

HARPSDEN PARISH COUNCIL

Minutes of a Meeting of the Council held at Harpsden Wood Lodge on Monday 20th March 2017 at 7.45pm

Present:	Cllr Kester George (KG)	Chairman
	Cllr Robin Dorkings (RD)	Parish Councillor
	Cllr Malcolm Plews (MP)	Parish Councillor
	Cllr Catherine Rubinstein	Parish Councillor
	Cllr Tony Wright (TW)	Parish Councillor
	Cllr David Bartholomew (DB)	OCC Councillor
In attendance:	Mrs Sarah Tipple (ST)	Clerk

2677 Welcomes and Apologies: There were no apologies

2678 Declarations of pecuniary interests and/or requests for dispensations from Members regarding any item on this agenda: There were none.

2679 Approval of Minutes of last Council Meeting on 16th January 2017: The minutes were approved and signed as a correct record.

2680 Matters arising other than those subsumed below:

2667: Manorial Waste: It was agreed that KG would let the owner of Red Hatch know that he would be writing a letter to SODC lodging the Council's objection to the fence and gates installed by the owners of Red Hatch Lodge. **Action: KG**

2668: Flytipping: Despite repeated reports from both TW and ST on the SODC and OCC websites, the pile of rubble at the end of Woodlands Road left over from the Chelford House development had still not been removed. **Action: ST to continue to pursue**

2670: Land south of Waterman's Allotments: KG had been in touch with the owner of Harpsden View whose house overlooked this land and had been assured of his full support to repel any applications to develop it for affordable homes.

2674: Cricket Club Sponsor: KG had explained to the club's Chairman that the Council did not favour its proposal to seek a sponsorship deal with Crest Nicholson.

2681 Oxfordshire County Councillor's Report: David Bartholomew's full report is attached at Appendix A. The main points were as follows:

- extra funding of £1,957,000 had been secured in addition to the 2017/18 budget proposals
- Start-up funding for 12 more community schemes to run open access services at children's centres had been approved
- the Fix My Street website had been upgraded to make it work more effectively
- OCC had been working with Thames Valley Fire and Rescue to undertake a collaborative co-responding trial, whereby firefighters were trained by South Central Ambulance Service to provide a 'first response' to specific medical emergencies
- Residents were being urged to put their food waste into their food caddies rather than in their black waste bins. Food waste was being treated at Agrivert's anaerobic digestion plants in Oxfordshire to generate enough electricity for 9,000 homes.
- At the end of January OCC had launched 'A Fresh Start for Oxfordshire', a draft of OCC's intended proposal for DCLG on how and why a single unitary authority for Oxfordshire could work. Since then, there had been meetings with the Leaders of South Oxfordshire and Vale District Councils, and further public consultation. It had now been agreed that the three councils would move forward with a new joint proposal for a single unitary council called 'A New Council for a Better Oxfordshire'. The principal change from the earlier version was that the proposed five area boards

would be replaced by 15 to 20 area boards, based on the county's main market towns and their surrounding villages. These area boards would be entitled to their own budget. In addition, Oxford City would have a strengthened model of governance including an autonomous local council and area boards covering different parts. Full details can be found here: www.better-oxfordshire.org

In matters more specific to Harpsden:

- **Shiplake Neighbourhood Plan:** Shiplake had now started a Neighbourhood Plan (NP), but Harpsden PC needed to be aware of a possible area of confusion. SODC had advised there was a complicating factor relating to the parish boundary changes that were agreed in 2014: every registered elector in properties within both the pre- and post-2014 boundaries would be eligible to express their views via the planned NP questionnaire, but only registered electors within the pre-2014 boundary would be entitled to vote in the referendum.

- **OCC Single Response Review:** DB had been chasing OCC Planning and Highways in relation to this matter and had made a small amount of progress

- **P16/S2861/O Mount Ida:** Highways had originally objected based on sustainability (no direct access to village). The applicant had subsequently submitted a revised application increasing the number of houses to eight and suggesting that a footpath would be possible but that it could be left as a 'Reserved Matter'. This had not been supported by the Highways officer. He had recommended to the SODC case officer that as a minimum, a plan should be provided demonstrating how the footway was to be constructed, in accordance with OCC standards, as part of this application.

- **'Speedwatch Posters'** – DB had arranged for these to be delivered and 2 residents of Gillotts Lane had mounted them at strategic points

- **Third Reading Bridge:** DB had seen the draft results of the traffic modelling study, but had been asked not to make any public comment prior to a number of queries raised by officers being resolved. A meeting of the steering group comprising amongst others John Howell MP, Rob Wilson MP, Cllr David Nimmo-Smith, and DB would be held after the May elections, and DB would call his meeting with Chairmen of local parish councils in June.

2682 South Oxfordshire District Councillor's Report: Paul Harrison had been delayed at Sonning Common's Parish Council meeting but sent his full report the following day. It is attached at Appendix B. The main points to do with local planning issues were as follows:

- **Neighbourhood Planning Up-date:** Earlier in the month at Planning Committee SODC had had the first opportunity to put the Minister for Housing, Gavin Barwell MP's, new rules concerning Neighbourhood Plans to the test. An application for homes in Sonning Common was refused for several reasons, but one of the most significant was that the application differed significantly from the policies of the adopted Neighbourhood Plan. This had not been the only reason and PH thought the applicant would appeal, but it had been one of the earliest tests of the Minister's directive.

- **5 Year Housing Land Supply (5YHLS) update:** SODC's public position remained that it had a 3.8 year housing land supply (target 5YHLS). SODC had updated the district-wide completions data, which was being verified before being able to re-calculate the 5YHLS

- **Other applications:** In addition to all the major applications in and around the district's larger villages, SODC was starting to receive housing proposals in smaller villages such as Brightwell cum Sotwell (3) and Warborough (2).

2683 Planning Matters

2683.i SODC Decisions

P16/S2360/LB

Hunts Farm, Harpsden Bottom, RG9 4HY

Refurbishment and extension of existing farm house and conversion of two farm out-buildings and yard to residential use, including amenity garden space and off-street parking

Planning permission granted at Committee, despite KG's and TW's best efforts and Ruth Gibson's discovery of a third crock. The Committee had deemed it a potential waste of potential homes not to develop both derelict barns and extend the farmhouse.

P16/S3748/LDP

Peacock Barn, Harpsden, RG9 4AX

Insertion of additional rooflight and window, enlarging an existing window, creating new patio doors that were formerly windows, and forming a wall to accommodate new doors and minor internal alterations

Planning permission granted

P17/S0239/FUL

Former Dairy Building, Kings Farm Lane, Harpsden, RG9 4AF

Variation of condition 1 (approved Plans) and removal of condition 4 (drainage details) of planning permission P16/S1252/FUL Variation of Conditions 2 (approved plans), 3 (materials) and 8 (landscaping) of Planning Permission P13/S2260/FUL (Conversion of former dairy building to 2 bedroom dwelling incorporating parking and change of use of agricultural land to form domestic garden) to incorporate alterations to the windows and addition of a single storey plant room to the side of the dwelling and to allow the submission and approval of materials prior to external facing work commencing and landscaping details prior to the commencement of any external landscape works. (Drainage information updated as shown on amended plan received 22 July 2016 and further details provided 7 September 2016 and amended application forms submitted 29th September 2016)

Planning permission granted

2683.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

See DB's report above

P16/S4292/FUL

Barn at Thames Farm, Reading Road, 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.

The Council had objected on highways safety grounds. Mr Smith, Chairman of Henley Town Council's Planning Committee had recommended removal of the barn completely as the applicant had flouted previous planning permissions.

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 m2 B1 employment space, a Community Hub, public open space, sustainable urban drainage, earthworks, structural planting, substations and associated infrastructure

No one had come forward to manage the community open space planned at Highlands Farm. Cllr Smewing at Henley Town Council was keen for it to be seen as a community ground. Councillors were concerned that Crest Nicholson had not yet undertaken a traffic survey of Gillotts Lane, and wondered if OCC had seen the proposals made by Vectos. KG would contact Tom Wyatt at SODC and Jason Sherwood or Chris Kenneford at OCC Highways. **Action: KG**

2683.iii. Former Wyevale Garden Centre site

Alex Hershman (AH), the owner of the site, was still pursuing his proposal for 34 new homes of which 40% would be affordable, a space for the cadets to meet, and some office space. He had arranged to meet KG on Wednesday 29th March at 6pm at Harpsden Wood Lodge to show him the architect's drawings. It was agreed that the Council would stand by its opinion that the land had been approved for light commercial development in the JHHNP, not for housing.

2683. iv. Thames Farm

The appeals for both the 110 homes and 95 homes applications would be held over four days commencing 13th June 2017. Any interested party comments needed to be submitted by 11th April 2017. SODC maintained it had a 3.8 year land supply, whilst the applicant's agents maintained it only had at best 1.8 years. Whilst little could be done by the Parish Council or individuals regarding alleged land supply numbers, objections could be still be raised on the site's unsustainability, on the lack of infrastructure, on highways safety and on the detrimental effect the development would have on the rural character of the area. TW had met Emma Bowermann, the SODC planning officer who had originally approved the application for 95 homes, but had been satisfied that she would treat the case on its own merits. Cllrs Tudor Taylor and Geoff Thomas of Shiplake Parish Council had approved of the two barristers suggested by the planning officer. TW was also keen to make sure that Henley Town Council would support the Parish Council's opinion. It was agreed to talk about Thames Farm at the Council's APM in April, and that TW would draft some words for the website.

2684 Financial Matters

2684.1 Bank Balances and Reconciliations

Community Account: £344.85

Business Saver Account: £4,716.52

ST had previously circulated by email the bank reconciliations for the 2 months to 21st February 2017 for the Community Account and for one month to 20th January 2017 for the Business Saver Account and both were now approved by Councillors and signed by the Chairman. They are attached to the minutes at Appendix C.

2684.2 Approval of Payments

ST tabled the following payments for approval:

<u>Item</u>	<u>Amount</u>	<u>Power</u>
Clerk's salary Jan-Mar 2017	£720.00	
Clerk's PAYE Jan – Mar 2017	£180	

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

2684.3 Budget vs Actual Expenditure: This was circulated by ST and approved by Council and is attached to these minutes at Appendix E.

2685: Plans for APM: The date had been fixed for Tuesday April 4th at 7pm in the village hall. ST had sent out fliers and would place an advert in the next edition of the Henley Standard. Richard Wilson, Chairman of the John Hodges Trust for Harpsden Hall would

make a presentation on the background to the Trust, its ethos and its recent activities. ST would invite Cllr Geoff Thomas from Shiplake Parish Council to attend.

2686: AOB:

2686.i: Road names for Highlands Farm. The Council had been asked to provide 10 road names for the new development. After some discussion it was agreed that CR and ST would make some suggestions after consulting the old Tithe map and circulate to Councillors for approval.

2686.ii: As there were no iron-age hill forts in Harpsden, it was agreed not to make a contribution to the Chilterns' project supporting 'Beacons of the Past'.

2686.iii: Golf Club plans: The Golf Club's preferred partner, Octagon Homes, had resumed discussions with the Club regarding its proposal to move the Clubhouse to the top of Chalk Hill and replacing it with executive style housing. Voting on whether or not to pursue this proposal would take place at an EGM later in the year.

2687 Dates of next meetings:

Council Meetings: Monday 15th May 2017, Monday 17th July 2017, Monday 18th September 2017, Monday 20th November 2017.

Annual Parish Meeting (APM): Tuesday 4th April 2017 at 7pm

Approved:..... Date: 15th May 2017
Kester George, Chairman