

**MINUTES OF THE MEETING OF SHIPLAKE PARISH COUNCIL HELD IN
SHIPLAKE MEMORIAL HALL
ON MONDAY NOVEMBER 14th 2016 AT 7.45 P.M.**

- 1. PRESENT :** Mr G Thomas(Chair), Mr R Head, Mr F Maroudas, Mr R Curtis, Mr D Pheasant. Mr M Leonard, Mr C Smith and Mr G Davies. , D Bartholomew(OCC) **APOLOGIES** received from Mr T Taylor & Mr P Harrison (DC) There were 25 members of the public present.
- 2. DECLARATIONS OF GIFTS & INTEREST.** Councillors were given the opportunity to declare any gifts or interest in any item on the Agenda. Mr G Thomas declared an interest in PA for Gypsy Cottage .Mr R Curtis and Mr G Davies expressed an interest in PA's for Shiplake College
- 3. MINUTES OF THE MEETING HELD ON MONDAY OCTOBER 10th 2016** were approved on a motion proposed by Mr R Curtis and seconded by Mr M Leonard.
- 4. MATTERS ARISING FROM PREVIOUS MEETINGS**
 1. The High Sheriff award. The Chairman requested Councillors to forward any nominations confidentially to the Clerk.
 2. The Big Clean, Mr M Leonard reported that despite SODC assurances there had been no big clean in Shiplake. Clerk requested to follow up with contractors Biffa. **ACTION: Clerk**
- 5. POLICE MATTERS.** A new PCSO, Will Pomroy, has been appointed.
- 6. O.C.C. Cllr D Bartholomew.**

GENERAL OCC REPORT

1. UNITARY DEBATE

OCC is continuing to develop a model for a single unitary council with some decision making devolved to different parts of the county based on the current boundaries of the five District and City councils. There is no agreement with District Councils about this and there needs to be a lot of detailed negotiation in the weeks and months ahead.

2. PUBLIC HEALTH ANNUAL REPORT

The Annual Report by OCC's Director of Public Health has been published and it summarises key issues associated with the Public Health in Oxfordshire. It includes details of progress over the past year as well as information on future work. It is an independent report for all organisations and individuals. The report covers the following areas: Chapter 1, The Demographic Challenge; Chapter 2, Building Healthy Communities; Chapter 3, Breaking the Cycle of Disadvantage; Chapter 4, Lifestyles and Preventing Disease Before it Starts; Chapter 5, Mental Health; Chapter 6, Fighting Killer Diseases. The report can be found by following the link: <http://ow.ly/Fsok305C9RS>

3. SECURING THE FUTURE FOR OXFORDSHIRE'S DAYTIME SUPPORT SERVICES

OCC is proposing a new daytime support system that will enable older people and people with disabilities to live independently in their community. The new proposals include a guaranteed core service for people who require daytime support, alongside financial support to enable community-based services to continue to flourish. People with assessed needs who receive help from OCC's adult social services would continue to receive support under a new proposed structure for daytime support in the county. The council values day time support services run by volunteers and will continue to support these services while encouraging new community initiatives to be launched. Three-quarters of all community-based services do not receive funding from OCC so would be unaffected by the changes. OCC has listened to more than 600 people who use services and carers to understand their priorities and develop a new approach. More details can be found here: <http://news.oxfordshire.gov.uk/dayservices/>

4. APPLY ONLINE FOR PRIMARY AND SECONDARY SCHOOL PLACES

Applications for children due to start primary or secondary school in September 2017 can now be made online. Families with children born between 1 September 2012 and 31 August 2013 are urged to visit the primary school admissions pages on OCC's website to find out how to apply for places for next year. Applications for primary or junior schools also need to be made for children currently attending an infant school who were born between 1 September 2009 and 31 August 2010. Families with children due to move up to secondary school next September should visit the secondary school

admissions pages. (There is also information for anyone interested in applying for a Year 10 transfer to a University Technical College (UTC) or Studio School.) When applying parents are strongly advised to state three preferences and include their catchment school as one of these – even if it is their third preference school. This does not in any way affect families' chances of securing a place at their first-preference school. OCC still accepts postal applications but recommends families apply online where possible, as this helps speed up the applications process. It also means families receive an automatic response confirming their application has been received and can be quickly notified if further information is needed.

5. RADIO OXFORD TRAFFIC CONTROL

The traffic reports on Radio Oxford are broadcast direct from OCC's traffic control centre at Kidlington. The centre has direct access to over 50 cameras across the county, which show exactly what is happening so listeners can be quickly informed should there be an incident. Also, listeners' calls and texts mean that traffic information can be rapidly updated. The entire breakfast show was recently broadcast from the control centre and OCC Leader Ian Hudspeth was given the opportunity to read the traffic report. He admits being nervous in case he mentioned the wrong road, but everything appeared to go well!

SPECIFIC REPORT FOR SHIPLAKE

6. P16/S3438/O RETIREMENT VILLAGE

I have copied the PC on my part of the OCC 'Single Response'.

7. STRATEGIC HIGHWAYS ISSUES IN RELATION TO PLANNING

I am continuing to seek clarification on this matter.

8. SODC 'CUSTOMERS'

A Shiplake resident concerned that the owner of a field adjoining his property is planning to submit a planning application to develop the field next to him contacted me for assistance. I advised him to make an FOI request to gather information about any 'pre-application advice' that may have been given. However, it appears there has been a change in policy and SODC has refused to comply with the request. I was deeply concerned to see an email where SODC stated that disclosure would have an "adverse effect on our relationship with our customers". As far as I am aware, councils are there to serve their communities, not to run as commercial businesses. As this is really a District matter, I passed the matter to District Councillor Paul Harrison to follow up.

9. JOINT MEETING OF PARISHES IN MY DIVISION

I am attempting to arrange a joint meeting between the Chairman and Planning leads of the nine parishes in my Division to discuss:

- challenges to the Local Plan and Neighbourhood Plan;
- the Third Reading Bridge.

John Howell has agreed to attend, but I am awaiting possible dates.

10. ROAD SAFETY ISSUES MEETING WITH KEITH STENNING JUNE 2016

Following the last PC meeting, I contacted Keith Stenning and asked for an update. He said he would try and respond to the PC before the end of October.

11. RAISING THE B478 BETWEEN PLAYHATCH ROUNDABOUT AND SONNING BRIDGE

A reminder that David Bullock, OCC Highways & Transport Asset Manager, will be presenting an update on proposals at the Eye & Dunsden PC meeting on 15th November.

7. S.O.D.C. Cllr P Harrison. submitted the following report by email.

1. Planning Matters.

The Sonning Common Neighbourhood Plan went before Full Council at SODC on the 13th October where it is expected to be formally 'made' which will provide additional support in planning matters and deliver 25% of CIL money instead of the previous 15%.

a) CUSTOMER SERVICE

- Our average call number per day is 166
- We are maintaining our target of less than five per cent abandoned calls

b) APPEALS

- Current year to date performance remains at 66% rejected this is an improvement on last year, when performance at this stage of the year was only 45%.

Public Inquiries Recently decided (last month):

- Thames Farm, Shiplake – hearing in the High Court scheduled for 27-28 Nov 2016

Determining of applications:

1. Majors: 70% decided within 13 weeks against local target of 70% (national target 60%)
2. Minors: 87% decided within 8 weeks against local target 75% (national target 65%)
3. Others: 93% decided within 8 weeks against a local target of 90% (national target 80%)

c) ENFORCEMENT

- 28 new cases opened, · 48 cases closed, · 16 cases closed were more than six months old

The closures for October can be broken down to:

Type	Total number of cases	Av length of time to close in weeks
No breach of control	14	9
Voluntary Compliance	14	17
Not expedient to pursue	10	22
Planning permission granted	4	15

2. Free Christmas Parking in Henley

This year the free Christmas parking in Henley will be on Tuesdays 6th, 13th and 20th December.

- a) New mobile payment car park service From the 1 November, people who wish to use a mobile phone to pay for parking can do so using the new Connect Cashless service. The new service can be used in all district council car parks across South Oxfordshire and the Vale of White Horse and replaces RingGo. Payment by cash will still be an available option. More information about the service and how to download the free App is available on the Connect Cashless website. <http://www.connectcashlessparking.com/>

3. Scrutiny

Last month we looked at the Strategic Economic Plan and this month, and this month Cabinet supported the Joint Scrutiny Committee’s recommendation that the Plan should be debated at Full Council. A presentation was made by the Need Not Greed coalition and by Nigel Tipple of the Oxfordshire Local Enterprise Partnership, which owns the Plan. Full Council debated the Plan and supported the Cabinet’s and Scrutiny Committee’s views that whilst the Plan was a good start, there are several areas that need to be addressed. A further review has been carried out by the Joint Scrutiny Committee with representatives of the Plan’s owners, who are now working to produce a new draft, which will go out for the second cycle of consultation and hopefully address our concerns.

4. Volunteering survey

South Oxfordshire and Vale of White Horse District Councils are looking at ways to encourage more people in the districts to volunteer.

We would like to hear from volunteers and are encouraging them to complete a survey telling us about their volunteering experiences. The survey closes midnight, Monday 21 November. For more information about the survey or our plans to support volunteering in the districts, please contact volunteer.support@southandvale.gov.uk

5. Newsletter

We are now publishing South News as a separate newsletter which will include information of interest to residents in the district. Please can you encourage local residents to sign up for the newsletters which will be published every two months.

South News keeps residents in touch with news from the council, including the latest on planning and housing in South Oxfordshire, news on recycling collections and events at our leisure centres and Cornerstone Arts Centre in Didcot.

To receive South News visit www.southoxon.gov.uk/southnews

6. Waste Recycling

Changing sacks to boost recycling

For more information please contact the waste team on 01235 422406.

Waste vehicle breakdowns

Biffa have put an action plan in place to deal with recent delays to waste collections caused by vehicle breakdowns. In the meantime, we'll be monitoring the situation to make sure disruption to residents' waste collections is kept to a minimum. For more information contact Biffa on 03000 610 610.

7. Yellow letter

All homes across both districts should have received a yellow letter from us asking residents to confirm who currently lives at their address. We need this information to make sure everyone who is eligible to vote is able to do so in future elections.

By now everyone should have had their letter and if they haven't responded, they will either receive a telephone call or visit from an officer to confirm their details. Visits will take place between 8am and 9pm from 17 October to 28 November, including weekends. Officers will be clearly displaying their ID, so residents should check before passing on any information. Phone calls will be carried out between 4pm and 7pm each day. The caller will introduce themselves as phoning from South Oxfordshire and Vale of White Horse District Councils.

8. £648K grants awarded to communities

South Oxfordshire District Council has awarded nine more community organisations in the district a total of £648,000 to help improve their buildings and facilities. This brings the total awarded from the council's capital grants scheme since April to £1 million.

9. Active Women project...we need your feedback

The Active Women project is aimed to help women live a more active, healthier lifestyle. At present, we are particularly focusing on improving the fitness of women with children under the age of 16. We can help set up activities including:

* Buggy-a-cise (class aimed at new Mums with babies/toddlers up to 2 years). Pregnant mums are also welcome,* Parent/Carer Toddler Danc,* Mum and Baby Yoga,* Zumba Kids Jr.

10. Keeping safe against cybercrime - Reminder

I've decided to repeat this item in view of the news that Tesco's Bank has been attacked this weekend.

With increasing numbers of people from any background, age or income caught out by online scams, cybercrime is a real concern for many of our residents. If you know someone who is unsure of what they can do to stay safe online then our Community Safety team can help out.

For more information about cybercrime see TVP's cybercrime page at <http://southandvale.us8.list-manage.com/track/click?u=33bec1cf8b5523ad47c7183a0&id=d77734fe07&e=eda6ce4f57>

There is also valuable information available at Cyber Streetwise:

<https://www.cyberaware.gov.uk/>

11. Focus on prevention sees fall in homeless numbers

Last year working with our partner local authority Vale of the White Horse we successfully prevented 928 households from becoming homeless across the South and Vale districts. This compares with 609 in the previous year, a rise of 52 per cent.

. The dedicated phone number for households at risk of homelessness is 01235 422452.

12. GLL seeks projects for funding initiative

GLL, our leisure management contractor, is supporting a crowdfunding initiative to encourage local people to be active. GLL is offering funding of up to £2,500, access to qualified instructors and coaches, use of its facilities, free activities and monthly membership discounts. For more information email megan.horwood@gll.org (Vale of White of Horse projects) or colin.williams@gll.org (South Oxfordshire projects).

13. Raising awareness of domestic abuse

On Friday 25 November we will be working with the local charity, Reducing the Risk of Domestic Abuse (RRDA), to support White Ribbon Day, The messages will include the Oxfordshire Domestic Abuse Service's Helpline number 0800 731 0055 and RRDA website.

14. Christmas rail travel

Improvement work to the Great Western Rail (GWR) network might affect peoples' travel over Christmas. London Paddington will be closed to all rail services from Saturday 24 December to Thursday 29 December. GWR rail services will start and finish at Ealing Broadway, where customers can make a connection to the underground, or scheduled bus services for travel into London. Full Christmas season information can be found on the GWR website.

LOCAL ISSUES

15. Mount Ida (P16/S2861/O)

I've spoken to Paul Lucas about the Mount Ida application for 7 houses with an entrance opposite the Thames Farm site. This would increase the number of properties by 6 as the existing property would be removed. They have only realised that this application falls into the Harpsden and Henley neighbourhood plan because the plan was begun prior to the redrawing of the parish boundaries so although the properties are now in Shiplake they are as far as the neighbourhood plan still in that plan. The issue will be one of sustainability as the only access will be off the main road with no footpath hence this estate will be car bound although officers talked about cycling but realistically how many people would do that. At the moment they are waiting on the developer's response after informing them of the neighbourhood plan.

16. Residential Care Home (p16/S3438/O)

You'll notice all these applications are all outline applications, the reason for this is because once they have permission changes are made to the application which are more difficult to refuse. All I can say is what a ridiculous place to put a care home, on a dangerous road. Emma Bowerman is the officer looking after this application. In a similar vain to the Mount Ida application this is hardly sustainable with no direct access to Lower Shiplake other than going by car. I'm awaiting officers claiming that it's sustainable because residents can cycle into the village and then I'll know they have totally lost their marbles!

8. OPEN FORUM

The Chairman closed the meeting at 7.50pm to allow comment and representations from the members of the public present. Mr Alex Hershman spoke on behalf of his mother in regard to their proposals to redevelop the Wyevale site. Mr Hershman handed over to Mr R Cooper to elaborate on the details. The presentation explained that the proposal to develop it as a purely commercial site was unprofitable and that therefore they were looking a mixed development of either residential (35-40 homes) and commercial, or of residential (25 homes) and elderly care, where the figures looked much more viable. Several members of the audience, including Mr P Boros, asked technical questions of the planner. This presentation was then followed by a similar presentation from Ashburn Planning, Mr Ian Warner and Mr J Puckering on their proposals to develop land off the Reading Road as a Retirement Village with a 40 bed Care Home and 66 units. The presentation aroused several questions and comments in objection from residents' present including Mrs T Dalzell and her son James who live adjacent to the site.

After the Wyevale presentation- The Chairman thanked Mr Hershman and Mr Cooper for their presentation and explained that it was the Parish Councils practice not to comment on development proposals, as such, until a formal application was made. The Parish Council's stated position was that it fully endorsed and supported the JHHNP with regard to the site, given the sensitivity of its location. The Parish Council would meanwhile be interested in seeing the detailed financial justification behind the proposals presented. Mr Hershman agreed.

After the Retirement Villages presentation- The Chairman thanked Mr Warner and Mr Puckering for their presentation and explained that the Parish Council would be making its decision on this application as received under the formal planning item to follow on the agenda of the meeting.

The Chairman then resumed the formal meeting at 8.33pm.

9. SPECIAL REPORTS-PLANNING.

10. PLANNING

The Planning Working Party submitted the following recommendations.

A) APPLICATIONS.

P16/S3136/HH: 5 Westfield Crescent, Lower Shiplake

Applicants: Mr & Mrs D Hillier Type: Other

Proposal: Two and single storey rear extensions and side porch.

Recommendation: **REFUSAL** reason overbearing due to scale and bulk.

P16/S3266/HH: Gypsy Cottage, Mill Road, Lower Shiplake

Applicant: Ms. N Dillistone Type: Other

Proposal (with amendment): Single storey rear extension.

Recommendation: **NO STRONG VIEWS**.

P16/S3226/HH: Harberton, Northfield Avenue, Lower Shiplake

Applicants: Mr & Mrs Weiser Type: Other

Proposal: Single storey rear and side extension.

Recommendation: **NO STRONG VIEWS**.

P16/S2861/O: Mt Ida, Reading Road, Lower Shiplake

Applicant: Rissance Ltd. Type: Minor

Proposal –supplementary submissions for the demolition of the existing dwelling and erection of 7 dwellings: bat survey, statement of community involvement and contamination information.

Recommendation: **CONTINUED REFUSAL** as these supplementaries do not mitigate the reasons for our original refusal given in our earlier response.

P16/S3455/FUL: Shiplake College, Reading Road, Lower Shiplake

Applicant: Shiplake College Type: Major

Proposal: Demolition of existing boathouse and erection of new boathouse.

Recommendation: **NO STRONG VIEWS**, subject to Environment Agency approval.

P16/S3373/FUL: Tower House, Reading Road, Lower Shiplake

Applicant: Mrs B Kidd Type: Minor

Proposal: New dwelling to rear of Tower House and detached double garage.

Recommendation: **REFUSAL** reason proximity to neighbouring property boundary and potential impact on outlook and privacy; also concern re traffic generation and safety impact on access to busy A4155.

P16/S3500/HH: Cherry Briar, Northfield Avenue, Lower Shiplake

Applicant: Mr & Mrs A Speirs Type: Other

Proposal: Two and single storey in place of garage and car port.

Recommendation: **NO STRONG VIEWS**.

P16/S3494/HH: Willows Reach, Mill Lane, Lower Shiplake

Applicant: Mr J Glasspole Type: Other

Proposal: First floor living accommodation to existing garage.

Recommendation: **NO STRONG VIEWS** subject to Environment Agency approval and restriction that usage should be restricted to ancillary to Willows Reach only.

P16/S3452/FUL and S3453/LB-Listed Building Consent: Shiplake College

Applicant: Shiplake College Type: Minor

Proposal: Excavation to form open air Greek amphitheatre

Recommendation: **NO STRONG VIEWS**.

P16/S3438/O: Land to the east of Reading Road, RG9 4BG

Applicants: Retirement Villages Group, Vortal Properties and Dr. H Bal. Type: Major

Proposal: Outline application for the development of a residential care home (up to 40 beds) together with an extra care development (of up to 66 units comprising apartments and cottages), with associated communal facilities, parking and internal roads and footpaths.

Recommendation: **REFUSAL** for reasons as per attachment. (APPENDIX 1)

The Working Party recommendations were approved on a motion proposed by Mr F Maroudas and seconded by Mr M Leonard.

B) DETERMINATIONS.

The following applications were granted by SODC (SPC recommendations in brackets):

P16/S2140/FUL: Chestnut House, Station Road-detached house within rear garden.(Refusal)

P16/S2506/HH: Rodborough House, Mill Lane-two storey rear/side extension (NSV)

P16/S3044/HH: Abbotsbury, Woodlands Rd-replacement detached garage (NSV)

P16/S2927/HH: Shiplake Cottage, Mill Rd-amendment: rear and side extensions (NSV)

P16/S2935/FUL: Brookfield, Mill Rd-amendment: repositioning replacement dwelling (NSV)

P16/S3066/HH: The Oaks, Station Rd-rear extension to kitchen with lobby (NSV)

P16/S3136/HH; 5 Westfield Crescent-two/single storey rear extensions (Refusal)

C) OTHER.

Meeting with SODC to discuss SODC Local Plan and Neighbourhood Planning postponed due to illness of SODC representative and to be re-arranged. **ACTION: Clerk**

SODC Town and Parish Meeting 2nd November Mr D Pheasant attended and gave a brief report. Mr R Head reported that he had noticed some demolition work of a back room has taken place at the Plowden Arms but there has been no record of a PA for the replacement. Clerk requested to contact Planning and confirm. **ACTION: Clerk**

Mr F Maroudas stated that he felt it was important that we as a village should discuss the development of a plan based on what residents want in the village e.g. elderly care, young people starter homes, social housing and schools.

11. FINANCIAL MATTERS.

1. The month accounts for November are attached and the following payments require approval

R V Hudson – salary October	61.16	102515	341.49
R V Hudson – expenses, office allowance. October	62.16	102516	99.93
Inland Revenue – clerk’s tax October	63.16	102517	227.60
Mr Robin Head (Grasscutting)	64.16	102518	72.00
Staples	65.16	102519	90.76
TMS	66.16	102520	420.00
Broadband	67.16	DD	38.44

Month Accounts were approved on a motion proposed by Mr C Smith and seconded by Mr R Head

2. Approval of Philip Hood (Auditor) Letter of engagement 2017/18, Council approved on a motion proposed by Mr R Curtis and seconded by Mr C Smith. The Chairman and the Clerk signed the agreement.
3. Budgets will be reviewed and approved at December meeting.

12. MATTERS FOR CONSIDERATION.

79/17 HIGHWAY MATTERS.

1. Mr R Head reported that he had still not had any contact from Keith Stenning. Mr D Bartholomew commented that he had contacted Mr Stenning and had been reassured that he would be in contact shortly.
2. Thames Travel (Carousel Buses) have asked whether a pair of bus stops can be installed on the A4155 at the Plowden Arms crossroads, to be served by their X80 Reading to High Wycombe route. the X80 runs direct along the A4155, unlike the Arriva 800 which operates via Binfield Heath and uses the Plowden Arms stops in Plough Lane. Mr David Bellchamber (OCC) has suggested a site meeting at the crossroads for Thursday 8th December at 1200hrs to discuss possible locations for the new stops. Also, to discuss an option for the removal of the existing 800 stops in Plough Lane so that passengers have a choice of either 800 or X80 from the same stop, although this would need the agreement of both Shiplake Parish Council and Arriva. Mr Davies and Mr Curtis are available to attend The Clerk was requested to recirculate the email **ACTION: Clerk, Mr Davies and Mr Curtis**

80/17 MODEL CODE OF CONDUCT.

81/17 RECREATION GROUNDS/OPFA

1. Badgers Walk - Mr C Smith reported the condition of the equipment and general condition of the playground was generally satisfactory with the exception of the surface under the swings which is wearing badly. Clerk requested to contact Creative Play and get some quotations to repair.

ACTION: Clerk.

2. Memorial Hall. Mr G Davies reported the condition of the equipment and the general condition of the playground was generally satisfactory, the gate was now operational again. The Springer is still broken. The Clerk reported that a replacement was in hand. Playsafety had been contacted to reassess the "rotten" swing stanchion which appears to both the Clerk and Mr R Curtis to be perfectly serviceable and structurally sound

82/17 FOOTPATHS Thames Path signage for village. There is no further progress to date still awaiting comment from Mrs J Matthews.

83/17 SHIPLAKE – DEVELOPMENT OF FACILITIES.

1. Newsletter: November Issue on schedule
2. Website: Only change is the introduction of date stamping for articles and an emphasis on a further increase in registered users within the parish.
3. Network Rail: Indefinite deferral of electrification of the branch line as reported in national and local press.
4. The Clerk has collected the Parish Maps and taken them to Higgs to be digitally scanned before taking to the Oxford Archives for storage.

Future Phases

- a) TREE PRESERVATION ,no update.

84/17 ENVIRONMENTAL MATTERS/AONB

1. Mr Head gave a brief update.

85/17 S.O.D.C.

86/17 OCC

87/17 O.A.L.C./O.R.C.C.

1. 2016 OALC Members Latest update circulated by email

88/17 MEMORIAL HALL

89/17 CHILTERN SOCIETY/CPRE

1. Latest Chiltern /Conservation Board /Society newsletters circulated by email
2. Latest CPRE newsletter circulated by email

90/17 DEFRA & OTHER GOVERNMENT CORRESPONDENCE

91/17 TOWNLANDS & OXFORDSHIRE PCT.

13 CORRESPONDENCE

14. ITEMS OF INTEREST OR FOR FUTURE DISCUSSION.

Following discussion of the issue of District Councillor representation and voting rights on the SODC Planning Committee-which seemed to be at variance with practice in other neighbouring districts-Mr F Maroudas was requested to examine the position and draft a suitable letter for the council to consider raising with SODC.

Mr M Leonard offered his apologies for the next meeting and wished everyone a Happy Xmas.

There being no other items of interest the Chairman closed the meeting at 9.47pm

R.V. Hudson.

Clerk to the Council.

26/11/2016

P16/S3438/0

Shiplake Parish Council considers that this application should be **REFUSED** for the following reasons:

- The development proposed would be on a greenfield site outside the village settlement boundary.
- The scale and density of the development are totally inappropriate for the location and would have a severely harmful effect on the locally valued rural character and appearance of the area.
- The site is fundamentally unsustainable; it is effectively cut off from the village and only accessible by car – it is certainly not “accessible by foot, cycle and public transport” as claimed in the Transport Statement as there are no pedestrian footpaths to or bus stops at the location, and this twisty section of the A4155 main road from Henley to Reading is not suitable for cyclists or mobility scooters.
- The proposed new access is itself at a dangerous location near a blind bend at the bottom of a hill and the considerable vehicle traffic generated by residents, visitors, employees and deliveries etc. entering and exiting the site would create a safety risk here on this already busy road.

As such the development would be contrary to the National Planning Policy Framework, policies CS1, CSS1 and CSR1 of the South Oxfordshire Core Strategy and policies C4, G2, G4 and T1 of the South Oxfordshire Local Plan.