had both submitted letters requesting that boundary changes should not take place or be agreed while the NP was in progress. ST would request that the terms of reference should include not considering boundary changes while a NP was being drawn up. She would send a draft to KG for approval.

2406 Planning Matters

2406.i SODC Decisions

P13/S1502/HH Thames Poultry Farm, Harpsden Woods, Harpsden RG9 4AD
Proposed single storey extension, relocation of front door, erection of new entrance porch, first floor balcony with veranda below on the North East elevation and construction of new dormers

Planning permission granted

P13/S1733/HH St Quivox, Bolney Road, Lower Shiplake, RG9 3NT
Remodelling of dwelling including single storey and two storey extension
Planning permission granted

P13/S2087/HH Flowercroft Cottage, Kings Farm Lane, Harpsden RG9 4JF
Two storey rear extension and alterations
Planning permission granted

P13/S2084/HH Upper House Farm Cottages, 2 Kings Farm Lane, Harpsden, RG9 4JF
Erection of two storey rear extension and alterations and re-roofing of rear conservatory
Planning permission granted

2406.ii Outstanding Applications and Appeals

P13/S1640/HH Redhatch, Harpsden Woods, Harpsden, RG9 4AF
Construction of new garaging/studio
Planning permission refused. Now gone to appeal

P13/S1804/A Gillotts School, Henley on Thames, RG9 1PS
One non illuminated monolith style free-standing sign, installed adjacent to roadside
No objection

P13/S2024/LDP Harpsden Wood Cottage, Harpsden Woods, RG9 4AF
Certificate of lawful development for proposed two storey front extension and single storey rear extension

P13/S2260/FUL Former Dairy Building, 1 Upper House Farm Cottages, Kings Farm Lane, Harpsden RG9 4JF
Conversion of former dairy building to 2 bedroomed dwelling incorporating parking and residential amenity space
Objection: need to avoid more housebuilding in this very rural part of the AONB and anxious not to set a precedent that might be misused. Need to improve the water supply. The unadopted access road is in a very poor state.

P13/S2344/FUL Gillotts School, Gillotts Lane, Henley on Thames, RG9 1PS
Relocation of three existing storage containers, new concrete slab base and erection of perimeter close boarded fence enclosure
No objection

P13/S2388/HH Thameside Court, Bolney Road, Lower Shiplake, RG9 3NR
Proposed heat pump plant room lean-to extension
In principle no objection but given to MP to consider

P13/S2604/FUL The Pippins & Hurstbourne, Northfield Avenue, Lower Shiplake, RG9 3PD
Demolition of two existing dwellings. Erection of two new detached dwellings
Objection: site considered too small for two properties

P13/S2681/AG Upper Bolney Farm, Woodlands Road, Harpsden, RG9 4AQ
Erection of a general purpose agricultural building
Needed to check the SODC website to see if any neighbouring properties have commented

P13/S2737/HH Garden House, Bolney Road, Lower Shiplake, RG9 3NR
Erection of garden storage shed
Given to MP for consideration

2407 Financial Matters

2407.i Bank Balances and Reconciliations

Community Account: £0.00

Business Saver Account: £4,328.04

ST had previously circulated by email the bank reconciliations for the two months to 21st August 2013 for the Community and Business Saver Accounts and both were now approved by Councillors and signed by the Chairman. They are attached to the minutes at Appendix 2, 3 and 4.

2407.ii Approval of Payments

ST tabled the following payments for approval:

<u>Item</u>	<u>Amount</u>	<u>Power</u>
External auditor	£42.00	
Clerk's salary	£939.00	
Clerk's PAYE	£232.50	
Clerk's expenses	£39.00	

The payments were authorised by a resolution of the Council and initialled by the Chairman and are attached at Appendix 5.

2407.iii Budget vs Actual Expenditure: This was circulated by ST and approved by Council and is attached to these minutes at Appendix 6.

2407.iv Annual Return: ST presented the Annual Return to the Council. MP proposed approving and accepting it, and this was seconded by OM.

2408 AOB

The website was now complete and had gone live on Friday 13th September. KG thanked Martin Goodier and ST for its successful launch.

2409 Date of next meeting:

Monday 18th November 2103 7.45pm

Approved:..... Date:
Kester George, Chairman