

HARPSDEN PARISH COUNCIL

Minutes of a Meeting of the Council held at Harpsden Wood Lodge on Monday 21st November 2016

Present:	Cllr Kester George (KG)	Chairman
	Cllr Robin Dorkings (RD)	Parish Councillor
	Cllr Malcolm Plews (MP)	Parish Councillor
	Cllr David Bartholomew (DB)	OCC Councillor
	Cllr Paul Harrison (PH)	SODC Councillor
	Mr Alex Hershaw (AH)	Owner of former Wyevale site
In attendance:	Mrs Sarah Tipple (ST)	Clerk

2653 Welcomes and Apologies: There were apologies from Cllr Tony Wright and Cllr Catherine Rubinstein.

2654 Declarations of pecuniary interests and/or requests for dispensations from Members regarding any item on this agenda: There were none.

2655 Approval of Minutes of last Council Meeting on 19th September 2016: The minutes were approved and signed as a correct record.

2656 Matters arising other than those subsumed below:

2635: Manorial Waste: It had been established that the track running from Woodlands Road to Red Hatch Lodge was not in fact manorial waste. The plan was that the general public would, however, still be granted access to it via motion-sensitive automatic gates.

2638: Local Plan 2032: It was agreed to donate the sum of £100 to the Oxfordshire campaign entitled 'Need not Greed' which recognised the need for economic growth in the area but at a realistic level. MP proposed this Section 137 expenditure and RD seconded it.

2657 Oxfordshire County Councillor's Report: David Bartholomew's full report is attached at Appendix A. The main points were as follows:

- With regards to the Unitary Debate, OCC was continuing to develop a model for a single unitary council with some decision making devolved to five District and City Councils. As there had still been no agreement with District Councils, the negotiations would continue.
- The Annual Report by OCC's Director of Public Health had been published, summarising key issues associated with public health in Oxfordshire. It could be found at the following link: <http://ow.ly/Fsok305C9rs>.
- OCC was proposing a new daytime support system to enable older people and people with disabilities to live independently in the community. Details were available at: <http://news.oxfordshire.gov.uk/daysservices/>
- applications for children due to start primary or secondary school in September 2017 could now be made online. This would speed up the application process and would mean that families would receive an automatic and faster response.

In matters more specific to Harpsden:

- P16/S3438/O Retirement Village: DB had previously circulated his part of OCC's 'single response' to the care home proposal on land east of the Reading Road in Lower Shiplake. His full response is attached at Appendix B.

- DB was continuing to seek clarification on strategic highways issues in relation to planning. There seemed to be a disparity between what had been agreed at a strategic level and what was happening with individual applications.
- DB explained that following SODC's refusal to comply with a Shiplake resident's FOI request on the basis that it did not want the disclosure to have an 'adverse effect on its relationship with its customers', he was concerned that the Council appeared to be keener to operate as a commercial entity serving its developer customers than to fulfil its responsibilities to the wider community. He had asked the District Councillor, Paul Harrison, to follow the matter up.
- DB had arranged a joint meeting on Friday 13th January 2017 between the Chairman and Planning Leads of the nine parishes in his Division to discuss challenges to the Neighbourhood Plan (NP) and the Third Reading Bridge. John Howell MP would also be in attendance. KG and TW agreed to attend on behalf of Harpsden Parish Council.
- To alleviate the flooding problems along the B478 between the Playhatch roundabout and Sonning Bridge, an application for Government funding to raise the level of the road would be submitted early next year.
- When questioned about Thames Farm, DB thought that the owner of Thames Farm had lodged an appeal against the recent refusal of planning permission for 95 dwellings at the site. With regards to the earlier application for 110 dwellings, the judicial review hearing would be held in the High Court in late November. If the original appeal decision was quashed, the inquiry would have to be heard again. MP hoped that SODC would present a robust defence in both cases.
- With regards to the Neighbourhood Plan, councillors were disappointed that Nexus Planning had not alerted them to the fact that sites allocated for housing, which would have included 40% affordable housing, were easily switched to land for care homes where the provision of affordable housing was not statutory.
- On behalf of the Gillotts Lane Residents Association, Odette Moss had requested a 20mph limit down Gillotts Lane as they were increasingly concerned about the speed of vehicles and cyclists. DB explained that the overall cost to the Parish Council would be in the region of £4,000 and therefore outside its budget. It was agreed, however, that a 20mph speed limit could and should be included in the traffic calming measures to which Crest Nicholson had agreed.

2658 South Oxfordshire District Councillor's Report: PH's full report is attached at Appendix C. The main points were as follows:

- Free Christmas parking in Henley would be on Tuesdays 6th, 13th and 20th December.
- From 1st November those wishing to use a mobile phone to pay for parking could do so by using the new Connect Cashless service. The free app was available at www.connectcashlessparking.com
- SODC and Vale were looking at ways to encourage more people in the districts to become volunteers. Further details were available at volunteer.support@southandvale.gov.uk
- Local residents were encouraged to sign up for the bi-monthly newsletter South News at www.southoxon.gov.uk/southnews
- Parishioners were reminded that green wheelie bins would only be emptied if the recycling in them was loose or in clear sacks.
- Residents were encouraged to respond to the yellow letter that had been sent to every household to confirm who lived at that address. This information was needed to ensure everyone who was eligible to vote would be able to do so in future elections.
- SODC had awarded nine more community organisations in the district a total of £648,000 to help improve their buildings and facilities.
- SODC had launched an Active Women project to help women live a more active, healthier lifestyle. More information was available at www.southoxon.gov.uk.

- London Paddington would be closed to all rail services from Saturday 24th December to Thursday 29th December for improvement work. GWR services would start and finish at Ealing Broadway instead.

In matters specific to Harpsden, PH explained that Harpsden had been consulted on the Mount Ida application for an additional 6 dwellings on its land because the site had originally been considered in the Henley/Harpsden Neighbourhood Plan. The main issue was one of sustainability as the only access would be off the main road with no footpath or cycle path. The application for a residential care home on land east of the Reading Road beyond the Shiplake War Memorial was, in his view, similarly unsustainable. The application for 245 houses by Gladman at Emmer Green would be considered by a new SODC officer, which was disappointing given the controversial nature of the site. An application for 95 dwellings had been submitted on Kennylands Road in Sonning Common, on a site which had been allocated 25 in the Neighbourhood Plan. The officer looking after the case had quoted the alleged failure of SODC's five-year land supply, despite there being a land supply of more than ten years outside the Didcot area, and OCC Highways did not have an issue with this application. PH had spoken about the status of Neighbourhood Plans in general to John Howell MP and he had disputed Adrian Duffield's view that they were now defunct.

2659 Planning Matters

2659.i SODC Decisions

P16/S1252/FUL

Former Dairy Building, Flowercroft Farm, Kings Farm Lane, Harpsden, RG9 4JF
Revised plans to incorporate changes to windows and addition of small single storey plant room to side of dwelling,. Conversion of former dairy building to 2 bedroom dwelling to incorporate parking and change of use of agricultural land to form domestic garden

Planning permission granted

P16/S2470/LB

Hunts Green Barn, Harpsden Bottom, Harpsden, RG9 4HY
Modification of existing planning permission granted in 2014 – Erection of single storey extension and glazed link to existing barn and grain store building providing ancillary accommodation in field compound.

Planning permission granted

P16/S2959/HH

The Old Barn, Kings Farm Lane, Harpsden, RG9 4JG
Minor alteration to stable-block to create a façade to enclose the stairway and hallway to prevent encroachment of vermin. There will be a stable-door as entry, window at side, all to match existing development.

Planning permission granted

2659.ii Outstanding Applications and Appeals:

P16/S0077/O

Highlands Farm, Highlands Lane, Rotherfield Greys, RG9 4PR
Outline planning application to demolish existing buildings and develop up to 170 dwellings along with up to 2,000m² employment space, a Community Hub, public open space, sustainable urban drainage, earthworks, structural planting, substations and associated infrastructure

The Parish Council had been asked if it wished to take on responsibility for the maintenance of the community centre at the site until a residents' committee was in a position to take it

over. It was agreed that as this was beyond the budget and capability of the Parish Council it would be better suited to Henley Town Council.

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
KG and TW had visited the site and had no objection to the conversion of the two farm outbuildings, but echoed the Conservation Officer's objections to the extension of the farmhouse.

P16/S3286/FUL

The Coach House, Harpsden, RG9 4AP

Subdivision of existing dwelling to form new 1 bed dwelling and new orangery to rear
No objection

P16/S3213/HH

Harpsden Wood Cottage, Harpsden Woods, RG9 4AF

Proposed two storey front and single storey rear extension

No objection as the extension was 3 metres lower than the previous plan

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

Objection on the basis that the site had been rejected from the Neighbourhood Plan, mainly because of the negative impact of more traffic on to this main road at one of its narrowest points.

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

Seeking a Certificate of Lawful Development

2659.iii. Former Wyevale Garden Centre site

Alex Hershman (AH), the owner of the site, explained that the current proposal was for 34 new homes, a space for the cadets to meet, and some office space. Although the site had been earmarked by the Neighbourhood Plan for industrial or commercial use only, AH said that the site would not be profitable if it was used solely for commercial purposes - the site was only viable commercially at almost twice the current going rents in Henley. He proposed traffic mitigation measures such as placing a roundabout at the entrance to the site and widening the footpath. MP suggested that as Bremont Watches had successfully obtained planning permission for commercial development in Harpsden at a site that had not been considered in the Neighbourhood Plan, the Wyevale site might be better suited to between 5 and 10 executive houses, each in a substantial plot. This would have less impact on traffic and would not have the 'urbanising' effect and potential for ribbon development that a much larger number of houses would have. RD cited a similar development by Millgate Homes in Stoke Row, and Spitfire Homes on Rotherfield Road. DB suggested that a straw poll of residents in Shiplake and Henley might be useful. KG thanked AH for attending the meeting.

2660 Financial Matters

2660.i Bank Balances and Reconciliations

Community Account: £314.85

Business Saver Account: £6,990.66

ST had previously circulated by email the bank reconciliations for the 2 months to 21st September and October 2016 for the Business Saver and Community Accounts respectively and both were now approved by Councillors and signed by the Chairman. They are attached to the minutes at Appendix D and E.

2660.ii Approval of Payments

ST tabled the following payments for approval:

<u>Item</u>	<u>Amount</u>	<u>Power</u>
Clerk's salary + expenses	£720.00	
Clerk's PAYE	£180.00	
Marcus Hooker flagraising	£50.00	War Memorials Act 1923, S. 1. LGA 194 s. 133
RBL – poppy wreath	£25.00	War Memorials Act 1923, S. 1. LGA 194 s. 133

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

2660.iii Budget vs Actual Expenditure: This was circulated by ST and approved by Council and is attached to these minutes at Appendix G.

2661: Review of 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 March 2016. KG proposed approving the review, which was seconded by MP. After a unanimous show of hands, it was resolved to approve the Review document

2662 AOB: There was none.

2663 Dates of next meetings:

Council Meeting: Monday 16th January 2017, Monday 20th March 2017, Monday 15th May 2017, Monday 17th July 2017, Monday 18th September 2017, Monday 20th November 2017. APM April, date to be confirmed.

Approved:..... Date: 16th January 2017
Kester George, Chairman