

# HARPSDEN PARISH COUNCIL

## Minutes of a Meeting of the Council held at Harpsden Village Hall on Monday 17<sup>th</sup> July 2017

Present:	CLlr Kester George (KG)	Chairman
	CLlr Tony Wright (TW)	Deputy Chairman
	CLlr Matthew Philips (MGP)	Parish Councillor
	CLlr Catherine Rubinstein (CR)	Parish Councillor
	CLlr David Bartholomew (DB)	OCC Councillor
	CLlr Paul Harrison (PH)	SODC Councillor
In attendance:	Mrs Sarah Tipple (ST)	Clerk

**2703 Welcomes and Apologies:** There were apologies from the CLlr Malcolm Plews.

**2704 Declarations of pecuniary interests and/or requests for dispensations from Members regarding any item on this agenda:** There were none.

**2705 Approval of Minutes of last Council Meeting on 15<sup>th</sup> May 2017:** The minutes were approved and signed as a correct record.

**2706 Matters arising:**

**2694: Manorial Waste and the Path to Redhatch Lodge:** TW asked whether planning permission was required for the erection of the gate and in any event, that this matter should be followed up to ensure that no one in the future could unjustly claim ownership of the land. It was agreed that it would be unnecessary at this stage to instigate a Definitive Map Modification Order (DMMO) but that KG would establish what had been agreed between Brian Marsh, the owner of Redhatch, and the owner of Redhatch Lodge. Action: KG

**2694:** CR and ST had submitted their suggestions for road names for the new development at Highlands Farm and were delighted to report that these had been agreed by SODC.

**2707 South Oxfordshire District Councillor's Report:** Paul Harrison's full report is attached to these minutes at Appendix 1. The main points relevant to Harpsden were as follows:

- Shiplake Parish Council's proposed Neighbourhood Plan (NP) area had incorporated the most recent boundary changes and had now been agreed by SODC.
- PH and his fellow SODC Councillor, Will Hall, had a £5,000 grant budget each to award to projects or services which offered community benefits in their ward area. PH was completing the relevant training and would be happy to receive applications in September.
- The planning enforcement process at Little Hill House was ongoing. PH thought that the owners would be obliged to apply for retrospective planning permission.
- PH agreed to pursue with Emma Turner at SODC the matter of the recent installation of the electricity substation on a potentially dangerous corner on Woodlands Road. Action: TW to send PH photos taken of the site and the damage to the verges [action now completed].

**2708 Oxfordshire County Councillor's Report:** DB's full report is attached at Appendix 2. In matters more specific to Harpsden:

- Chiltern Edge School: Officers had recommended that a proposal for closure notice should not be issued and that a review of the improvement process should be undertaken by an outside body such

as Ofsted in October. This change of recommendation was largely due to confidence in the acting head mistress and the possibility that a sponsor would come forward to turn it into an academy.

- Third Reading Bridge: The Strategic Outline Business Case document had now been completed but had not been fully reviewed by OCC officers or the Steering Group. DB had chased John Howell MP to convene the next meeting of the Steering Group.
- A4155 near Flowing Spring: Part of the A4155 had been coned-off and was subject to traffic lights. Investigations had revealed subsidence and the affected part of the road would have to be repaired with steel piles. Work was due to start in September and was expected to last a couple of months, during which time the road would be completely closed with diversion routes in place. These would be closely monitored in the first three days of closure to ensure their efficacy.
- Bremont Watches Factory: DB had objected to the revised plans as part of OCC's single response on the grounds that the scale and nature of this industrial development was inappropriate for a greenfield site on agricultural land that separated Henley from Shiplake and that it would severely harm the rural character of the area; that there would be an adverse impact on transport infrastructure that conflicted with the strategic overview; and that it did not comply with the 'made' Neighbourhood Plan when there was a realistic and compliant alternative available at the former Wyevale site. It was disappointing that Henley Town Council had recommended approving the application without first consulting with Harpsden PC, their NP partner. A letter should be sent to them to this effect by HPC.  
Action: KG and TW.
- Retirement Village: further documents had been submitted by the applicant who was trying to push for the footpath into the village to be a deferred matter to be dealt with by a section 278 agreement. DB was maintaining his objection as the points he had raised had not been adequately dealt with.
- Mount Ida: OCC Planning and Properties had advised that the land required for the footpath linking the development with the track across the field to the village was only partly owned by Highways with the additional 1m of width required being in private ownership. OCC was therefore recommending refusal.

## **2709 Planning Matters**

### **2709.i SODC Decisions**

#### **P16/S4292/FUL**

##### **Barn at Thames Farm Reading Road Lower Shiplake RG9 3PH**

Change of use of barn to 4 residential units (C3) plus associated parking in the form of proposed outbuilding, courtyard, landscaping, demolition, closure of access from Thames Farm field and amendments to access onto Reading Road.

Planning permission refused

#### **P17/S0024/RM**

##### **Highlands Farm, Highlands Lane. RG9 4PR**

**Reserved matters approval for appearance, landscaping, layout and scale** following P16/S0077/O 'Outline planning application (all matters reserved except for access) for the phased development of the demolition of existing buildings and construction of up to 170 dwellings along with up to 2,000 m<sup>2</sup> B1 employment space, a Community Hub, public open space, sustainable urban drainage, earthworks, structural planting, substations and associated infrastructure

Planning permission granted

### **2709.ii Outstanding Applications and Appeals:**

#### **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 seven dwellings with matters of access, layout and scale for consideration

**APP/Q3115/W/16/3161733**

**Thames Farm, Reading Road, Lower Shiplake, RG9 3PH**

The result of the Inquiry would be made public in August.

**P17/S2032/HH**

**The Coach House, Harpsden, RG9 4AP**

Alterations & extensions to the dwelling to include 2-storey side and rear extensions, changes to fenestration and cladding of central gable features

No objection

**P17/S2035/FUL**

**The Lodge House, Harpsden, RG9 4AP**

Replacement dwelling

No objection

**P17/S2485/DIS**

**Thames Farm Reading Road Lower Shiplake RG9 3PH**

Discharge of conditions 3 - specified layout and form, and 8 - landscaping on application ref. P14/S2882/FUL

Conversion of existing barn into a single residential dwelling.

Not subject to public consultation

**2710 Financial Matters**

**2710.i Bank Balances and Reconciliations**

Community Account:	£1,365.83
Less outstanding cheques:	(£1,045.33)
Business Saver Account:	<u>£5,142.52</u>
Total of both accounts:	£5,463.02

ST had previously circulated by email the bank reconciliations for the 2 months to 21<sup>st</sup> June 2017 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 3 and 4.

**2710.ii Approval of Payments**

ST tabled the following payments for approval:

<u>Item</u>	<u>Amount</u>	<u>Power</u>
OALC Good Councillors Guide	£10.40	
Internal Audit fee	£153.60	
Chiltern Society membership	£40.00	Section 137
Expenses: WHUK and NPPF printing	£85.36	

The payments were authorised by a resolution of the Council and signed by the Chairman and are attached at Appendix 5. The Section 137 payment to the Chiltern Society was proposed by KG, seconded by TW and carried unanimously.

**2710.iii Review of the Effectiveness of the Internal Audit:** The internal auditor had made one recommendation during the internal audit: Local Government spending powers should be stated correctly in the accounts. Philip Hood from Arrow Accounting had been very thorough and helpful and had completed the internal audit with the minimum of fuss. He had conducted Shiplake's and

Harpsden's internal audits on the same day, thus saving each council 50% of his petrol costs. The Council reviewed the effectiveness of the internal audit and found it to be very effective.

**2711** **AOB: Village Hall phonebox:** The Trust who owned the land on which the phonebox was situated had agreed to buy the phone box for £1.00 and that CR could pursue her project to refurbish it and convert it into a book swap facility. Jane Pryce, the Clerk of Rotherfield Greys Parish Council had very relevant experience of this and was happy to provide CR with advice. Action: CR

**2712** **Dates of next meetings:**

Council Meeting: Monday 18<sup>th</sup> September 2017 7.45pm

Council Meeting: Monday 20<sup>th</sup> November 2017 7.45pm

**Approved:** ..... **Date: 18<sup>th</sup> September 2017**  
**Kester George, Chairman**