

**MINUTES OF THE MEETING OF SHIPLAKE PARISH COUNCIL HELD IN SHIPLAKE
MEMORIAL HALL
ON MONDAY FEBRUARY 13th 2017 AT 7.45 P.M.**

- 1. PRESENT** Mr T Taylor(Chairman) Mr G Thomas, Mr D Pheasant, Mr R Head, Mr R Curtis, Mr M Leonard, Mr F Maroudas Mr C Smith, Mr P Harrison (DC) Mr D Bartholomew (OCC)**APOLOGIES** received from Mr G Davies in addition there were 9 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. None declared
- 3. MINUTES OF THE MEETING HELD ON MONDAY JANUARY 9th 2017** were approved on a motion proposed by Mr G Thomas and seconded by Mr R Curtis
- 4. MATTERS ARISING FROM PREVIOUS MEETINGS**
 1. Nomination for High Sheriff award, unsuccessful.
 2. Update on Neighbourhood Planning Meetings Tuesday 10th January /February 9th see item 119/17 (c)
 3. Plowden Arms registration as Community Asset update rejected twice. See Planning.
 4. Noticeboards have been installed.

5. POLICE MATTERS.

Police report from PCSO Pomroy

URN	DATE	INCIDENT	RESULT
346	06/01/2017	Nottingham knockers in Lower Shiplake, not being aggressive to home owners	Stop checked, all in order
572	10-Jan	delivery truck knocked over lamp post	details taken; council informed
1360	17/01/2017	suspect vehicle (white panel van) seen on memorial avenue	Area search no trace

6. O.C.C. Cllr D Bartholomew.

GENERAL OCC REPORT

1. PROPOSALS FOR SPENDING £3.4M OF ADULT SOCIAL CARE TEMPORARY FUNDING

Proposals for how £3.4m of temporary funding can be spent were discussed at Cabinet on 24th January. The money would come from OCC being allowed by Government to set a 5% council tax rise in 2017/18 and 2018/19 – with 3% intended to be spent on adult social care. If the council votes to levy the 5% council tax increase at its budget meeting in February, OCC proposes to spend the adult social care portion of the money investing in capacity building and resilience, to help respond to future demand. The proposals are for the temporary funding to be spent in three key areas over the course of 2017/18 and 2018/19:

1. £1.01million to grow, develop and build resilience in the external care workforce
The social care workforce and, in particular, the home care workforce, is one of the key constraints on the health and social care system in Oxfordshire. Issues with recruiting, retaining, training, and supporting this workforce, combined with the high cost of living mean that the private and voluntary sector face issues in providing adequate numbers of staff. The £1.01m would be used to improve recruitment and retention for existing providers, and the skill base of local care workers. It would increase workforce and capacity, and would benefit individuals funding their own care.
2. £1.485 million to transform delivery
OCC proposes to invest £1.485m in transforming capacity in the public and private sector. This involves optimising the use of available care capacity, improving purchasing and sourcing, and working with people who use services and their carers to make services better. OCC plans to increase staff capacity (social workers, occupational therapists, and care managers) to ensure the right size for home care packages whilst at the same time supporting people to have the maximum levels of independence. It is also proposed to create additional capacity to support assessment and reviews to achieve maximum flow for the whole system. OCC also proposes to invest in improvements to systems to enable it to better to track and monitor the care demands in order to

understand and use available capacity. This investment would release additional capacity into the homecare market, increase the availability of homecare, and improve the speed and timeliness of social care assessments.

3. Daytime support (£650,000)

This money would be used to form part of the £975,000 that OCC is proposing to spend supporting Daytime Support Services to transition to the new model of service provision. (Further detail can be found in the next item).

2. ADDITIONAL £975,000 TO HELP TRANSITION FOR DAYTIME SUPPORT SERVICES

OCC is proposing a new daytime support system that would enable older people and people with disabilities to live independently in their community. Having listened to more than 1,000 responses to a consultation that ran during November and December, the OCC's original proposals have changed to reflect comments made - with £975,000 extra being spent. The proposals continue to 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 proposal now includes the additional money to be spent as follows: 1. An additional £550,000 in a transition fund for voluntary sector providers who receive grant funding from the council. This is in direct response to providers who responded to the consultation to say more time was needed. 2. An additional £100,000 on fundraising support for the voluntary sector. 3. Replacing current annual funding for 47 community based daytime support services with grant pots totalling £350,000 a year.

3. RESPONSE TO CCG'S CONSULTATION ABOUT OXFORDSHIRE'S HEALTH SERVICES

The Oxfordshire Clinical Commissioning Group has now launched the first phase of its consultation on proposed changes to health services in Oxfordshire. OCC is a consultee in the process, and Cabinet is due to make its view known at the cabinet meeting on 21st February. OCC officers are currently examining the detail of the proposals, and Cabinet will consider these alongside the emerging public view. The Cabinet's view will also be fed into the full debate on the consultation, which the Oxfordshire Joint Health Overview and Scrutiny Committee (HOSC) is hosting on the 7th March. HOSC is an independent joint committee, which includes representatives from the four District Councils, the City Council and County Council. The issue is also scheduled to be debated at the full Council meeting on the 21st March to ensure that all County Councillors are given the opportunity to voice local concerns.

4. CARERS SET TO CONTINUE TO RECEIVE PERSONAL BUDGETS

OCC currently provides personal budgets of between £200 and £600 a year to more than 1,800 people who provide care to relatives and others. A consultation was undertaken during 2016 about discontinuing these personal budgets to save the county council £690,000. However, after having listened to consultation responses, a new proposal has been made for annual personal budgets of £300 targeted at those carers with the highest needs. It is estimated that only one-third of those who received a personal budget in 2016/17 would not do so at all in 2017/18. The revised proposals will save OCC £588,000, with £400,000 of this to be directly reinvested in preserving the Dementia Service which supports 120 people in Oxfordshire.

5. UNITARY UPDATE

At the end of January, OCC launched 'A Fresh Start for Oxfordshire', a draft of OCC's intended proposal for DCLG on how and why a single unitary authority for Oxfordshire could work. The full proposal can be found online at www.oneoxfordshire.org. Since then, there have been meetings with the Leaders of South Oxfordshire and Vale Districts Councils and it has been agreed that the three councils will move forward with a joint proposal for a single unitary council across Oxfordshire. A statement has been issued to parish councils.

SPECIFIC REPORT FOR SHIPLAKE

6. ROAD SAFETY ISSUES MEETING WITH KEITH STENNING JUNE 2016 & JANUARY 2017

Subsequent to the last PC meeting, I arranged a meeting late January with Keith Stenning (Area Steward), Mark Francis (Senior Traffic Technician), Roger Head and myself to follow up the unsatisfactory outcomes from the June meeting..

7. ALLEGED DIVERSION OF FOOTPATH AT END OF BOLNEY ROAD

I am still awaiting a report from the ROW Officer.

8. P14/S1852/FUL & P15/S3270/DIS: NAVIGATION CHANNEL AT SHIPLAKE

Residents have contacted me expressing concern about earth bunds that could increase flood risk. I referred the matter to Paul Harrison and he has asked enforcement officers to investigate.

7. S.O.D.C. Cllr. P Harrison

District Councillors report for February 2017

1. Unitary Council

SODC, the Vale and the County Council have issued a press release stressing their desire to create a unitary council based on the county council. This is being pushed by Sajid Jarvid MP the secretary of State for Communities and Local Government. When David Cameron was prime minister the District and city councils were preferred, however, now with Teresa May county councils are the preferred choice.

We have been asked to agree this by the 13th March so an emergency Full Council meeting will be needed before that date. Prior to the budget meeting on Thursday 16th February the chief executive David Hill will give the council a briefing on the impact and what is proposed.

2. The Budget

The budget goes to Full Council on Thursday 16th February. The key points are that the council tax will be kept static, which was an election manifesto pledge by the Conservative group. However, it must be remembered that the government has cut the revenue support grant by £650,000 so now it's set at £572,386 and by 2019/2020 this goes altogether.

Therefore some tough decisions have had to be made, the most noticeable is the dropping of the grant to Thames Valley Police for PCSO's, this saves us £99,190. We are also going to drop the "young Achievers awards" as the majority of these are for sporting excellence and GLL our leisure provider have their own scheme.

There are two extra items added to the budget, one is £22,000 to introduce a new local lottery scheme and there will be an individual councillor's grant scheme which will give councillors a similar scheme to that which the county council used to have. This will cost £189,000.

I would like to remind councillors that we collect £43,750,000 in business rates however, the government take 60% of this and leave us with £17,500,000. They then take £15,000,000 to give to other councillors (I'll let you decide if Surrey is one of these) leaving us with £2,500,000.

3. New waste vehicles to improve collections

We are planning to introduce a new fleet of waste collection vehicles in June which will further improve our collection service.

Residents will only see a minor change to their collections, recycling or waste will be collected by one vehicle and food collected by a separate vehicle rather than the current vehicles collecting both.

Collections will continue to take place on the same day but not necessarily at the same time.

We are working with the Communication Team to inform residents of the change.

For more information contact Ian Matten by email or call 01235 422113.

4. 5 Councils update

Here's a quick update on the changes and improvements to systems and services.

IT

IT works by Capita are currently underway which might be disrupting the ability to view planning applications from time to time on our websites outside of normal working hours. Where necessary, to avoid any problems, we're extending planning application consultation deadlines.

In the coming weeks Capita will move all the files saved on our network drives onto their servers..

HR and payroll

The HR and Payroll service has had a number of problems and, in response, a 'Rectification Plan' has been produced which sets out how the service will be improved. Capita's 'Rectification Plan' can be obtained by contacting the Communications Team by email.

The payroll go live date is now scheduled for May 2017.

VINCI, indigo and arcadis Staff emails

The old @southandvale.gov.uk email addresses for members of the old Facilities, Car Parks and Property teams no longer work – if you need to contact any of those services, please use the helpdesk.

5. **Design Guide shortlisted for award**

South and Vale urban design officers together with collaboration from other specialist officers have had the South Oxfordshire Design Guide shortlisted for the Public Sector entry in the Francis Tibbalds Urban Design Awards 2017.

6. **New Resident's News Letter**

A new email newspaper is available called "South News" is available to keep residents informed on the work of SODC.

<http://www.southoxon.gov.uk/news-and-events/keep-me-informed/south-news>

They will receive updates every two months.

8. **OPEN FORUM** The Chairman closed the meeting at 8.15pm to allow input from members of the Public present. Mr G Spearpoint commented on a planning issue with a development in Woodlands relating to TPO's. Professor R Wild thanked Council for the improvements on notifying residents of planning applications. Mr E Povey requested support for the replacement of the Scout hut roof which is estimated at £15k. Mr T Davies MD Brakspears commented he would be able to support if Council withdrew application for The Plowden Arms to be a Community Asset, assuring Council the premises would be sold to a Pub Operator as a going concern.

After some discussion, Mr F Maroudas proposed the following motion seconded by Mr C Smith.

Council to withdraw application to register the Plowden Arms as a Community Asset pending the sale of the Business as a going concern. Councillors voted 5 in favour 2 abstentions, motion passed. Mr Thomas made the observation that this was being done on the basis of good faith on both sides.

Council requested Mr Davies to confirm when contracts exchanged in writing.

The Chairman resumed the meeting at 8.48pm

9. **SPECIAL REPORTS-PLANNING.** Mr D Pheasant updated Council on progress with Neighbourhood Plan. See item 1119/17 © below.

10. **PLANNING**

PLANNING REPORT: JANUARY 2017.

A) APPLICATIONS.

P17/S0019/HH: Saffrons, Station Road, Lower Shiplake RG9 3JP Applicant: Mrs S Hailstone Type: Other. Proposal: Demolition of existing garage and proposed new single storey extensions to east elevation and rear elevation and proposed two storey side extension to west elevation. Proposed new double carport and hardstanding. **Recommendation: REFUSAL**

Reasons for refusal by Shiplake Parish Council

The application is contrary to policies D1 and H4.

1. Design and materials totally out of character with original house.
2. Adverse effect on surrounding properties, in particular The Knoll. Loss of privacy.
3. Proposed extensions too close to boundaries including site of garage.
4. Site access is very narrow and totally unsuitable for large vehicles needed for construction. Saffrons only have right of use of access track.
5. A larger property would likely increase volume of traffic. The entrance onto Station Road is dangerous.

P17/S0077/FUL: Christmas Cottage, Crowsley Road, Lower Shiplake RG9 3JT Applicant: Lady M P Lindsay Type: Minor. Proposal: Demolition of Christmas Cottage and Coach House and erection of two new dwellings. **Recommendation: REFUSAL**

Reasons for refusal by Shiplake Parish Council

1. Overdevelopment

Two large 5 bedroom house is too much for this plot.

2. Loss of privacy to neighbouring properties.
3. Narrow access lane not suitable for likely traffic generated from the proposed large houses.
4. Traffic increase would adversely affect neighbouring houses.

9/2/2017 P17/S0077/FUL: Christmas Cottage, Crowsley Road, AMENDMENT RECEIVED but not reviewed yet

P16/S4292/FUL: Barn at Thames Farm, Reading Road, Lower Shiplake RG9 3PH Applicant: Thames Farm Developments Ltd Type: Minor Proposal: Change of use of barn to 4 residential units (C3) plus associated parking in the form of proposed outbuilding, courtyard, landscaping, demolition, closure of access from Thames Farm field and amendments to access onto Reading Road. **Recommendation: REFUSAL**

Background.

This barn was originally built without planning permission and retrospective permission was refused by SODC. At appeal permission was given but it was stipulated that if in 10 years it was not used for agricultural use it was to be demolished.

Several applications and permission have since been granted for change of use, the last for a single house conversion but none seem to have been vigorously marketed. We now have yet another application, P16/S4292/FUL, for conversion to four terraced homes.

Reasons for refusal by Shiplake Parish Council.

This application would be out of character with the surrounding area where there are only a few detached single houses.

The development would considerably increase the number of inhabitants and consequently the number of vehicles.

Upper and Lower Bolney lanes are private unmade bridleways suitable only for farm vehicles and heavy duty 4x4's. Upper Bolney Lane is single track without passing places.

The extra traffic would cause safety problems exiting on the very busy A4155.

In addition the increase in people and particularly children would pose a safety problem crossing A4155. There is also no footpath along the A4155 adding an additional problem.

Thus this application is unsustainable given the lack of safe and convenient pedestrian accessibility to and from local amenities.

The application is therefore not in accordance with policies H4, H11, H12 and T1 of the South Oxfordshire Local Plan.

The JHHNP does not cover an increase in houses in this area and specifically excluded residential development on sites immediately adjacent.

P17/S0234/HH: Watersmeet, Mill Lane, Lower Shiplake RG9 3LY Applicant: Mr C Evans. Type: Other. Proposal: Replace existing shed with new outbuilding. Recommendation: **NO STRONG VIEWS**, with comment that a Flood Risk Assessment is needed in view of proximity to the R. Thames.

P17/S0244/FUL: Collingwood, Baskerville Lane, Lower Shiplake RG9 3JY Applicant: Mr C Pye Type: Minor Proposal: Variation of condition: Set back plots 1&2 with frontage wall, railings and railing double gates. Recommendation: **NO STRONG VIEWS**, with recommendation that side-sliding gates be installed so as not to restrict inside parking space.

P16/S3778/O: Land to west of Ridgeways, New Road, Lower Shiplake Amendment: Reduction from 7 to 4 residential units. **Recommendation: REFUSAL**-for reasons see APPENDIX 1

The planning recommendations were approved on a motion proposed by Mr R Head and seconded by Mr C Smith.

B) DETERMINATIONS.

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

P16/S3455: Shiplake College (NSV)

P16/S3933/FUL: Winona, Trevor Bolney Drive, Lower Shiplake (NSV)

P16/S3965/HH: Shiplake Lodge, New Road, Lower Shiplake (NSV)

Received 9/2//2017

C) OTHER. Appeal notifications received in respect of the following applications:

- a. P16/S0970/O: Thames Farm-to be determined on basis of a public inquiry P16/S4337/FUL: Lashbrook Chapel-on basis of written representations.
SODC have informed us that all relevant submissions/responses made by themselves, SPC and residents have been forwarded to the Planning Inspectorate and we meanwhile await further advices.
- b. J Howell/SODC meeting on Neighbourhood Planning attended by DP/ML.
- c. SODC Statement of Community Involvement reviewed.
- d. Planning enforcement have visited two sites Randall House and Chelford House to inspect alleged planning infringements

11. FINANCIAL MATTERS.

1. The following payments require approval

R V Hudson – salary January	95.16	102546	341.49
R V Hudson – expenses, office allowance. January	96.16	102547	197.48
Inland Revenue – clerk’s tax January	97.16	102548	227.60
Oxford IT Solutions deposit for MH booking service	98.16	102549	675.00
SODC dog bin service	99.16	102550	12.56
Shiplake Memorial Hall Room Hire (NP)	100.16	102551	25.50
CPRE Sub	101.16	102552	36.00
Fenland Leisure Products Ltd MH repairs	102.16	102553	775.62
Broadband	102.16	DD	37.75

Approved on a motion proposed by Mr R Curtis and seconded by Mr C Smith

2. Council to approve additional purchase of chicken ride for MH playground at cost of £475.00 due to original being misplaced. Approved on a motion proposed by Mr R Curtis and seconded by Mr C Smith
3. Council to approve purchase of upright stanchion for Swing in MH playground to replace rotten unit recorded by Rospa. Cost £651.36 Mr F Maroudas commented that because of the sum should we get 3 quotes .It was agreed that since the stanchion was part of an existing frame the original suppliers would be appropriate otherwise it may well necessitate an entire frame on that basis Council agreed the quotation and approved on a motion proposed by Mr R Curtis and seconded by Mr C Smith
4. Grant application submitted for balance of grant for noticeboards, 50% received
5. Clerk to set up a Finance Working Party meeting to discuss Scout Hut and carry out risk assessment
.ACTION : Clerk
6. The Chairman signed off the contract on behalf of Council for the development of the MH booking system by Oxford It Solutions which had been approved as a grant to the MH.

12. MATTERS FOR CONSIDERATION.

116/17 HIGHWAY MATTERS.

1. Mr R Head updated Council on meeting with Keith Stenning on January 25th 2017 report APPENDIX 2.
2. Mr D Bartholomew was asked to follow up with KS and MF the following
 - a) MF – You were going to 'double-check' the signage at span Hill on your way back (Item 11.). What was the result of this?
 - b) KS – I attach Roger's notes from the meeting and would be obliged for an update on these items:
 - 1 It was agreed islands were not feasible but Roger has subsequently asked if some form of 'pedestrians crossing' warning sign could be erected. Can this be done?
 - 5 The Parish Council would like written confirmation you consider existing signage adequate.
 - 6 The Parish Council would like written confirmation you consider existing signage adequate
 - c) Can you also confirm repairs using planings and topsoil have been booked in for the next financial year?
3. Pedestrian crossing in front of college. Please advise when we will get news on this.
4. Request repainting white lines around School
5. School Sign Repaired.

6. It was reported that builder vehicles were parking on double yellow lines outside Devonvale. Mr G Thomas offered to contact PCSO

117/17 RECREATION GROUNDS/OPFA

1. Badgers Walk - Mr C Smith reported the condition of the equipment and the general condition of the playground was generally satisfactory
2. An initial quote, from the original installers Creative Play, to repair the surface under the swings in the Badgers Walk playground has been received at a cost of £4631. Alternative quote received. Clerk will update Council. Clerk awaiting one more quote to be discussed at FWP meeting
3. Memorial Hall. Mr G Davies was not present so there was no report on the condition of the equipment and the general condition of the playground.

118/17 FOOTPATHS Thames Path signage nothing further to report

119/17 SHIPLAKE – DEVELOPMENT OF FACILITIES.

Future Phases

- a) **TREE PRESERVATION** Mr T Taylor /Mr F Maroudas to update Council
- b) TPO received for land to the west of Ridgeways New Road
- c) **SHIPLAKE NEIGHBOURHOOD PLAN (NP):**

Pursuant to the guidance provided by SODC, the Parish Council's decision to develop a neighbourhood plan (NP) and positive feedback from residents attending open meetings, a 'Neighbourhood Planning Area Designation Application Form' has been forwarded to SODC's Planning Dept. dated 08/02/2017.

 - i. Reflecting the positive response to the council's proposals, over 50 residents have volunteered to assist with the project and a Steering Group of 14 formed, The group comprises a range of skills, important to developing the plan, and every effort has been made to represent the demographics of the population of residents e.g. age, gender, family unit, location, length of residence. There is a shortfall in Shiplake Cross representation and almost inevitably from 'younger families'. Every effort will be made to ensure these groups are involved through the wider base of volunteers and frequent communications via the website, newsletter, questionnaires and ultimately a formal referendum.
 - ii. The Steering Group, with Peter Boros (Chairman) and Charlotte Colver (Deputy Chair), had its first meeting on 09/02/2017. Fourteen task areas were identified, based on SODC's recommended NP format, with 12 assigned to group members, the remaining 2 TBA. The group will meet monthly with sub-groups meeting as required between meeting to progress the identified tasks. As soon as possible an outline project plan will be created.
 - iii. Governance procedures need to be specified. Councillor Pheasant to provide a draft of the procedures for review by the PWG and subsequently the Parish Council.
- d) **PARISH WEBSITE:**

The website will be a key component for communicating and receiving feedback on the development of the NP. An NP page has already been created on the website and will be extended considerably as the project progresses, ultimately forming a statement of record for the NP.

120/17 ENVIRONMENTAL MATTERS/AONB

1. Mr Head to update Council
2. Communication received from Natural England in response to Clerk query "There is no further news from Natural England's point of view.
Could you please confirm whether your boundary change aspirations have been formally accommodated into the Conservation Board's plans or whether you will raise them during the consultation stage of any future formal Variation Order making process.
Obviously, I can offer no guarantees about the likelihood of the Chilterns AONB Conservation Board's own boundary variation aspirations coming to fruition, but it would simplify things if their submission had your extension built-in.
3. Clerk to redraw revised boundaries including Kidmore End and Sonning Common and input from Mr F Maroudas to include water meadows Lower Shiplake.

121/17 S.O.D.C.

122/17 OCC

123/17 O.A.L.C. /O.R.C.C.

1. 2016 OALC Members Latest update circulated by email

124/17 MEMORIAL HALL

125/17 CHILTERN SOCIETY/CPRE

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

126/17 DEFRA & OTHER GOVERNMENT CORRESPONDENCE

127/17 TOWNLANDS & OXFORDSHIRE PCT.

13 CORRESPONDENCE

1) Letter received from High Sheriff, circulated by email.

2) Comments from Mr D Parr: Having been involved in a small way with Bob Petrie and Rodger Hudson in setting up the original Village website, I have a great deal of admiration for the content and presentation of the current format. I cannot any longer participate in Parish Council meetings anno - domini and increasing deafness but find the website an excellent means of keeping up to date. My comment however is you appear to have a similar problem to our early days of keeping the content up to date and archiving old content I refer to the Shiplake Village Plan the last entry appears to be DEC.2014 and updates now seem to be incorporated in the Main Council Minutes Ref Dec. Minutes 95/17 Development of Facilities. Perhaps an opportunity to clean up the website and perhaps replace it with a Neighbourhood Plan if/when it gets the go ahead. Finally, it has always been a problem getting up to date reports on Parish Council Meetings due mainly to the " Official Minutes" requiring approval at the following meeting before release. June Green who lived in the village and reported for the Henley Standard used to attend most meeting and we got a synopsis in the Standard the same week. Would it not be possible for SPC to give the Website team a short non legally binding report on key points of interest discussed? Clerk requested to respond **ACTION : Clerk**

14. ITEMS OF INTEREST OR FOR FUTURE DISCUSSION.

Mr D Pheasant reported that during a recent 50km Thames Trot several runners crossed the railway line in front of a Train when the barriers were down and red lights flashing. Chairman to write to HS and organisers.

Clerk requested to change meeting dates in April and June, Council agreed to change 10th April to Thursday April 6th and June 12th to Monday June 5th **ACTION : Clerk**

R.V. Hudson.
Clerk to the Council.
04/03/2017

APPENDIX 1

P16/S3770/O-AMENDED DETAILS.

Shiplake Parish Council considers that the reduction from 7 to 4 units does not mitigate the material grounds for refusal set out in our submission dated 12th December 2016 which we hold still to stand.

In particular we would re-emphasise the following points:

1) The development would be in a greenfield site outside the established curtilage of the settlement of Lower Shiplake, as confirmed by previous appeal in respect of a single house. 2) It would extend into the adjacent open countryside in a manner which would be seriously harmful to the rural character and appearance of the area. 3) The form and density of the proposed development would be out of character with the area and street scene. 4) The unmade lane which forms the street scene is totally unsuitable for such a development ; and the proposed re-surfacing of part of it is no real answer-and would in fact change the whole nature, appearance and use of what is at present a valued pedestrian lane. 5) As noted previously, such a development would be contrary to the Shiplake Villages Plan 2014 and, given that a successor neighbourhood plan is currently under way, any such application should be regarded not only as a potential precedent for further unwanted development but also as premature in the circumstances.

Accordingly we hold that this application is on the balance of planning judgement contrary to the National Planning Policy Framework, policies CS1, CSS1 and CSR1 of the South Oxfordshire Core Strategy and policies C4, G4 and H4 of the Local Plan.

APPENDIX 2

HIGHWAY SAFETY ISSUES

Notes of meeting at Shiplake College 25th of January 2017

PRESENT: David Bartholomew (County Councillor)

Keith Stenning (OCC Highways)

Mark Francis (OCC Traffic)

Roger Head (Shiplake PC)

The SPC schedule of locations was used as an agenda.

1) A 4155 /MEMORIAL AVENUE/MILL LANE.

Reference was made to an email dated 16th of November 2016 from Keith Stenning in which he suggested the "islands" would need to be located 10 to 15 metres to the south with footpath links to the bus stops. It was pointed out that this would take pedestrians and cyclists away from the crossing point which is currently used to link up with the "permissive footpath" within the field alongside Memorial Avenue.

2) A 4155/STATION ROAD/WOODLANDS ROAD

A pedestrian crossing to link with the Woodlands Road bus stop could not be supported by OCC.

3) WOODLANDS ROAD/A 4155

The introduction of a left turn only when exiting Woodlands Road would not be practical.

4) BROCK'S WAY/STATION ROAD.

OCC considered this junction to be safe for vehicles, leaving Brock's Way given that there are cushions in Station Road near this junction and that there is a 20-mph speed limit.

A one-way system for the section of Brocks Way closest to Station Road-Station Road into Brocks Way-could be an option to improve safety. Consultation would be necessary at a cost of £2500 and the full cost likely to be £7000.OCC recommended undertaking a "village survey".

5) A 4155/AT THE WAR MEMORIAL.

OCC considered the direction signs, chevrons and the 30-mph speed limit to be adequate. Vehicles that have left the road over the years are likely to have been speeding.

6) MEMORIAL AVENUE.

Speeding should be controlled by the 20-mph limit. Restricting the use of Memorial Avenue by HGV's would not be acceptable as OCC consider Memorial Avenue more suitable than Plough Lane for larger vehicles. Reference was made to the damage to the verge in Memorial Avenue, closest to the school, caused by large vehicles passing parked cars.

OCC are prepared to consider repairing damage to the verge using planings and topsoil. Due to financial constraints, this can only be carried out in the next financial year.

7) PARKING OUTSIDE THE PRIMARY SCHOOL.

It was accepted that the only practical measure possible was to continue to work with the school in reminding parents of the dangers of parking irresponsibly. As this is a common problem this does not rate as an OCC priority.

8) PLOUGH LANE

OCC is unlikely to support further work to the footpath in the foreseeable future because the section in question would require the lowering of the verge and a retaining wall on the frontage to the properties and would be costly.

9) STATION ROAD

This would require the purchase of land and construction of a retaining wall which makes it a nonstarter in the present climate.

10) A 4155.

There is no support for reducing the speed limit between Henley and Lower Shiplake.

11) A 4155/SPAN HILL.

OCC are prepared to undertake a further review of signage to warn motorists of the series of bends when travelling from the North.

12) STATION ROAD/CROWSLEY ROAD.

The view of OCC is that there is not a safety issue, especially as it is within the 20-mph speed limit.

NOTE

Items five, six and 11 are the subject of a recent request by Shiplake Parish Council to OCC for additional signage which Keith Stenning said had been responded to (to the clerk)

OTHER BUSINESS.

OCC had considered a request for a pedestrian crossing on the a 4155 at the frontage of Shiplake College and had made a site inspection before meeting. They will be responding in writing with a proposal for a pedestrian controlled crossing located at a point where the public footpath from Orchard Close meets the A 4155. There is a pavement at this point and on the opposite side of the road at the frontage to the Lodge at the entrance to Shiplake College. The cost is likely to be in the region of £50,000.