

HARPSDEN PARISH COUNCIL

Minutes of a Meeting of the Council held at Harpsden Village Hall on Monday 20th November 2017 at 8pm

Present: Cllr Kester George (KG) Chairman
Cllr Tony Wright (TW) Deputy Chairman
Cllr Catherine Rubinstein (CR) Parish Councillor
Cllr David Bartholomew (DB) OCC Councillor

In attendance: Mrs Sarah Tipple (ST) Clerk
Mr Alex Hershman and his agent
Mrs Hilary Andrews Parishioner

2735 Welcomes and Apologies: There were apologies from Cllr Matthew Phillips and Cllr Paul Harrison

2736 Declarations of pecuniary interests and/or requests for dispensations from Members regarding any item on this agenda: There were none.

2737 Presentation by Alex Hershman and his agent on plans for former Wyevale Garden Centre: Alex Hershman (AH) had held a public exhibition on Friday 10th and Saturday 11th November at the former Wyevale garden centre, which had been attended by about 130 people. The plans had been drawn up by Adam Architects and Terrafirma. He made the following points: the site was a brownfield site, it was lined on all sides by mature trees, it no longer included plans for a care home, 40% of the housing would be affordable and he was in discussions with SOHA and Henley and District Housing Association. The plans included about 40 homes of varying sizes, ¾ acre of 'village green', a commercial space and a community centre, both of which had associated parking. The plans also included possible traffic calming measures on the A4155, an internal footpath to a bus stop and the erection of bus shelters on both sides of the road. KG thanked AH and his agent for presenting their plans and they left the meeting at 8.30pm.

2738 Approval of Minutes of last Council Meeting on 23rd October 2017: The minutes were approved and signed as a correct record.

2739 Matters arising:

2694: Path to Redhatch Lodge: KG had not written to the owner of Redhatch Lodge about the public right of way along the track to the house as he wished to clarify the situation with the owner of Redhatch. He would copy the letter to OCC to ensure this was on record. Action: KG

2728 i: Little Hill Cottage/Holly Cottage: There had been no progress in the enforcement case.

2728 iii: Thames Farm: SODC and Shiplake Parish Council had been granted oral hearings to request a Judicial Review of the appeal, on November 28th.

2728.vi: SSE Substation on Woodlands Road: Corey Webster, an SODC Enforcement Officer, was awaiting confirmation from SSE of the protective fencing they planned to erect around the substation. He had consulted the highways department and been advised that the standard protective fencing provided by SSE would be sufficient for this substation.

2729: Local Plan: ST had drafted and circulated by email HPC's response to SODC's new Local Plan 2033, encompassing the points made by CPRE. She asked Councillors to send any amendments to KG and her prior to the deadline submission date of 30th November. Action: ST

2730: Review of Parish Boundary at Highlands Farm: Janet Wheeler, Henley's Town Clerk, had apologised to KG for not sending HPC a copy of her letter to SODC requesting a review of the parish boundary.

2731: Anti-Social Behaviour on Bridleway: OCC Highways had pointed out that this was a matter for the police and that local residents should monitor the offences carried out and report them to the local PCSOs. Physical measures to restrict vehicular access to the bridleway were not permitted.

2740 OCC Councillor's Report: DB's report is attached at Appendix 1. In matters more specific to Harpsden:

i: Housing Numbers: At the September meeting DB had reported on the Government's consultation on a new method for calculating housing numbers and had urged the Parish Council (PC) and individual councillors to respond. The consultation had closed on Thursday 9th November. The new methodology would reduce the annual house-building requirement for SODC from 725-825 homes per annum down to 617 per annum. SODC was in support of the new methodology but with the option to go for the existing higher numbers if it so chose. However, the County opposed the new methodology and had expressed a wish to stay with the existing higher numbers due to concerns that lower numbers would inhibit economic growth and reduce additional infrastructure funding from Central Government. A decision was expected in April 2018.

ii: Chiltern Edge School: A review of improvement progress had been undertaken by an outside body at the end of October. Although some concerns remained, the report had many positive elements and it declared Chiltern Edge to be an 'improving school'. Officers would be submitting their recommendations to Cabinet the following week and DB was optimistic that closure would not be recommended.

iii: Third Reading Bridge: The Chair of Highmoor PC was convening a meeting on 18th January 2018 in order that affected parishes could review the current situation. HPC would be attending.

iv: Gillotts Lane: At a recent meeting with Crest Nicholson, the developers of Highlands Farm, it had transpired that OCC Highways had rejected the proposals for improving Gillotts Lane suggested by the traffic consultants, Vectos, and instead were recommending a simple set of white lines down the centre of the lane. DB would forward the PC's suggestions agreed with Vectos to Geoff Arnold, the relevant officer at OCC Highways, in an attempt to ensure that the PC's views were properly appreciated and that the PC was kept informed.

2741 SODC Councillor's Report: PH's report is attached at Appendix 2. In matters more specific to Harpsden:

i. £150,000 had been allocated to refurbishing the swimming pool changing area at Henley Leisure Centre.

ii: A Public Spaces Protection Order had been proposed in Henley, to allow police to target specific anti-social behaviour offences in public places.

iii: PH and Will Hall had received no applications for grants from their combined grant budget of 10,000. He urged the PC to apply but seemed unaware that the procedure for doing so was daunting.

iv: Free parking was again being offered on Tuesdays in December at all SODC's car parks in the District.

2742 Harpsden Footpath 242/8: The PC had received a request from the Chiltern Society for £600 for the purchase of new gates along a stretch of this footpath. As the PC had not budgeted for this in the current financial year, ST would advise them of the SODC Councillor's grant scheme as this was exactly the sort of project the grant could support. **Action: ST to send John Penrose the link.** If a grant was unforthcoming, the PC would budget for this expenditure in the year 2018/19.

2743 Planning Matters

2743.i SODC Decisions

P17/S3119/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, and amendments to access onto Reading Road. Planning permission was granted despite KG having argued that the decision should await clarification of the main housing scheme for the rest of Thames Farm, since the improvements to road safety and environmental protection depended on the latter going ahead.

2743.ii Outstanding Applications and Appeals:

APP/Q3115/W/16/3161733

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

Awaiting the outcome of an oral hearing to request a Judicial Review of the appeal

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
Continued objection on highways grounds

P17/S3932/HH

Harpsden Wood House, Harpsden Woods RG9 4AF

Proposed construction of a gatehouse to courtyard entrance incorporating additional covered parking spaces with subterranean car lifts.

No objection provided that the Local Authority Tree Officer accepted both the Tree Survey Schedule and the Arboricultural Method Statement submitted by the applicant.

No 2 Hall Cottages: CR wondered why the Trust had chosen grey slate roof tiles which did not match other roofs in the village and ST explained that the slate was in fact a plastic composite and looked much less fake than the terracotta equivalent. CR also thought that the design could be improved with the addition of detail on the gabling. ST would feed this back to the Trust and thought that this could be added once planning permission had been received, if finances allowed. The Trust hoped to submit a full application in the next two weeks.

Incline Cottage: KG and ST had met the owners of the cottage, Mr and Mrs Gummer, and their architect and been shown the plans. Whilst there were no specific objections, there were some points CR wanted clarified and she would meet the Gummers on a separate occasion to go through the plans in more detail. Action: CR. KG would discuss with them the possibility of changing the main access from Gillotts Lane to the valley road where there was already a gate.

Former Wyevale Garden Centre: Councillors were confused as to what constituted 'affordable housing.' Action: ST to try to clarify and feed back.

2744 Financial Matters

2744.i Bank Balances and Reconciliations

Community Account:	£194.59
Business Saver Account:	<u>£7,230.70</u>
Total of both accounts:	£7,425.29

ST had previously circulated by email the bank reconciliations for the 2 months to 20th October 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.

2744.ii Approval of Payments

ST tabled the following payments for approval:

<u>Item</u>	<u>Amount</u>	<u>Power</u>
Clerk's salary and expenses	£823.19	
Clerk's PAYE	£198.00	

The payments were authorised by a resolution of the Council and signed by the Chairman and are attached at Appendix 4.

2744.iii Budget vs Actual Expenditure: This was circulated by ST and approved by Council and is attached to these minutes at Appendix 5.

2744.iv Appointment of Auditors: It was agreed to appoint Arrow Accounting as the Council's internal auditor. KG and ST signed the appointment letter.

2745 Risk Assessment and Review of Financial and Non-Financial Controls: ST had previously circulated this document and highlighted the main changes and actions since its approval and adoption in November 2012 and its review in November 2016. KG proposed approving the review, which was seconded by TW. After a unanimous show of hands, it was resolved to approve the Review document.

2746 AOB: KG and TW had recently attended a meeting of the Neighbourhood Plan Committee and Crest Nicholson and SOHA. SOHA were in theory happy to be gifted the Community Centre at Highlands Farm and manage it for five years with the £185,000 commitment from Crest Nicholson, although they needed to research it further. HPC reiterated they would not be running the Centre and suggested a future caretaker live on site as was the case at Harpsden Village Hall. Janet Wheeler (JW) wondered if the village green had been given 'protected status'. ST thought this was not the case but would ask JW what this entailed and start the process of registering it. **Action: ST**

2747 Dates of next meetings:

Council Meeting: Monday 15th January 2018 7.45pm
Council Meeting: Monday 19th March 2018 7.45pm
Annual Parish Meeting: April 2018 date TBC
Council Meeting: Monday 21st May 2018 7.45pm
Council Meeting: Monday 16th July 2018 7.45pm
Council Meeting: Monday 17th September 2018 7.45pm
Council Meeting: Monday 19th November 2018 7.45pm

Approved: **Date: 15th January 2018**
Kester George, Chairman