

HARPSDEN PARISH COUNCIL

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

on

Monday 16th March 2020 at 7.45 pm

Present:	Cllr Kester George (KG)	Chairman
	Cllr Hilary Andrews (HA)	Parish Councillor
	Cllr Catherine Rubinstein (CR)	Parish Councillor
	Cllr David Bartholomew (DB)	OCC & SODC Council
	Cllr Leigh Rawlins (LR)	SODC
Via Video Link	Cllr Sara Langton (SL)	Parish Councillor
Via Phone	Cllr Matthew Phillips (MP)	Parish Councillor
In attendance:	Anne Marie Scanlon (AMS)	Clerk

2927 Apologies:

Liz Carr South Chilterns Path Maintenance Volunteer emailed HPC her short report, which is attached at appendix 1.

2928 Declarations of pecuniary interests and/or requests for dispensations from Members regarding any item on this agenda: There were none.

2929 Approval of Minutes of last Council Meeting on 20th January 2020: The minutes were approved and signed into the record.

2930 Matters arising:

There were none.

2931 Oxfordshire County Council Report: (attached at Appendix 2)

(i) GILLOTTS LANE: ROAD IMPROVEMENTS

DB and KG had met Matt Archer of OCC. A plan for Gillotts Lane repairs had then been agreed. Residents would be given an opportunity for another formal consultation but KG hoped that the latest plan would be implemented. He reported that Matt Archer had agreed to split the cost of the repairs with HPC, which would leave HPC with more money than he had expected to spend on other projects.

HPC noted that OCC had not followed a consistent policy on the maintenance of the Lane: for example in 2019 HPC had been told that they could not place bollards on the sides of the Lane but now these would be allowed under the new plan. DB hoped that the proposed improvement program would take place in the summer. He was aware that not all residents would be happy with the plan as it stood, but he thought it was a good compromise and should both upgrade the surface and calm the traffic.

(ii) Third Reading Bridge

DB had gone to the Special Meeting of Parish Councils on 31st January 2020 which passed a motion mirroring the one DB had put to Cabinet – that the bridge should be for cyclists and pedestrians only. If the bridge was for cars and other vehicles, then the plan and proposed cost should include mitigation measures including a new road on the Oxfordshire side. There would be another meeting on 27th March to discuss the Bridge (unless cancelled because of the Coronavirus Pandemic). DB suggested that councillors get in touch with the Clerk at Sonning Common to add their views.

DB had pressed the case of Sheephouse Lane (officially an 'Unnamed Road') with the Project Officer, saying that it would be a feeder road and as such in need of upgrading. The Officer had viewed the road and met with KG. The situation would be further investigated and DB would be keeping an eye on it.

(iii) Boundary Between Shiplake and Harpsden

DB said that the current sign, on the A4155, travelling towards Shiplake from Henley, announcing Lower Shiplake, was in the wrong position. Officers were in agreement that it should be moved so it would not cause confusion as Thames Farm was in Harpsden and not Shiplake. HPC unanimously agreed to moving the sign.

HPC questioned the lack of "Harpsden" signs. DB said that if the Council wanted to have signs there was a possibility that he could use the Councillor Priority Fund towards the cost.

(iv) Henley Bridge Lights

DB was concerned about the installation of strip lights on Henley Bridge which had Grade I listed status. HPC agreed unanimously to object to the Planning Permission application to make the lights permanent.

(v) Coronavirus (Covid-19)

DB reported that SODC had gone into semi-lockdown. All officers that could were working from home. All Impending committee meetings had been cancelled. The County Council was at that point continuing as normal but DB suspected that would change imminently. DB suggested that all Parish Councils needed to stay in touch with the OALC as the situation was a rapidly moving one and by the time of the next Parish Council meeting the situation could be different.

ACTION: AMS to make a weekly call to OALC

2932 South Oxfordshire District Councillors Report: (attached at appendix 3)

(i) LR said that he remained hopeful that SODC would be able to reduce the number of new builds that Government had stated were needed in the area. He also said that the SHMA dated back to 2014 and had been based on data older still which made it out of date.

(ii) LR said that he had attended the ARC Forum meeting in London and found that Milton Keynes was set to double in size, as indeed was Bicester, though that was of course much smaller. The Government, he said, was keen to push growth.

(iii) LR advised that the Reading Transport Strategy Consultation was open from 23rd March to 21st June.

2933 Neighbourhood Plan

KG had attended a meeting on the NP in Henley Town Hall the previous week. He reported that there was very little either Harpsden or Henley could do until the SODC Local Plan was settled as that would dictate the requirements of the constituent NPs. KG said that in general the outlook for Harpsden was optimistic. He did not expect any further out of character developments such as Highlands Farm and Thames Farm and because 'windfalls' in Henley would count against the number to be targeted. Harpsden also had protection as a Small Village.

2934 Planning Matters:

(i) New Applications since the last meeting:

P19/S4085/FUL **REVISED

The Cottage, Highlands Lane, Highlands Farm RG9 4PR

Construction of 5 detached dwellings including garages on land at the former 'Cottage' site on Highlands Lane (as amended to alter the layout and design of the development)

Planning Officer Tom Wyatt.

New Consultation Ends 17th March

Target has not been amended 8th January 2020.

Applicant is Greenland Henley Ltd via an agent.

20/1/20 KG reported he had objected on behalf of the Council.

P20/S0608/HH

Southwood Lodge, Upper Bolney Rd, Harpsden, RG9 4AG

Replacement of an existing conservatory with a new extension to the east of the house, addition of a dormer window and relocation of external staircase to the existing garage building.

Planning Officer Lilua Iheozor-Ejiofor

Consultation Ends 25th March

Target Decision 22nd April

16/3/20 HPC had no objections.

P20/S0227/HH

P20/S0228/LB

Harpsden Court, Harpsden, RG9 4AX

Removal of first and ground floor bay windows and replacement with windows to match the existing windows of the south elevation. Replacement and internal alterations of existing kitchen and new roof to rear flat roof section at first floor over the kitchen. New dormer windows on north elevation of the roof. Internal alterations (Amended Design and Access/Heritage Statement)

Planning Officer Davina Sarac

Consultation Ends 28th Feb 2020

Target Decision 24th March

13/2/20 HPC had no objections

P20/S0651/DIS

Holly House, Harpsden Bottom, RG9 4HR

Discharge of condition 4 - Tree Protection of application P19/S1395/FUL. Erection of detached replacement dwelling and outbuilding (including modifications to the existing dwelling and removal of existing outbuilding), removal of underground store with re-grading and landscaping, together with access driveway and alterations to access gates and associated fencing (part-retrospective).

Planning Officer Rob Cramp

No Public Consultation

Target Decision 31st March

2934 (ii) SODC Decisions since the last meeting:

HOLLY HOUSE AKA LITTLE HILL

APPEAL. APP/Q3115/C/18/3215491 (P18/S3725/DA)

Holly House, Harpsden Bottom, Harpsden RG9 4HR (previously known as Little Hill Cottage)

Without planning permission, the erection of various buildings and laying of hard standing areas in the approximate locations own edged blue and hatched respectively on the Topographical Survey annex.

Planning Officer Rob Cramp

Public Inquiry 4th & 6th December

Nettlebed Club, 32 High Street, Nettlebed RG9, 5DD AT 10am.

REFUSED

APPEAL. APP/Q3115/W/183210682 (P18/S1724/FUL)

Little Hill Cottage, Harpsden Bottom, Harpsden RG9 4HR (now known as Holly House)

Erection of detached replacement dwelling and outbuilding (with modifications to the as-built development), removal of underground store with regarding and landscaping together with access driveway (amendment to permission P15/S3359/FUL) (retrospective).

Public Inquiry 4th & 6th December
Nettlebed Club, 32 High Street, Nettlebed RG9, 5DD AT 10am.
REFUSED

APPEAL. APP/Q3115/W/18/3210681 (P17/S4037/FUL)

Little Hill Cottage, Harpsden Bottom, Harpsden RG9 4HR (now known as Holly House)

Erection of detached replacement dwelling and underground store and outbuilding, together with alterations to access driveway and landscaping (amendment to permission P15/S3359/FUL) (retrospective) (as amended by additional supporting information submitted under a letter from the agent dated 9 March 2018)

Public Inquiry 4th & 6th December

Nettlebed Club, 32 High Street, Nettlebed RG9, 5DD AT 10am.

REFUSED

P19/S1395/FUL & APP/Q3115/C/18/3215491

Holly House, Harpsden Bottom, Harpsden RG9 4HR (previously known as Little Hill Cottage)

Erection of detached replacement dwelling and outbuilding (including modifications to the existing dwelling and removal of existing outbuilding) removal of underground store with regarding and landscaping, together with access driveway and alteration to access gates and associated fencing (part retrospective). (As amplified and amended by plans and information received on 18th & 19th July 2019). Consultation period ended 27th June.

Planning Officer Rob Camp.

Planning Permission Granted 23rd August.

Public Inquiry 4th & 6th December

Nettlebed Club, 32 High Street, Nettlebed RG9, 5DD AT 10am.

REFUSED

P20/S0321/FUL

Henley Golf Club, Road Running Through Harpsden, RG9 4HG

Change of use from D2 to C3-dwelling for Henley Golf Club's first-floor changing room, the conversion of an existing flat into two flats and the proposal of a new separate access.

Planning Officer Simon Kitson

Consultation Ends 21st Feb 2020

Target Decision 25th March 13/2/20 HPC had no objection

Permission given 10th March 2020

P19/S2024/HH

Bellehatch Park, Harpsden, RG9 4AN

Erection of single storey pavilion adjacent to tennis court (within Bellehatch Farm as per amended plans

Planning Officer Caitlin Phillpotts

AMENDED 4th December 2019

Consultation Ends 7th January 2020. HPC had no objections.

Target Decision 3rd February.

GRANTED 3rd Feb.

P19/S4180/FUL

Upper Bolney House, Upper Bolney, Harpsden RG9 4AQ

Proposed covered riding school as addition to existing facilities.

Planning Officer Victoria Clarke.

Consultation Ends 10th January 2020

Target 3rd Feb 2020

Granted 4th Feb

2934 (iii) Outstanding Applications and Appeals:

P19/S4049/FUL

Crowsley Park Lodge, Harpsden Bottom, RG9 4JD

Demolition of existing dwelling and erection of proposed new four-bedroom dwelling.

Planning Officer Caitlin Phillpotts.

Consultation Period Ends 5th December

Harpsden Parish Council objected to the proposed demolition of the existing dwelling and to its replacement with a larger building that would be out of place in this very quiet rural corner of the Chilterns AONB, both because of its size and its shape.

Target 7th January 2020

NO DECISION A/O 20th Jan 2020

NO DECISION A/O 16th March 2020

P19/S2646/FUL **REVISED APPLICATION

Highlands Farm RG9 4PR (re P17/S0024/RM)

Full planning permission for a variation of housing mix at Highlands Farm (as consented under P17/S0024/RM) comprising the substitution of 85 dwellings in the central and south west parts of the site with 113 dwellings, a net increase of 28 dwellings with 40% affordable housing maintained across the site along with footpath connection.

Planning Officer Tom Wyatt.

Target Decision Date 29 November

Consultation to 25th November 2019

16/9/19 HPC viewed the revised plans and concluded that the increased number of dwellings would lead to an increase in vehicles which would put further pressure on Gillotts Lane and would lead to more pollution. They also took the view that terracing would look much better than the giant blocks proposed, which would impinge on the AONB.

18/11/19 KG had told Krystian Groom from Crest Nicholson that HPC would withdraw the objection regarding the height of blocks, but would replace it with an objection to the increased density since they believed it would amount to overdevelopment.

20/1/20 No decision.

NO decision a/o 16/3/20

P19/S3301/FUL

Harpsden Cricket Club, Harpsden Way, RG9 4HG

Erection of a changing block pavilion for Harpsden Cricket Club next to existing cricket pavilion. (As per amended plans and supporting information submitted 30/1/20)

Planning Officer C. Philpotts.

Target 16th December 2019

18/11/19 The Council had no objection on planning grounds but were not prepared to consider the Cricket Club request for a share of CIL money to help with building the new pavilion. The Council agreed that while they supported the Cricket Club in principle they would have to wait until the three priority projects had been completed in order to see what funds remained and also to clarify if giving funds to the Cricket Club was allowed under CIL regulations.

20/1/20 No decision.

Amended 30th Jan. 13/2/20 HPC had no objection.

New Target 5th March 2020

No decision a/o 16/3/20

P19/S1858/O

Thames Poultry Farm House, Harpsden Woods, RG9 4AD

Erection of three detached dwellings with scale layout and means of access to be determined at this stage and landscaping of external appearance to be determined at reserved matters stage.

September 27th 2019 Update. 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)

Planning Officer Paul Lucas.

Target 31st Jan 2020

Consultation Closed 9th July. HPC objected 3/7/19 as contravening the NP as “not a brownfield site with good road access.”

13/2/20 HPC had a strong objection – not a brown field site with good road access & therefore in conflict with JHHNP and more of an extension of the Taylor Wimpey estate into rural Harpsden on the edge of Chilterns AONB

Target was revised to 29/2/20 & subsequently to 31/3/20 **No decision a/o 16/3/20**

P19/S4692/HH

Highwood House, Upper Bolney Road, RG9 4AQ

Demolition of detached 3 bay garage. Erection of 2 storey side extension, infill stair tower and replacement 3 bay attached garage. (Preliminary Root Assessment Survey dated 14/07/19 received 7 February 2020). (Updated Arboricultural Report and drainage/service plan received 17 February 2020)

Planning Officer Davina Sarac.

Target 20th March

20/1/20 HPC had no objection.

New Target 20th March

P20/S0048/DIS

(P17/S1888/FUL)

Sheephouse Farmhouse, Reading Road, RG9 4HF

Discharge of conditions 11 – external lighting, 15-cycle parking & changing facilities

And 18 – Travel Plan on Application Ref P17/S1888/FUL. Demolition of existing buildings, alterations to existing vehicular access to Reading Road, Construction of new buildings for use by Bremont Watch Company, new access for car parking and landscaping

Planning Officer Tom Wyatt.

Target 17th Feb

P19/S4067/LB

Harpsden Court, Harpsden Way, RG9 4AX

1. Reinstatement of central gable to front elevation.
2. Application of lime render coat to ‘pebble dash’ elevations together with exposure of limestone block quoins.
3. Reinstatement of leaded glazing to front elevation windows to replace modern glass.

Planning Officer Davina Sarac.

Consultation ends 29th December 2019

Target Decision date 22nd January 2020.

20/1/20 HPC had no objection.

New Consultation ends 27th Feb 2020

No decision a/o 16th March

P19/S4066/HH

Harpsden Court, Harpsden Way, RG9 4AX

1. Reinstatement of central gable to front elevation.
2. Application of lime render coat to 'pebble dash' elevations together with exposure of limestone block quoins.
3. Reinstatement of leaded glazing to front elevation windows to replace modern glass.

Planning Officer Davina Sarac.

Consultation ends 29th December 2019

Target Decision date 22nd January 2020.

20/1/20 HPC had no objection.

Further information received by SODC 24/1/20 revised Design and Access/Heritage Statement submitted 5 February 2020).

No decision a/o 16th March

P19/S4381/HH

Harpsden Court, Harpsden Way, RG9 4AX

Construction of Greenhouse and Swimming Pool. (As clarified by Additional Information received 28 January 2020, Amended Design and Access Statement submitted 5 February 2020 along with images of pool plant shed and location map showing location of plant and Written Scheme of Investigation received 26 February 2020).

Planning Officer Davina Sarac.

Consultation ends 17th January 2020

Target Decision date 7th Feb 2020.

KG has the hard copies of the plans a/o 28/12/19

20/1/20 HPC had no objection.

No decision a/o 16th March

APPEAL APP/Q3115/W/19/3240835

P19/S2089/FUL-HAR

The Cottage, (Bellehatch) Harpsden, RG9 4AP

Replacement dwelling.

Planning Officer Davina Sarac

Consultation to 9th August

Target Decision 27th August. HPC had no objections.

REFUSED 9th October 2019. "The proposed development would result in a replacement dwelling that would have a materially greater visual impact than the existing dwelling. The height, scale, width and mass of the dwelling when viewed alongside the neighbouring property would be unduly prominent and would significantly diminish the landscape quality of the site and its surrounding area causing harm to this part of the Chilterns AONB landscape. As such, the proposed development would not conserve or enhance the landscape and scenic beauty of this part of the Chilterns AONB. Therefore, the development would be contrary to Paragraph 179 of the NPPF, Policies CSEN1 and CSQ3 of the South Oxfordshire Core Strategy, Policies D1, G2, C4 and H12 of the South Oxfordshire Local Plan 2011, and Policy DQS1 of the Henley and Harpsden Neighbourhood Plan."

APPEAL. 9th DEC 2019 to Sec of State by Mrs M Caprotti. The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended. We have forwarded all the representations made to use on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal. If you wish to make comments, or modify/withdraw your previous representation, you can do so online at

<https://acp.planninginspectorate.gov.uk>

If you do not have access to the internet, you can send your comments to: Natalie Durose

The Planning Inspectorate Room Zone 3C Eagle Wing Temple Quay House2 The Square

All representations must be received by **13th January 2020**

Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference **APPEAL APP/Q3115/W/19/3240835**
20/1/20 KG said he had agreed with the initial planning decision and the reasons for it

P19/S4397/HH

Hunts Farm Cottage, Harpsden Bottom, Harpsden RG9 4HY

Provision of new access from main road and driveway

Planning Officer Davina Sarac.

Consultation Ends 18th January 2020

Target 3rd Feb 2020.

3/2/20 HPC had no objections

NEW Target 26th March 2020.

P19/S4180/FUL

Upper Bolney House, Upper Bolney, Harpsden RG9 4AQ

Proposed covered riding school as addition to existing facilities.

Planning Officer Victoria Clarke.

Consultation Ends 10th January 2020

Target 3rd Feb 2020

2934 (iv)

Thames Farm Allotments

KG had continued to try to reach the relevant people in order to advance the allotment scheme but had had no response

ACTION: AMS to give contact details to SL

2935 Financial Matters

2935.i Bank Balances and Reconciliations (attached Appendix 4a)

Community Account:	£135.16
Business Saver Account:	<u>£278,288.36</u>
Total of both accounts:	<u>£279,103.52</u>

Total Amount of CIL Money: £271,966.50

AMS had previously circulated by email the bank reconciliations for the 2 months to 2nd March 2020 for the Community and Business Saver Accounts and both were now approved by Councillors and signed by the Chairman. They are attached at Appendix 4a.

2935.ii Approval of Payments

The following were approved for payment and are attached at Appendix 4b

Clerks Sal (Nov-Jan) & Expenses	£1142.26
OALC Membership	£140.42
CPRE Annual Subscription	£36.00
Woodland Trust	£300.00

2935.iii Budget vs Actual Expenditure: This had been circulated previously and approved by Council and is at Appendix 4c.

2935.iv Review of Internal Audit: The Internal Audit had been completed and there were no issues to address.

2935.v Vote to Accept next CIL instalment:

Council voted unanimously to accept the next CIL payment.

2936. Plans for Annual Parish Meeting (APM) April 2020

The APM had been planned to occur on Wednesday 29th April at 8.00pm. In the light of the on-going Coronavirus Pandemic the Council voted unanimously to postpone the meeting to a later date, hopefully in the early Autumn. Chairman KG would produce and circulate a report in April.

ACTION: KG to write report. AMS to put it on the website.

2937. AOB:

- MP was concerned about the flooding on the roads, especially after the heavy rainfall in February. KG said that the underlying issues had been dealt with years previously, that the flooding in the centre of the village could not be attributed to either Thames Farm or Highlands Farm and that HPC should insist on OCC dealing with it. Sheephouse Lane was a different matter because it was a link between Tesco and the Highland Park development and HPC could share costs with OCC to repair it. MP said the John Hodges Trust (JHT) were discussing increasing the size of the soak away at the back of the Hall. KG said that JHT had had an ongoing problem with flooding over the years and it was right to pursue OCC to deal with it because it was largely caused by water and debris off the road.
ACTION AMS to provide MP with contact at OCC to follow up regarding drainage on the roads and in the car park.
- HA asked when and how much CIL money would HPC receive for the construction of the Bremont Factory which was in the parish of Harpsden.
ACTION AMS to contact Silke More-O’Ferrell to ask when the CIL money would come and how much to expect.
- HA was concerned about tree stumps along Woodlands Road. Trees along the road had been cut down and just left along the road. KG thought the land in question was private. ACTION HA to discover who was responsible for the trees.
- MP said there was a notice in Harpsden Woods that the Woodland Trust would be changing the way they would manage the woods. MP asked that the Council should look at the online consultation which he would forward a link to.
- MP said that he had created a drop box account for the parish to store documents and he would email a link to other councillors and the clerk without delay

2938 Dates of next meetings:

Annual Parish Meeting in response to the coronavirus pandemic is was decided to postpone. Date to be decided.

Council Meeting 18th May 2020 7.45pm

Council Meeting 20th July 2020 7.45pm

Council Meeting 21st September 2020 7.45pm

Council Meeting 16th November 2020 7.45pm

Approved:

Date: 18th May 2020

Kester George, Chairman