

## HARPSDEN PARISH COUNCIL

### Minutes of a Meeting of the Council held In Harpsden Parish Hall on Monday 21<sup>st</sup> March 2023 at 7.45 pm

Present: Cllr Kester George (KG) Chairman  
Cllr Catherine Rubinstein (CR) Parish Councillor  
Cllr Dominic Day (DD) Parish Councillor

In attendance:

Cllr David Bartholomew (DB) OCC & SODC  
Cllr Leigh Rawlins (LR) SODC  
Anne Marie Scanlon (AMS) Clerk  
Mr & Mrs McCutchen Residents  
Mrs Linda Eggleton Resident

#### **4038 Apologies for absence**

Cllr Matt Leeman (ML) Parish Councillor  
Cllr Matt Phillips (MP) Parish Councillor

#### **4039 Declarations of pecuniary interests and/or requests for dispensations from Members regarding any item on this agenda:** There were none.

#### **4040 Approval of Minutes of last Council Meeting on 16<sup>th</sup> January 2023:** The minutes were approved.

#### **4041 Oxfordshire County Council Report:** (attached at Appendix 1) DB delivered his general report and then presented the items specific to Harpsden.

#### **4041.i SPECIFIC OCC REPORT FOR HARPSDEN**

##### **Drainage Around Garden Cottage Gillotts Lane**

DB said that the drainage problems continued. OCC wanted to install soakaways in the resident's garden, but the resident hadn't agreed. Alternative schemes faced budgetary and timing issues; the situation was being investigated but remained unsolved.

DD asked if OCC was interested in resolving the matter. DD said they were, it was a live issue but the issue was balancing the cost vs the benefit for the whole community.

#### **4041.ii. SPECIFIC SODC REPORT FOR HARPSDEN**

##### **A. Planning App P22/ S4611/FUL: Jerry's Barn, Upper Bolney**

DB said a resident had raised concerns about the scale of the proposed redevelopment and he had advised him to attend the PC meeting to state their objections. KG said that members

shared these concerns and the Council's discussion of the Application is given in Minute 4043 below.

**B. Planning App P22/S4613/MPO: Wyevale Planning Obligation Modification**

DB said that the developer had agreed to submit an MPO to cancel the speed limit change and cancel the introduction of a 'gateway feature' at the request from him, Harpsden PC and Shiplake PC had both supported him.. He was very disappointed that SODC was proposing to refuse it under delegated powers and not refer it to committee. DB had asked why the contradictory nature of the OCC officer's report was not being challenged. The report stated, *"I note and accept the submission demonstrates there are ample visibility splays, in excess of DMRB, at the priority junction."*, meaning there was no legal reason for refusal. DB said the remaining points in the report were highly general and not relevant to the Wyevale site. He said that the reference to 'non-motorised highways users' was also wrong: these users would use a path within the site that connected to an existing footpath where the limit was 30mph. He suggested that the PC might wish to email the Major Applications Team Leader at SODC [cathie.scotting@southandvale.gov.uk](mailto:cathie.scotting@southandvale.gov.uk) and the Transport Development Control Lead at OCC [michael.deadman@oxfordshire.gov.uk](mailto:michael.deadman@oxfordshire.gov.uk) to express their concern.

KG said that he and the Chair of Shiplake PC had written again that day. DB said that they should write to Michael Deadman and Cathy Scotting as above.

**P20/S2808/DIS: Thames Farm**

DB said he had continued to press SODC to take robust action in respect of the tree replanting but SODC appeared to be reluctant to take any action. The recent activity on site was due to a company undertaking ground investigations regarding discharge of surface water. They had also been monitoring ground water levels and working with Thames Water.

DB said he and LR had been working together to get the issue of the tree replanting resolved but that SODC were reluctant to pursue it with TW. Senior Planning Officers at SODC had been hinting that the development would proceed but had no interest in escalating the tree planting.

LR said the developer kept arguing that the cavities had prevented them from replanting. He said SODC had the option of issuing a completion notice but they did not seem willing to do so. SODC seemed to rely on what the developers told them.

**4042 South Oxfordshire District Councillors Report** (attached at appendix 2)

LR covered the items in his report (attached).

KG asked about the progress of AONB extension application. LR said the committee had reassured him that they would meet the deadline and they were hoping to have a meeting on the week commencing 17<sup>th</sup> April.

AMS asked LR about the grant application which had been refused by SODC. LR said that he and DB had had the impression that HPC had not applied. LR said he would follow up with AMS and SODC.

#### **4043 Planning Matters:**

The complete report is attached at Appendix 3.

The Council commented on the following items:

#### **P22/S4611/FUL**

##### **Jerrys Barn The Orchard Upper Bolney Road Harpsden RG9 4AQ**

Erection of Proposed new 4 bed dwelling.

*This was a most contentious application and had brought residents to attend the Council 's meeting. DB and KG had also received protests from residents. In the first place SODC denied having received objections to the recognition of the shed as a residential dwelling, though both residents had pointed out that the shed had paid no Council Tax and had no water or utilities. Planning Officers had apparently dismissed these objections on the ground that checking CT was beyond their remit. Now that the shed had been given a Certificate of Lawful Dwelling, the Council could only object to size and scale of the dwelling proposed and its effect on its environment, sandwiched as it was by two public rights of way in the Chilterns AONB. Both the bulk and the height of the application were offensive to members and residents alike and the Council agreed that KG should lodge an urgent objection on these grounds. ACTION: KG KG would be objecting to the development on behalf of the Council.*

#### **P23/S0922/HH**

##### **Hunts Farm Cottage Harpsden Bottom Harpsden RG9 4HY**

Construction of single storey outbuilding to accommodate an office and guest room as approved in application reference P16/S2027/HH since lapsed.

You can see details of the application on our website by clicking [this link](#)

*A neighbour had put in a strong objection and KG would investigate further.*

#### **P22/S4295/HH AMENDED**

##### **Keepers Cottage, Mays Green, RG9 4AL**

Proposed erection detached garage building (in lieu of previously consented outbuilding under planning ref: P22/S3430/LDP) with new access & driveway (in lieu of previously consented access & driveway under planning ref: P22/S3430/LDP). (As amended by plans received 3 February 2023)

*KG said he had inspected the site again and believed that the amendment was objectionable for several reasons, including the extra size and height of the new garage as well as an unnecessary new entrance. The Council agreed and KG would copy the wording of the Council's objection to DB and LR as well as members of the PC.*

#### **4044 Parish Matters**

##### **4044.i APM**

Due to the extremely low turnout at the APM in April 2022 the Council decided not to have an Annual Parish Meeting, noting that there was no legal requirement to have one.

#### **4044.ii Coronation Celebrations**

Unlike the Jubilee celebrations in 2022 the Council felt that there was no demand from parishioners for marking the Coronation.

#### **4044.iii Purchase of 'Gates' for entrance to the Village**

MP had volunteered to research purchasing gates at the previous meeting on 16<sup>th</sup> January 2023 and as he was unable to attend the Council Meeting this item was postponed until 16<sup>th</sup> May.

#### **4045 Financial Matters**

##### **4045.i. Bank Balances and Reconciliations** (attached at Appendix 4a)

Community Account:	£606.79
Business Saver Account:	£163,614.
<b><u>Total of both accounts: a/o 1<sup>st</sup> March 2023</u></b>	<b><u>£164,220.79</u></b>

AMS had previously circulated by email the bank reconciliations for the 2 months to 1<sup>st</sup> March 2023 for the Community and Business Saver Accounts (attached appendix 4b and 4c). The bank reconciliations noted the following income.

VAT reclaim £7439.41  
Interest from CCLA £506.79

Expenditure for the two-month period was as follows.  
£420, the Clerk's salary for Feb.  
£376.50 Annual Rent John Hodges Trust

Both bank reconciliations were accepted and approved by Councillors and signed by the Chairman. The Clerk retains the permission of the Council to transfer all funds in excess of £100 from the Community Account to the Business Saver Account.

##### **4045.ii Approval of Payments** (attached appendix 4a)

AMS had previously circulated the schedule of payments for March. The Council agreed to pay the following.

Clerk Exps	£227.36 (15 mths)
Chair Exps	£147.60
OALC Membership	£156.00
Netwise Annual Hosting	£396.00*

\*Payment after current financial year closes out.

##### **4045.iii Approval of Clerk discretion for paying usual donations etc.**

Council agreed to Clerk discretion on when to pay regular donations in the financial year 2023-24.

##### **4045. iv Review of Budget vs Actual Spend and approval of Budget for the financial year 2023-24.** (Attached appendix 4d & 4e)

AMS had circulated the Budget vs Actual Spend prior to the meeting and it was accepted by the Council.

**4045. iv CIL Reconciliations** (Attached appendix 4f)

The Clerk had previously circulated itemised CIL annual reconciliations from 2018 and the 2023 CIL reconciliation up until March 2023.

The following items were noted

Clerk reimbursement for Parish Computer £999

Transfer of £300.000 to CCLA Fund

**4046. Approval of Asset Register**

This item was postponed from the last meeting to allow for the purchase of the new noticeboard and inclusion on the Asset Register. The new noticeboard was still pending, and the Council approved the new Asset Register (appendix 5)

**4048 Dates of next meetings:**

15<sup>th</sup> May

17<sup>th</sup> July

18<sup>th</sup> September

20<sup>th</sup> November

**4049 Open Forum:**

A parishioner (ME) came to the meeting to express concern about the tree felling that had taken place in Lucy's Copse. She was aware that some dead ash trees had to be removed but was concerned by the state the site was left in and said it looked like a 'bomb site'. She also said that she thought that young and healthy trees had been removed. She had written to SODC and thought that the Golf Club should replace and replant the trees that were removed.

KG said she was not alone in being upset as several other parishioners had expressed their concerns. He had written to the manager of the Golf Club, Mike Stevens, who responded that the removal of trees from Lucy's Copse was normal maintenance work. KG said he would contact the Golf Club about replanting. ACTION KG

**Approved: .....**

**Date: 15<sup>th</sup> May 2023**

**Kester George, Chairman**