

HARPSDEN PARISH COUNCIL

**Minutes of a Meeting of the Council held
In Harpsden Parish Hall on
Monday 20th September 2021 at 7.45 pm**

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

In attendance: Cllr David Bartholomew (DB) OCC & SODC
Anne Marie Scanlon (AMS) Clerk

3043 Welcome and apologies:

Cllr Matthew Phillips (MP) and Cllr Leigh Rawlings (LR) sent their apologies.

3044 Declarations of pecuniary interests and/or requests for dispensations from Members regarding any item on this agenda: There were none.

3045 Approval of Minutes of last Council Meeting on 17th May 2021: The minutes were approved and signed into the record by KG.

3046 Oxfordshire County Council Report: (attached at Appendix 1)

(i) DRAINAGE ISSUES ON GILLOTT'S LANE

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

The Council noted the patience of the homeowner affected.

(ii) UNNAMED ROAD LINKING A4155 TO HARPSDEN WAY (SHEEPHOUSE LANE)

While the OCC had wavered on whether to stand by their agreement to share the costs of renovating the surface of the Lane (Minute 3035 refers), the Highways Department was now willing to reconsider the scheme on conditions discussed in Minute 3048 (i) below.

(iii) P20/S2808/DIS: THAMES FARM

As previously reported, Taylor Wimpey had submitted a revised drainage proposal to SODC. This involved pumping the surface water from the site along the A4155 to a discharge point near Sheephouse Lane. Thames Water had stated it was unable to support the proposals until a range of issues had been addressed. Taylor Wimpey had responded to the Thames Water points but this response had not yet been assessed by SODC. The OCC/SODC drainage/flood response was expected within the next few weeks.

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

The PC had been supported by several other objectors to this proposal and the signs would not be illuminated.

The Council resolved to approach Bremont informally about the light pollution from the bright lights in the carpark.

3047 **South Oxfordshire District Councillors Report** (attached at appendix 2)

3048 **Community Matters**

KG said that MP John Howell would be meeting the Council on 14th October. As Harpsden Hall was unavailable on that date Ian Wason had offered a room at Harpsden Court but would not attend the meeting which was exclusively for the Council.

KG invited the Council and residents to put forward questions they would like to ask their MP.

3048 (i) **To consider a response to OCC's withdrawal of their financial co-operation on repairs to Sheephouse Lane**

As OCC had revisited their decision and were willing to do the necessary repairs on Sheephouse Lane up to a cost of £120,000 to be split 50/50 the Council voted to proceed with this plan, on the understanding that the HPC contribution would be capped at £60,000.

The Council noted the drainage issues caused by the repairs to Gillotts Lane and those caused by the ditch. Both these items were the responsibility of OCC and needed to be addressed with them. This would be even more urgent as more housing went up in Highland Park.

KG said it was important that the camber on the road should direct run-off to the field and asked DB if this could be done by OCC. DB said it could as verges came under the control of OCC.

KG expressed the Council's thanks to ML who had physically cleared out much of the rubbish in the ponds.

3048 (ii) **To receive any outstanding information on the Neighbourhood Plan and/or the drainage problem at Thames Farm**

KG and ML had attended the Planning Meeting and the NP Committee reached the conclusion that the only way Henley and Harpsden could provide social housing was by opting for the extension of Highlands Park. Cllr Stefan Gawrysiak had complained that building there would increase traffic on Greys Road and KG said that he was right, but the housing numbers followed from the Government's planning policy. Extending Highlands Park was seen as the 'least bad solution'. KG also thought that Ken Arlett had been a fair-minded chairman of the Committee. ML said that following the extension of Highlands Park that OCC should be forced to revise their categorisation of Sheephouse Lane.

CR drew attention to LR's report that SODC had decided that the Thames Farm plans would need a new planning application. DB said that Taylor Wimpey were arguing the point and the outcome would probably be decided in Court.

CR said that Thames Farm was still in the NP. KG said that although it was not in the NP it counted on the SODC Local Plan.

3049 Planning Matters:

3049 (i) New Applications since the last meeting:

P21/S3844/HH

The Lodge, Chalk Hill, Harpsden RG9 4AN

Installation of a standby generator.

Planning Officer Caitlin Phillpots

Target Decision November 1st

Consultation Ends 5th October

The Council had no objection.

P21/S3765/FUL

Woodlands House, Harpsden Wood RG9 4AE

Re-siting of tennis court and erection of games room with ancillary accommodation with associated landscaping; erection of garage; erection of entrance gates.

Planning Officer Davina Sarac

Target Decision November 1st

Consultation 8th September – 29th September

See below

P21/S3766/FUL

Land at the rear of Woodlands House, Woodlands Road, RG9 4AE

Erection of a tractor shed.

Consultation Period 2/9-23/9

Target Decision 22nd October

The Council regarded the two planning applications for Woodlands House together and decided to object to both.

P21/S3034/FUL

Land at Tree Tops House, Gillotts Lane, H-O-T RG9 1PT

Construction of two-storey dwelling with detached garage.

Planning Officer Victoria Clark

Target Decision 13th September

Consultation Ends 12th August

The Council had previously responded.

P21/S3371/FUL

Tree Tops House, Gillotts Lane, H-O-T RG9 1PT

Demolition of house. Construction of five apartments with detached car ports & bin/cycle stores.

Planning Officer Marc Pullen

Target Decision 21st September

The Council had previously responded.

3049 (ii) SODC Decisions since the last meeting:

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 21st July

Consultation 11th June – 2nd July 2021

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

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

Planning Permission 7th September

P21/S2006/HH (amended)

Eden Cottage, Mays Green, RG9 4AJ

New double garage doors following demolition of existing plus new outdoor swimming pool & pool house.

Planning Officer Caitlin Phillpots

Target Decision 16th August

HPC Objected on 2nd June 2021

Harpsden Parish Council are worried about any lighting on the pool now under consideration because this is a site on the edge of open country in a part of the AONB where light pollution would be very noticeable. We have no objection to the garage, but the building works have not passed without adverse comments from neighbours on May's Green or passers-by in an area popular with walker and bird watchers

Emailed to KG, CR, MP & ML 28th July

Planning Permission 14 September

P21/S3191/HH

Little Somerford, Chalk Hill, Harpsden, RG9 4HN

Revised application to pull pool and Pool House further from the boundary.

Planning Officer Simon Kitson

Planning Permission 14th September

P21/S3145/HH

Former Stable Cottage at rear of Bellehatch Park, Harpsden RG9 4AP

Erection of detached garage following demolition of existing.

Planning Officer Davina Sarac

Target Decision 6th September

Consultation 29th July – 27th August

Emailed & Consultation to KG, CR, MP, DD ML 30/7/21

Planning Permission 8th September

P21/S2457/HH

Harpsden House, Gillotts Lane, RG9 4AY

Single storey timber orangery (as amended by updated location and block plan received 6 July 2021 showing correct orientation of house & siting of proposed orangery).

Planning Officer Victoria Clark

Target Decision

The Council had no objection.

Planning Permission 7th September

P21/S3412/LB

P21/S3410/HH

Hunts Farm House, Harpsden Bottom, RG9 4HY

Installation of a flue for wood burning stove through roof.

Planning Officer Marc Pullen

Target Decision 27th September

Consultation 6th August – 4th September

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

Listed Building Consent given 7th September

P21/S2716/HH

7 Gillotts Hill, Harpsden, RG9 4HP

Erection of single storey near infill extension.

Planning Officer Hannah Gibbons

Target Decision 9th August

Consultation Ends 15th July

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

Permission Granted 28th July

Emailed to KG, CR, MP, ML & DD 28th July

P20/S4884/A

Land at Sheephouse Lane, RG9 4HT

Bremont Factory

Two x illuminated entrance signs displaying the company name.

Planning Officer Tom Wyatt

Planning Permission 27 August

***Amended to remove illumination**

Granted

P21/S3145/HH

The former stable cottage at the rear of Bellehatch Park, Harpsden RG9 4AP

Erection of detached garage following demolition of existing.

Planning Officer Davina Sarac

Target Decision 6th September

Consultation 29th July – 27th August

Emailed & Consultation to KG, CR, MP, DD ML 30/7/21

Planning Permission 8th September

3049 (iii) Outstanding Applications and Appeals:

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 1st September

Consultation Ends 3rd August

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

No decision a/o 20/9/21

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. Bat Emergence Survey received 13th November 2020 and information regarding trees received 18th November 2020 and highways 15th December 2020).

Planning Officer Cathie Scotting

Target 12th October 2020

NO DECISION A/0 20th September

3050 Financial Matters

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

Community Account:	£216.00
Business Saver Account:	£349,142.54
Total of both accounts:	£349,358.54

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

3050.ii Approval of Payments

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

CPRE membership	£40.00
Citizens Advice donation	£60.00
Royal British Legion Wreath	£25.00

3050.iii Actual Spend vs Budget

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

3050. iv To review and approve the CIL Budget (5 years).

AMS had previously circulated by email the proposed CIL Budget for 5 years. DD proposed accepting the budget, was seconded by CR. It was approved by the Councillors and signed by the Chairman. The document is attached at Appendix 3d.

3051. (i) Presentation of the Annual Return and Acceptance of the Auditor's Certificate.

This item had to be postponed as Moore had not completed the audit.

(ii) To hear comments and observations from the Internal Auditor

The Internal Auditor was not present as she was still completing the Internal Audit and the External Audit had not been completed.

3052. To approve the annual statement of Internal Control

AMS had previously circulated the updated Statement of Internal Control by email. This was approved by the Councillors and signed by the Chairman. The document is attached at Appendix 4d.

3053 Dates of next meetings:
Council Meeting 15th November 2021 7.45pm

Approved: Date: 15th November 2021
Kester George, Chairman