

HARPSDEN PARISH COUNCIL
Minutes of the Council Meeting held at Harpsden Village Hall
on
Monday 24th June 2013

Present:	Mr Kester George (KG)	Chairman
	Mrs Odette Moss (OM)	
	Mr Malcolm Plews (MP)	
	Mr Robin Dorkings (RD)	
	Mr Rob Simister (RS)	SODC Councillor
	Mr Malcolm Leonard (ML)	SODC Councillor
	Mr David Bartholomew (DB)	OCC Councillor
In attendance:	Mrs Sarah Tipple (ST)	Clerk
Visitors:	Mr Tony Wright	
	Dr Rolf Blach	
	Mrs Lyn Blach	
	Mr Dudley Ingoldby-Williams	
	Mr John Pragnell	
	Mrs Nell Coller	
	Dr Barry Wood	
	Mrs Claire Engbers	
	Mrs Susie Pragnell	
	Mr Tudor Taylor	Shiplake Parish Council Chairman
Mr Geoff Thomas	Shiplake Parish Councillor	
Mr Roger Hudson	Shiplake Parish Council Clerk	

2372 Apologies: There were no apologies.

2373 Declarations of interest: KG, OM, RD and RS in respect of their houses in Harpsden.

2374 Minutes of 20th May 2013: The minutes were approved and signed as a correct record.

2375 Matters arising: OM wondered if David Bartholomew had been elected to the Highways Committee and ST pointed out that the minutes stated that he had been pointed to the Education Scrutiny Committee and the Planning and Regulation Committee. [DB later confirmed that he had not been appointed to the Highways Committee].

2376 Possible changes to Harpsden's parish boundary: Following a lead article in the Henley Standard in which Henley Town Councillor, Will Hamilton, had suggested moving Henley's town boundary to include the development sites in Harpsden put forward by the Core Strategy, KG proposed that in compensation, the Harpsden boundary could be moved up to Rotherfield Road. OM expressed her shock at the article in which these boundary changes had been suggested with absolutely no consultation with Harpsden, particularly in light of the agreement to establish a joint Neighbourhood Plan (NP). RD also expressed his outrage that there had been no consultation with Harpsden and he wanted to see a public response to Harpsden Parish Council's shock at the article. He had been appalled at the lack of communication from the very people it had gone into partnership with. ML explained that SODC's Community Governance Review took place every ten years, that proposals had to be submitted by the deadline of 28th June 2013 and that any proposed boundary changes had to be approved by SODC. Dr Barry Wood (BW) was of the opinion

that boundary changes should only be considered once the NP had been completed. There would also be a financial implication on Harpsden in respect of the loss of council tax revenue if the boundary changes suggested by Henley Town Council were to go ahead. He also suggested that boundary changes could form part of the NP. Councillors expressed concern that the deadline to propose boundary changes seemed very tight but KG explained that when he had received the request in April, he had not felt the need to suggest any changes. The Chairman of Shiplake Parish Council, Tudor Taylor (TT) then explained that his Council felt that there was an unnatural boundary along Manor Gate and Bolney Road, where residents lived in the village of Lower Shiplake but were actually in the Parish of Harpsden. It would be logical for the boundary to move to Bolney Lane and then to move northwards following that Lane across the A4155 and up to meet Woodlands Road at the top. This would create a natural boundary and proper village curtilage which would be very clearly defined for the local residents of both parishes. TT had asked for some information from SODC but as it had not yet been forthcoming, he had not submitted his boundary change proposals. It was agreed that KG would send Dieter Hinke of Henley Town Council an email forthwith, requesting that the Council withheld its bid to change the town boundaries. It was also agreed that a joint meeting between Henley Town Council and Shiplake and Harpsden Parish councils would be essential prior to any boundary change decisions being taken and that ML would ask SODC if the submission of bids for boundary changes could be postponed.

2377 Proposal to develop land at Thames Farm KG read out the letter he had sent to the planning consultants acting on behalf of Mrs Claire Engbers, who intended submitting an outline planning application for up to 110 houses at Thames Farm. In his letter he explained that Mrs Engbers's application would be considered along with all other applications for building within the purview of the joint NP. He went on to explain that he had received nothing but objections from local residents, pointing out the contrast between the density of housing proposed and the character of the area, as well as the fact there were clearly infrastructure issues. TT explained that his Council would strongly oppose any development at Thames Farm. BW suggested that at the Harpsden Fete, several people had been against development but a surprising number had been in favour of it. He proposed that the site should be considered as part of the NP process and that all sites put forward should be considered pragmatically. MP said that the inspector was likely to refuse the application because of its proximity to Shiplake, who had not been consulted as part of the NP. He was fearful that the application would prove to be a stumbling block as it would probably go to appeal during the crucial time that the NP was being drawn up. RD said that both Henley and Harpsden needed a definitive response from SODC that planning applications such as these should be included in the number of houses proposed for Henley. During further discussions it was pointed out that Shiplake primary school was already very oversubscribed, that the A4155 was a very dangerous road and increasing the number of cars trying to join it from Thames Farm would only exacerbate the problem, that the density of housing proposed would be out of character with the area, that amenities in the village were already stretched and that 86% of residents who replied to a recent survey conducted by Shiplake Parish Council did not want building to take place on the curtilage of the village. Moreover the site was outside SODC's Core Strategy. ML explained that everyone had the right to put in a planning application, regardless of the NP, but that every consideration would be given to all comments from Councils and individuals. KG concluded that Harpsden Parish Council had always opposed development at Thames Farm up until now but that once the application had been submitted, the council would give it full consideration at its next meeting, as it would with any planning application.

2378 Progress on Joint Neighbourhood Plan: KG explained that progress had been very slow, that the Planning Consultants, Broadway Malyan, now called Nexus, had been appointed but that working groups had not yet been decided. There was general enthusiasm in the community for the NP and it was important for the consultants to harness this. Tony Wright suggested, and many at the meeting agreed, that the most important topic for any working group to consider was traffic and congestion. RS stressed that the number of houses allocated to the area was fixed so the NP would not be able to reduce that number. OM had been told that the next joint NP meeting on Friday had been cancelled. ST agreed to ascertain if this was the case as soon as she could.

2379 Planning Matters

2379.i SODC Decisions

P13/S0997/FUL Woodlands Cottage, Woodlands Road, Harpsden RG9 4AA
Erection of 2 storey house and ancillary structures with associated landscape works – varying planning permission P11/E0647

PLANNING PERMISSION GRANTED

2379.ii Outstanding Applications and Appeals

P13/S1082/FUL Beechwood Cottage, Harpsden Woods, Harpsden RG9 4AF
Erection of replacement dwelling and detached garage together with installation of swimming pool and utility/pump room. Another variation of a previously approved application.

NO OBJECTION

P13/S1502/HH Thames Farm, Harpsden Woods, Harpsden RG9 4AD
Proposed single storey extension, relocation of front door, erection of new entrance porch, first floor balcony with veranda below on the North East elevation and construction of new dormers.

Harpsden Parish Council had no objection to this rather large extension but would ask for a condition that the applicant would leave the access road, which was privately maintained and doubled as a bridle road, in as good a state as he found it and that he would repair any damage done to it during his building operations. The Council would also point out that they referred to the house in question as Thames Poultry Farm to distinguish it from Thames Farm below it on the A4155.

P13/S1640/HH Redhatch, Harpsden Woods, Harpsden, RG9 4AF
Construction of new garaging/studio

The Council had no objection to this application provided that the trees around the proposed garage block were subject to a Tree Preservation Order and that the new building remained part of a single property.

P13/S1733/HH St Quivox, Bolney Road, Lower Shiplake, RG9 3NT
Remodelling of dwelling including single storey and two storey extension
MP would visit the site and would report back to Council.

2380 AOB

2380.i ST provided an update on the progress of the website and explained that she was hoping to meet the designer on Friday with a view to having a draft version ready within two weeks. She asked Councillors to provide her with a brief resume and photo. She would send them an example of what was expected in due course.

2380.ii In response to OM, KG said that he had had no warning about the triathlon that had taken place at the weekend. ST agreed to find out who had organised it and would draft a letter explaining that due to the dangerous nature of Gillotts Lane, it would be advisable to avoid it in future.

2380.iii John Pragnell raised a question about access to Thames Farm and MP explained that the access had been moved when planning permission to change the building to

agricultural usage had been granted. During the current application, the access would be moved back to its original location nearer the former Garden Centre.

2381 Dates of next meetings:

Monday 15th July 2013 7.45pm

Monday 16th September 2013 7.45pm

Monday 18th November 2103 7.45pm

Approved:.....

Kester George, Chairman

Date: