

HARPSDEN PARISH COUNCIL

Minutes of a Meeting of the Council held virtually via Zoom on Monday 21st September 2020 at 7.45 pm

Present:

Cllr Kester George (KG)	Chairman
Cllr Hilary Andrews (HA)	Parish Councillor
Cllr Catherine Rubinstein (CR)	Parish Councillor
Cllr Sara Langton (SL)	Parish Councillor
Cllr Matthew Phillips (MP)	Parish Councillor
Cllr David Bartholomew (DB)	OCC & SODC Council
Cllr Leigh Rawlins (LR)	SODC

In attendance: Anne Marie Scanlon (AMS) Clerk

2965 Apologies:

There were none.

2966 Declarations of pecuniary interests and/or requests for dispensations from Members regarding any item on this agenda: There were none.

2967 Approval of Minutes of last Council Meeting on 18th MAY 2020: The minutes were approved and signed into the record by AMS on behalf of KG.

2968 Matters arising:

Subsumed in the Minutes below.

2969 Oxfordshire County Council Report: (attached at Appendix 1)

(i) IMPACT OF ROAD WIDENING ON A4155 AT THAMES FARM

DB had received complaints about the impact of the road-widening that fell into two categories:

- 1) There was a kink in the road where the widened section met the old road near Bolney Lane and that allegedly caused some drivers to poorly position themselves, endangering other road users.

DB had reported the matter to officers who said the changes were in accordance with specification and there were no safety issues.

- 2) That the widened road had increased speeding by motorists. Shiplake PC had agreed to fund a speed survey which would provide hard evidence on excessive speeds.

(ii) FLOODING IN CENTRAL HARPSDEN

An inspector had recently attended a complaint about the system that runs from the highway behind the Village Hall and had the system cleaned out, including digging out the swale. DB said it was not the best design and possibly it was inadequate to drain the whole area efficiently. Technical Officer Daniel Depp would investigate fully and make contact with Luke Hooker as suggested. DB said that it was possible that in order to resolve the problem a full catchment and design process might be required by dedicated drainage engineers. MP said that the engineer had been to the Hall and in future the Hall would be on a three-month cleaning rota and the engineers had plans to divert the water away from the Hall

(iii) **GILLOTT'S LANE: ROAD IMPROVEMENTS**

DB said the road improvements had been largely completed but some bollards had not been installed.

(iv) **UNNAMED ROAD LINKING A4155 TO HARPSDEN WAY**

The unnamed road (known locally as Sheephouse Lane) was in a very poor state of repair and has been a low priority for OCC Highways. DB had been pressing the case that the usage of this road would increase significantly in coming months due to developments at Highlands Park, Bremont, Thames Farm and Wyevale. An officer subsequently visited the site and agreed work was required. DB had suggested:

- Proper repair to road (resurfacing) without major widening.
- Consideration given to adding kerbing.
- Special attention to repair of humpback bridge.
- Upgrading and formalisation of passing places with addition of road markings or signage.

The PC had agreed with this apart from the kerbing and had further agreed to meet half the reasonable costs using CIL monies. An officer site meeting was scheduled for August but had to be postponed. It had been rearranged for later in the present week.

(v) **SPECIFIC SODC REPORT FOR HARPSDEN**

THAMES FARM: P20/S2825/EX (EXTENSION OF TIME) & P20/S2808/DIS (DRAINAGE)

The application from Taylor Wimpey (TW) to extend the construction schedule by one year attracted over 50 objections from residents. Their concern was not that construction was delayed, but that TW were planning to delay the tree replanting until construction commenced. DB had corresponded with TW in relation to this, as had John Howell MP and the SODC Planning department but TW had not changed their position. Officers had advised that the TW reply to the Planning department was a public document that could be viewed on the SODC website:

Go to

<http://www.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P20/S2825/EX>

then open the folder marked

[2020-09-11-Letter from applicant received post decision on planting timetable](#)

TW had asked for an extension to February 2022, and they were likely to be successful. TW had discovered dissolution features on the site – underground streams had, over time, created voids underground. Such voids commonly caused sinkholes. TW wished to inject a type of concrete into the ground to stabilise it. If this happened there would be no drainage for surface water and it would need to be pumped into the sewer. Thames Water did not want this proposed solution. The other suggested solution was to drill deep bore holes which the Environmental Agency was unhappy about. TW had hoped that a solution could be reached by October. TW had argued that they could not plant the trees along the boundary as agreed because the land was unstable. There would be a meeting on site this week to assess the risk.

SL asked what had happened to the Speed Sign. DB said that it had been taken down by TW and would be replaced soon.

SL wanted to know what would happen with the allotments at Thames Farm and said she had had no co-operation from TW for the previous twelve months. DB said that as everything was suspended on the site and, given that TW were saying the site was too unstable to plant trees along the boundary, he did not think there would be any progress regarding the allotments until such time as building started again.

MP asked if the subsidence on the Thames Farm site would affect the Wyevale Garden Centre site. DB said that it could and said that the Crossways application wasn't progressing because of the serious issues on the adjacent site. He said the four barns on Thames Farm had planning permission to convert but that the developers may be questioning feasibility due to having to declare subsidence issues.

In general questions CR asked if DB had spoken to Daniel Depp after issues with drainage at Hunt's Green and Perseverance had been brought up at the last parish council meeting. DB said he would ask Daniel Depp for an update.

ACTION DB to follow up with Daniel Depp

CR asked DB if he was aware of the flooding on Gillotts Lane following the roadworks. DB said he thought the matter had been addressed but would follow up to check. CR said that David Brough had been dealing with the Gillotts Lane flooding and had all the information DB could require.

MP asked if DB knew about the flooding in front of Harpsden Court. DB said that this should be reported on Fixmystreet.com

2970 South Oxfordshire District Councillors Report: (attached at appendix 2)

(i) LR said that things looked bleak for the winter with respect to Covid. SODC had some funding to help with foodbanks and there was always the possibility the Council would have to assist people who were locked down.

MP asked LR to explain what a 'Local Lockdown' meant and what the scale would be. LR said that a 'Local Lockdown' had not been defined in strict terms and it was up to local authorities to decide the best appropriate action for them. Local Government had been given this power as the Government wanted to avoid a national lockdown.

(ii) Local Plan

The consultation period of six weeks was open for modifications made by the Inspector. LR said the Inspector had taken the view that while there was a case for high density to meet demand, local character should be respected.

(iii) National Planning Changes

LR reported the Government view that this would be the greatest planning revolution since the planning system began in 1947. He said that changes had already begun to happen with commercial property being 'flipped' for housing with little constraint. The government had issued a new formula for housing numbers. The new formula placed more emphasis on higher house prices and incomes. The new formula would place more pressure on Oxfordshire and, he said, that Wokingham Borough Council had their housing quota more than doubled under the new rules. LR said that previously the four Councils in Berkshire had worked together to meet housing needs but with the increased numbers he thought they would start looking beyond the county to find an area to take their excess. LR also said that instead of alleviating the pressure on the South East to provide housing that this would exacerbate the North/South divide. He said that the Council should respond to the Government consultation although some of it was not as clear as one would hope.

CR asked if there were other practical things the Council should do and what the consequences of the new rules would be for NPs.

LR said that the government had designated three areas of planning.

- A. Growth Areas
- B. Renewal Areas

C. Protected Areas

LR said if an area was designated a 'growth area' then the developers could largely build unhindered. The question of NPs was unclear, and policy would be set by Whitehall, not local Councils. The NP *might* include the designation of sites but that was unclear. LR said that MP John Howell said there would be a big role for NPs in the future but LR thought planning would be centralised. CR asked what the time frame would be. LR said the new planning rules would be introduced in tranches. The government was suggesting that all LA's should have a new plan complete before the next election.

2971 Planning Matters:

2971 (i) New Applications since the last meeting:

P20/S2825/EX

(RE P16/S0970/0)

Thames Farm, Reading Road, Shiplake RG9 3PH

Additional environmental approval for an extension of time to application P16/S0970/0 (condition 2)

Planning Officer Emma Bowerman

Target 31st August

P20/S3271/FUL

(RE P19/S2646/FUL)

Highlands Farm, RG9 4PR

Variation of conditions 1 (approved Plans) and 14 (boundary treatment) of application P19/S2646/FUL 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-western 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 (as amended to alter the route of the proposed footway off Highlands Lane and to provide minor adjustments to the development layout)

Planning Officer Tom Wyatt

Target 3rd December

Consultation Period 17 September – 16 October

P20/S2574/DIS

(RE P19/S2646/FUL)

Highlands Farm, RG9 4PR

Discharge of Conditions 7. (Tree Protection Arboricultural Method Statement) on planning application P19/S2646/FUL. 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 SW 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 (as amended to alter the route of the proposed footway off Highlands Lane and to provide minor adjustments to the development layout). App P19/S2646/FUL Condition 7 – following this grant of planning permission no development shall take place until an arboricultural method statement to ensure the satisfactory protection and related trees during the construction period has been submitted to & approved in writing by the Local Planning Authority.

Planning Officer Tom Wyatt

Target 27th August

P20/S2182/DIS

(RE P19/S4381/HH)

Harpsden Court, Harpsden RG9 4AX

Discharge of Condition 4. (Tree Protection) on planning application P19/S4381/HH as per amended tree protection details submitted 15 September 2020. Construction of greenhouse and swimming pool in Harpsden Court gardens.

P20/S2898/DIS

Harpsden Court, Harpsden RG9 4AX

Discharge of Conditions 3 – materials and details as on plan and supporting documents unless otherwise specified by condition 4 & n 4 making good – south elevation (matching materials) on app ref P20/S0227/HH & P20/S0228/LB. Removal of first and ground floor bay windows on the south elevation replacement with windows to match the existing windows of the south elevation. Replacement and internal alterations of existing kitchen & new roof to the rear section at first floor over kitchen. New dormer window on North elevation of roof. Internal alterations.

P20/S2808/DIS

(RE P16/S0970/O)

Thames Farm, Reading Road RG9

Discharge of Conditions 11 – (Drainage) on Planning Application P16/S0970/O. Outline Planning Application for up to 95 dwellings and assorted public open space and landscaping. Means of access and strategic landscaping not reserved

2971 (ii) SODC Decisions since the last meeting:

P20/S1671/LB & P20/S1670/HH

Hunts Farm Cottage, Harpsden Bottom, Harpsden RG9 4HY

Installation of five windows into Barn in North East and North West elevations (as amended by plan 9, July 2020 to provide clarity on opening and changes).

Planning Officer Mark Pullen

Consultation Ends 26th June 2020

Target 14th July 2020.

Granted 31st July 2020

P20/S1628/HH

Hunts Farm Cottage, Harpsden Bottom, Harpsden RG9 4HY

Erection of detached oak framed car port with pitched roof over two existing parking spaces.

Planning Officer Mark Pullen

Consultation Ends 26th June 2020

Target 7th July 2020

WITHDRAWN 7th August

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.

By Email 17/3/20 "Harpsden Parish Council still sees this application for five houses on a tiny plot as oppressive over - development, all the more unfortunate in that its site near the entrance to the new estate would have a

depressing effect. We recommend at most three, and preferably no more than two, houses on this plot.”
Granted 4th September

P20/S1623/HH

Hunts Farm House, Harpsden Bottom, RG9 4HY

Installation of four conservation style rooflights in the roof of the Dairy rear southwest elevation.

Planning Officer Mark Pullen

Target 14th July 2020

Refused 5th August

P20/S1624/LB

Hunts Farm Cottage, Harpsden Bottom, Harpsden RG9 4HY

Installation of four conservation style rooflights in roof of Dairy rear South West elevation.

Planning Officer Mark Pullen

Consultation Ends 26th June 2020

Target 14th July 2020

REFUSED LISTED BUILDING CONSENT 5 AUG.

The proposed rooflights would unnecessarily increase the domestic character of this building which would fail to preserve the architectural and historic interest of the listed farmhouse and the barn to which it is curtilage listed and forms an important part of the setting of the group. The proposal would also harm the overall significance of the listed buildings and would not be outweighed by any public benefits. Therefore, the development is considered contrary to Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990, Paragraph 196 of the National Planning Policy Framework and contrary to Policy CSEN3 of the South Oxfordshire Core Strategy and saved policies CON3 and CON5 of the South Oxfordshire Local Plan 2011.

2971 (iii) Outstanding Applications and Appeals:

P19/S4049/FUL

Crowsley Park Lodge, Harpsden Bottom, RG9 4JD

Demolition of existing dwelling. Erection of proposed new four-bedroom dwelling.

Planning Officer Caitlin Phillpotts.

Consultation Period Ends 5th December

Harpsden Parish Council objects 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 21st September 2020

APPEAL

APP/Q3115/W/20/3247466

P19/S2024/HH

Bellehatch Park, Harpsden, RG9 4AN

Erection of single storey pavilion adjacent to tennis court (within Bellehatch Farm as per amended plans received 4th December 2019) (As per tree protection details uploaded 30th January 2020)

All written representations must be made by 28th May and must quote appeal reference number.

P20/S2103/FUL

Land to the rear of Crossways, Reading Road, Shiplake, RG9 4AA

Proposed erection of 20 dwellings with associated landscaping and parking.

Planning Officer Katherine Pearce

Target 17th November 2020

Consultation ended 31st July

P20/S1611/HH

Larks Rise, Upr Bolney, RG9 4AQ

Addition of six dormer windows and ground floor side extension to existing detached garage with internal and external alterations.

Planning Officer Caitlin Phillpotts

AMENDMENT a/o 15 September

Alterations and extensions to the existing detached ancillary outbuilding / garage including a small side extension, the raising of the roof and the addition of three times dormer windows to allow for additional ancillary living accommodation. (As per amended plans submitted 15 September 2020).

TARGET 5th October.

P19/S4397/HH- AMENDED

Hunts Farm Cottage, Harpsden Bottom, Harpsden RG9 4HY

Provision of new access from main road and driveway. (Arboricultural method statement and amended plan received 22nd May showing the existing gate and fencing to be retained in the existing position.)

(Arboricultural Method Statement received 20 September 2020).

Planning Officer Mark Pullen

Consultation Ends 18th January 2020

Target 3rd Feb 2020.

3/2/20 HPC had no objections originally but supported SODC's objection subsequently. (KG/Davina Sarac).

Target 26th March 2020.

No new target set.

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.

Planning Officer Mark Pullen

Consultation Ends 14th August 2020

Target 12th October 2020

P20/S2182/DIS

RE (P19/S4381/HH) Harpsden Court Harpsden RG9 4AX

Discharge of condition 4 (Tree Protection) on planning application P19/S4381/HH. Construction of greenhouse and swimming pool Harpsden Court gardens.

Planning Officer Caitlin Phillpotts

Target 5th August

2971 (iv) Ongoing involvement in JHHNP

The meeting had before it two documents:

- A) Ken Arlett (KA)'s email to KG of 16 September; and
- B) KG's email to members of HPC of 21 September commenting on document A

Introducing the subject, KG noted that document A amounted to a claim for £54,000,

that being half the figure quoted by KA. KG pointed out that document A assumed that half was the appropriate proportion for Harpsden to contribute and that all of the £108,000 was relevant to both sides of the JHHNP. But the first question was whether HPC should contribute at all.

In document B KG argued that HPC should contribute because the Council chose to continue with the revised version of the NP, that they had gained from it, particularly in securing the higher rate of CIL granted to PCs with NPs and that the primary objective to keep the two communities distinct was of continuing value to Harpsden.

Turning to how much HPC should contribute, KG argued that the appropriate figure was £34,000 rather than £54,000 since the larger figure included £20,000 for an assessment of the Conservation Area that was wholly within Henley as well as £20,000 for reports that might not have to be paid for. In discussion three points were made:

- i) Document A was not wholly clear, and members wanted to discuss it with KA before they made any commitment;
- ii) The Council needed reassurance that the primary objectives of the original Plan would be carried forward to the revised version; and
- iii) Given that the NP Committee reported to HTC's Planning Committee, Harpsden Parish Council needed to know that HPC members would be invited to attend meetings if and when the Planning Committee was discussing applications for sites in Harpsden, both now and after the revised NP was finalised.

Summing up the discussion, KG said that he would invite KA and his Planning Manager, Cath Adams, to join HPC in a zoom meeting at 6 pm on Friday 25 September or on another date if necessary. Members took note with agreement.

2972 Financial Matters

2972.i Bank Balances and Reconciliations (attached Appendix 3a)

Community Account:	£135.16
Business Saver Account:	£363,266.30

Total of both accounts: £363,401.46

Total Amount of CIL Money: £357,150.03

AMS had previously circulated by email the bank reconciliations for the 2 months to 1st September 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 3a.

2972.ii Approval of Payments

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

Clerk Salary (less £50 loan repayment)	£1000.00
Chiltern Society	£30.00
Connect Telecom Solutions (2 invoices)	£568.10

2972.iii Budget vs Actual Expenditure: This had been circulated previously and approved by Council and is at Appendix 3c.

2972.iv Presentation of Annual Return, approval & acceptance of the auditor's certificate:

This item was postponed to the next meeting as the External Audit has not been completed.

2972. v Vote to accept the next instalments in CIL money from Thames Farm & Highlands Farm

Council voted unanimously to accept the payments which were due in October.

2973. Approval of Statement of Internal Control

This item was postponed until the next meeting (pending the External Audit report).

2974. AOB:

CR said that parishioner Isabel Brough had set up a Litter Picking group.

HA asked if any Council members would be attending the Chiltern Green Recovery Group on 15th October.

HA also spoke about fly tipping at various sites in the parish

ACTION. AMS to call Environmental Department at SODC to report these sites for clearance.

2975 Dates of next meetings:

Council Meeting 16th November 2020 7.45pm

Approved: Date: 16th November 2020
Kester George, Chairman