

# HARPSDEN PARISH COUNCIL

## Minutes of a Meeting of the Council held In Harpsden Parish Hall on Monday 19<sup>th</sup> July 2021 at 7.45 pm

Present: Cllr Kester George (KG) Chairman  
Cllr Catherine Rubinstein (CR) Parish Councillor  
Cllr Matthew Phillips (MP) Parish Councillor  
Cllr Matt Leeman (ML) Parish Councillor

In attendance: Cllr David Bartholomew (DB) OCC & SODC Council  
Cllr Leigh Rawlins (LR) SODC  
Mr Dominic Day (DD)  
  
Anne Marie Scanlon (AMS) Clerk via phone

### **3030 Welcome and apologies:**

There were no apologies for absence.

### **3031 Co-option of new parish councillor:**

KG proposed DD for co-option as Parish Councillor. MP seconded and DD was co-opted on to the Parish Council.

### **3032 Declarations of pecuniary interests and/or requests for dispensations from Members regarding any item on this agenda:**

There were none.

### **3033 Approval of the Councillor Code of Conduct and the Standing Orders for HPC:**

The item was deferred to a future meeting.

### **3034 Approval of Minutes of last Council Meeting on 17<sup>th</sup> May 2021:**

The minutes were approved and signed into the record by KG.

### **3035 Oxfordshire County Council Report:** (attached at Appendix 1)

#### **(i) THIRD READING BRIDGE**

DB said the Department for Transport (DfT) wanted the Cross Thames Travel Group to go back to the earlier Strategic Outline Business Case and upgrade it. DB noted that this would be costly and would need to be funded locally. Additionally, DfT had confirmed its reluctance to progress the bridge at all unless all parties were in agreement, and as they weren't DB thought the prospect of the third bridge was unlikely.

#### **(ii) DRAINAGE ISSUES ON GILLOTT'S LANE**

OCC officers were working to resolve drainage issues that had arisen subsequent to the improvements to Gillotts Lane. DB said that remedial works were scheduled for October.

#### **(iii) UNNAMED ROAD LINKING A4155 TO HARPSDEN WAY (SHEEPHOUSE LANE)**

Following a site visit by the chairman, David Brough and the Highways officer. A provisional programme of works had been agreed for costing purposes. Costs would be shared 50:50 between OCC and the PC. We were now awaiting an updated design.

In answer to AMS, DB said the work would cost between £100,000 to £120,000

**(iv) JOINT HENLEY HARPSDEN NEIGHBOURHOOD PLAN**

DB had attended the exhibition at Henley town hall at the beginning of July and had been impressed by the quality of the presentation and the amount of effort that had been put into the project. There was concern in Shiplake that while six of the proposed sites were within Harpsden parish, they were physically adjacent to Shiplake and would rely on Shiplake to meet sustainability criteria. DB was not supportive of any of the six sites as they were outside the built-up area of Shiplake and incompatible with a rural location.

In response KG reminded members that the sites exhibited did not necessarily carry the support of the NP Committee either. Their appearance simply reflected the Committee's legal obligation to display bids from landowners.

**(v) P20/S2808/DIS: THAMES FARM**

Taylor Wimpey had submitted a revised drainage proposal to SODC. This would involve pumping the surface water from the site along the A4155 to a discharge point near Sheephouse Lane.

Thames Water had stated it would be unable to support the proposals for the discharge of the drainage conditions until:

- A deed of agreement has been reached with the riparian owner of the watercourse at the point of discharge.
- Confirmation from the Local Lead Flood Authority (OCC) of agreement with the drainage strategy in relation to impact of the watercourse downstream of the proposed discharge point.
- Details of how the 'water environment' (particularly groundwater) would be protected throughout each stage of the site development (including the required ground stabilisation – 'grouting' etc). Their particular concern was that the development was in Source Protection Zone 1 (SPZ1) of the local, strategic groundwater abstraction.

DB had asked officers why Thames Water did not raise these issues in respect of the original Lashbrook discharge proposal. Adrian Duffield had said that any operation involving 'grouting' (to fill the sinkholes) would need a separate planning application. Both SODC and Taylor Wimpey had taken legal advice.

**(vi) P20/S4884/A 2 X ILLUMINATED ENTRANCE SIGNS AT BREMONT ENTRANCE**

DB said that the several others had objected to this proposal and that no decision has been made.

**ACTION** MP to approach Bremont unofficially.

**3036 South Oxfordshire District Councillors Report** (attached at appendix 2)

LR presented his report with the following comments.

- (i) There would only be one review of the Chiltern AONB

MP asked how HPC could ensure that they were included in the process. LR said that a screening was done at the outset depending on the NP. A Strategic Environmental Assessment (SEA) would be needed to look at the character of an area as a whole with Shiplake and Kidmore End.

KG said that he was on the committee considering the AONB and that had never been suggested at any point, but he would of course pursue the point.

LR said that the AONB was focussed on woodlands but the river and the land beside it should be recognised as intrinsic to the AONB. KG said that the AONB should be extended to include the land between Harpsden Court and the river. Private ownership of land was no barrier to it being included in AONB.

MP asked who HPC should contact and LR said the Chilterns Conservation Board.

LR said the Glover Report had concluded there should be one National Park Service which would sit over all the Conservation Boards and there had been discussion about whether the Chilterns AONB should become a National Park.

(ii)

LR said that the figures the Planning Inspector had been given regarding land supply were, in his view, incorrect. The decision, he hoped, would now go to Judicial Review and as the threshold for holding a JR was high he would not be surprised if the decision was passed to another Planning Inspector.

(iii)

LR said that SODC had voted out the proposal that Town and Parish Councils could no longer object to smaller developments.

### **3037 JHHNP.**

KG said that he thought the exhibition of the sites submitted by landowners to the NP Committee would reveal a chaotic response. Many people had found the feedback form overly complicated and confusing.

ML said that he had told the Henley Planning Officer that the questionnaire was too complex that it needed to be clear, concise and obvious. CR said one issue was that the proposed sites did not show the number of residences proposed.

KG said that both Henley's Planning Committee and the NP Committee would review the feedback and base the NP on the outcome which would then be put out for a public referendum.

### **3038 Thames Farm Drainage**

Most of the Thames Farm drainage issues had already been discussed with both the County Councillor and the District Councillor. KG said that HR Wallingford, employed by Henley and Harpsden had produced a report on the problems with the various measures TW had proposed for drainage from the Thames Farm site. If TFAG produced a considered overview Councillors should be ready to respond with their comments.

## **3039 Planning Matters:**

### **3039 (i) New Applications since the last meeting:**

#### **P21/S2789/FUL**

**Perseverance Farm, Harpsden, RG9 4AP**

Erection of a new gatehouse, garage & utility side extension & two-storey courtyard infill extension.

**Planning Officer** Davina Sarac

**Target Decision** 1<sup>st</sup> September

**Consultation Ends** 3<sup>rd</sup> August

Emailed & Consultation to KG, CR, MP & ML 14/7/21

The Council agreed to object to the Lodge as a new house on a green field site in the AONB.

**P21/S2716/HH**

**7 Gillotts Hill, Harpsden, RG9 4HP**

Erection of single storey near infill extension

**Planning Officer** Hannah Gibbons

**Target Decision** 9<sup>th</sup> August

**Consultation Ends** 15<sup>th</sup> July

Emailed to KG, CR, MP & ML 29/6/21

No objections.

**P21/S2457/HH**

**Harpsden House, Gillotts Lane, Harpsden, RG9 4AY**

Single Story Timber Orangery (as amended by updated location & block plan rec'd 6 July 2021 showing correct orientation of the house & siting of proposed orangery).

**Planning Officer** Victoria Clarke

**Target Decision** 21<sup>st</sup> July

**Consultation** 11<sup>th</sup> June – 2<sup>nd</sup> July 2021

Emailed to KG, CR, MP & ML 14/6/21

Emailed (amended) to KG, CR, MP & ML 14/7/21

No objection.

**P21/S2758/FUL**

**High Leas, Rotherfield Rd, Henley on Thames, RG9 1NR**

Demolition of existing dwelling followed by the construction of a replacement dwelling and garden equipment/machinery store.

**Planning Officer** Caitlin Phillpots

**Target Decision** 11<sup>th</sup> August

**Consultation** 20<sup>th</sup> July

Although this application had not been put to HPC by SODC, KG thought it should be considered because of its dominant position overlooking the Harpsden Valley.

No objection (confirmed after the meeting.)

**3039 (ii) SODC Decisions since the last meeting:**

**P21/S2119/HH**

**Little Somerford, Chalk Hill, Harpsden, RG9 4HN**

New pool house and outdoor swimming pool.

**Planning Officer** Simon Kitson

**Target Decision** 2<sup>nd</sup> July

**Consultation Ends** 12<sup>th</sup> June

Emailed to KG, CR, MP & ML 25/5/21

**Planning Permission** 6<sup>th</sup> July

**P21/S1463/FUL**

**Rose Cottage**

**Reading Road, Harpsden RG9 4HF**

Siting of a replacement outbuilding with change of use to residential storage and change of use to residential storage and change of use of the paddock to residential garden land.

**RETROSPECTIVE APPLICATION** following the removal of the previous agricultural store in Feb 2020 and its replacement in March 2020.

**Planning Officer** Davina Sarac

**Planning Permission** 15<sup>th</sup> July

**PLANNING APPEAL**

**P19/S1858/O**

**Thames Poultry Farm House Bolney Lane Harpsden Woods RG9 4AD**

Outline application for erection of 3 detached dwellings, with scale, layout and means of access to be determined at this stage: and landscaping and external appearance to be determined at reserved matters stage (access and layout revised to take account of protected trees as shown on amended plans and arboricultural information received 27th September 2019 and additional driveway information received 22nd May 2020).

**Appeal Refused** 4<sup>th</sup> June 2021

**3039 (iii) Outstanding Applications and Appeals:**

**P20/S4884/A**

**Land at Sheephouse Lane, RG9 4HT**

**Bremont Factory**

Two x illuminated entrance signs displaying the company name

**Planning Officer** Tom Wyatt

**Target Decision** 9<sup>th</sup> March 2021

**Consultation Ends** 3<sup>rd</sup> Feb 2021 HPC Objected. no decision a/o 10/5/21

**P20/S2161/FUL**

**Johnson Matthey, Blounts Court Road, Sonning Common, RG9 9NH**

Demolition of existing restaurant building and development of a new customer innovation centre within the existing Johnson Matthey site plus associated arrivals space, landscaping, access, servicing area and car parking. (Additional information received 30 October 2020)

**Planning Officer** Cathie Scotting

**Target** 12<sup>th</sup> October 2020

**ACTION** MP to create a google document accessible to all councillors to comment on open planning applications.

**3040 Financial Matters**

**3040.i Bank Balances and Reconciliations** (attached at Appendix 3a)

Community Account:	£274.53
Business Saver Account:	£344,976.33
<b>Total of both accounts:</b>	<b>£345,250.86</b>

AMS had previously circulated by email the bank reconciliations for the 2 months to 1<sup>st</sup> July 2021 for the Community and Business Saver Accounts and both were now approved by Councillors and signed by the Chairman.

**3040.ii Approval of Payments**

The following were approved for payment and are attached at Appendix 3b

Flag Raising	£50.00
Woodland Trust donation (50% of approved budget)	£250.00
HPP Cemetery (50% of approved budget)	£250.00
Henley Town Council (Water Consultancy Thames Farm)	£2200.00 (CIL)
John Hodges Trust (Room Hire)	£182.84

The Council further approved the payment of £62.50 to Luke Hooker for his work on the ditch at the bottom of Gillotts Lane but agreed that OCC should be asked to complete the work.

**3040.iii Actual Spend vs Budget**

AMS had previously circulated by email the Actual vs Budget for the 2 months to 1<sup>st</sup> July and this was approved by the Councillors and signed by the Chairman. The document is attached at Appendix 3c

**3040. iv & v** The Review of the Internal Audit and the consideration of CIL money were postponed.

**3041.v** Council agreed to have an extra meeting to address postponed items at minutes 3033 and 3040 (iv & v).

**ACTION** AMS to circulate possible dates for agreement by Councillors.

**3042 Dates of next meetings:**

Council Meeting 20<sup>th</sup> September 2021 7.45pm

Council Meeting 15<sup>th</sup> November 2021 7.45pm

**Approved: ..... Date: 20<sup>th</sup> September 2021**  
**Kester George, Chairman**