

HARPSDEN PARISH COUNCIL

Minutes of a Meeting of the Council held at Harpsden Village Hall

on

Monday 28th September 2015

Present:	Cllr Kester George (KG)	Chairman
	Cllr Malcolm Plews (MP)	
	Cllr Robin Dorkings (RD)	
	Cllr Tony Wright (TW)	
	Cllr Catherine Rubinstein (CR)	
	Cllr Tudor Taylor (TT)	Shiplake PC Chairman
	Cllr David Bartholomew (DB)	OCC Councillor
	Cllr Paul Harrison (PH)	SODC Councillor
In attendance:	Mrs Sarah Tipple (ST)	Clerk

2567 Welcomes and Apologies: There were no apologies.

2568 Declarations of pecuniary interests and/or requests for dispensations from Members regarding any item on this agenda: There were none.

2569 Approval of Minutes of last Council Meeting on 20th July 2015: The minutes were approved and signed as a correct record.

2570 Matters arising:

2570.i: The laurel hedge at the end of Woodlands Road had at last been cut back by OCC contractors, albeit rather savagely.

2570.ii: As the 'Reduce Your Speed' sign outside the entrance to the football field had gone missing, ST would ask DB how to obtain and erect a replacement. **Action: ST**

2570.iii: As the Trustees of the village hall had not objected, the new owners of School House had erected a sight mirror on the hall fence.

2570.iv: KG had decided not to progress matters with Mike Kennedy, Henley Town Clerk, regarding the dubious sworn affidavits from two Henley Town Council parks services personnel about the use of land at Jubilee Park.

2571 Plans for a Care Village at the former Wyevale Garden Centre site: KG had attended three meetings with Aida Hershman, the owner of the former Wyevale Garden Centre, at which they had discussed her architect's plans to build a care village on the site, increasing the footprint by 12.5%. The Joint Henley Harpsden Neighbourhood Plan (NP) had earmarked this site for light industrial and employment, a category of B1 and B2 business activities and D1 activities, where these can be shown to make a demonstrable contribution to the local economy. Tudor Taylor (TT), Chairman of Shiplake Parish Council made the following points: Shiplake Parish Council (SPC) was keen to support the NP and also to maintain the green spaces separating the parishes, although it seemed highly unlikely that Mrs Hershman would revert the garden centre site back to green fields; whilst supporting the B1 and B2 business and employment classification of the Wyevale site, SPC was opposed to changing to a C2 residential classification, which a conversion to a care village would presumably necessitate; SPC was keen to support provision of accommodation for the elderly but considered Wyevale to be a highly unsuitable site on account of its isolation from the heart of the village and its inadequate transport connections to the local parishes; the re-designation of the site to a C2 residential category could make it easier for the

neighbouring owner of Thames Farm to make another application for residential development which SPC would vehemently oppose. These arguments met with strong support and it was agreed that the Council should oppose any change to the NP allocation of the site. KG would relay this decision to Beryl Guiver, Principal Planning Officer at SODC.

2572 Feedback from Peter Brett's Traffic Report: Peter Brett Associates (PBA) had presented their report at a meeting attended by KG and ST. Both agreed that the report was generally reflective and inconclusive in nature and lacked any firm recommendations. Although the report had supported Crest Nicholson's recommendation of narrowing Gillott's Lane to make it a less attractive thoroughfare, it had also recommended a completely separate survey of the lane.

2573 Oxfordshire County Councillor's Report: David Bartholomew's full report is attached to these minutes at Appendix 1. DB urged the Parish Council and individual councillors to respond to a public consultation on the proposed reduction in the number of Household Waste Recycling Centres, including the Oakley Wood site. If implemented, residents in the local area would have to travel to Abingdon. DB had sought the support of John Howell MP to oppose this proposal and urged residents to consider whether the cost savings of £350,000 per year were worth the potentially disastrous increase in flytipping in the area, in addition to the increase in landfill generally as residents discarded otherwise recyclable items in their black wheelie bins. In matters specific to Harpsden, it had been agreed to review the status of the A4155 in respect of safety issues, both at the Shiplake Memorial chicane and further along at Hampstead Hill. Whilst Shiplake Parish Council was still in favour of a cycle path between Shiplake and Henley, the only feasible place for it would be along the A4155. Although DB had received a basic design with broad-based overall costings and a cost for the design itself, there were currently no funds available for the design stage, let alone its implementation. MP wondered how the electrification of the main line was progressing. DB reported that it was generally behind schedule but once it had been completed, there would be an incompatibility between the Henley-Twyford branch line and the main line. He also described how the removal of vegetation and undergrowth to make way for the gantries would have a significantly detrimental impact on wildlife habitats in the area.

2574 South Oxfordshire District Councillor's Report: Paul Harrison's full report is attached to these minutes at Appendix 2. He explained that the other District Councillor, Martin Akehurst, had stepped down from his role due to ill health and a by-election was scheduled for Thursday October 22nd. Planning meetings were now being held at the Didcot Community Centre. The introduction of kerbside recycling of textiles one week alternating with small electrical items the following week had been successful. The deadline for submissions on a further consultation on the introduction of the Community Investment Levy (CIL) was 19th October 2015 at 5pm. The CIL could replace parts of Section 106 and would be a charge per new house built to help deliver infrastructure to support the development in the immediate area. In matters specific to Harpsden, PH reiterated that it had been suggested that SODC did not have a five year land supply, which could mean that planning applications had to be approved even if the sites were not in the Neighbourhood Plan. SODC strongly disagreed with this as even though it only had a four year land supply in the Didcot area, it had a nine year supply in the rest of the district, which more than compensated for Didcot's undersupply. MP drew PH's attention to the Wyevale care village proposition and mentioned that should a planning application be forthcoming, it would be strongly opposed by both Harpsden and Shiplake Parish Councils.

2575 Planning Matters

2575.i SODC Decisions

P15/S0506/HH

Little Hill Cottage, Harpsden Bottom, Harpsden RG9 4HR

Removal of existing extensions, outbuildings and hardstandings, extensions and alterations to existing 2 storey house, new 2 storey garage/outbuilding

PLANNING PERMISSION GRANTED

2575.ii Outstanding Applications and Appeals:

P15/S3109/HH

Harpsden Wood House, Harpsden, RG9 4AF

Variation of condition 2 of the approved planning application P15/S1513/HH to enable the approved plans to be replaced with an amended version

NO OBJECTION noting that the additional extension would be fully in keeping with the style of the house, that the site was large enough to take it without harm to the neighbours or the landscape, and provided that no forest trees would need to be removed to make room for it.

P15/S2941/HH

Hunts Green House, Harpsden Bottom, RG9 4HZ

Retention of existing hardstanding area, timber framed gazebo and timber children's climbing frame

NO OBJECTION provided the items listed were within the curtilage of the property.

P/15/S2266/FUL

Harpsden Wood Cottage

Proposed replacement dwelling

OBJECTION on the grounds that the proposed dwelling was out of keeping with the existing cottage and its woodland site in an AONB and that the dwelling was out of proportion to the size of the plot.

2576 Financial Matters

2576.i Bank Balances and Reconciliations

Community Account: £313.99

Business Saver Account: £7,312.80

ST had previously circulated by email the bank reconciliations for the three months to 21st September 2015 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.

2576.ii Approval of Payments

ST tabled the following payments for approval:

<u>Item</u>	<u>Amount</u>	<u>Power</u>
SODC election fee	£85.00	
Clerk's salary	£660.00	
Clerk's PAYE	£165.00	
BDO LLP - external audit	£36.00	

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

2576.iii Budget vs Actual Expenditure: This was circulated by ST and approved by Council and is attached to these minutes at Appendix 6.

2576.iv Change of Bank Mandate to allow BACS payments: As some payments such as the Clerk's PAYE were now required to be paid by BACS, it had become necessary to change the bank mandate to one signature only. All payments would continue to be approved at Council meetings and all invoices payable would still need to be initialed by 2 councillors. MP proposed changing the bank mandate, which was seconded by RD and carried unanimously. It was RESOLVED to change the bank mandate to one signature only.

2577 AOB KG reported that the National Association of Local Councils (NALC) might soon require local councils to belong to the National Association rather than the local OALC (Oxfordshire Association). KG and ST agreed that the secretariat at the local level had provided excellent and useful advice over the years and that reporting to a national body did not make sense. KG suggested that should such a move take place, the Council would not support it.

2578 Dates of next meetings:

Monday 16th November 2015 7.45pm

Approved:..... Date: 16th November 2015

Kester George, Chairman