

**MINUTES OF THE MEETING OF SHIPLAKE PARISH COUNCIL HELD IN SHIPLAKE  
MEMORIAL HALL ON MONDAY 11<sup>th</sup> FEBRUARY 2019 AT 7.45 PM.**

- 1. PRESENT :** Mr Taylor (Chairman) Mr R Head , Mr D Pheasant, , Dr S Mann, Mr R Curtis, Mr F Maroudas, Mr G Davies and, Mr D Bartholomew(OCC)Mr P Harrison (DC)in addition there were nine members of the public present APOLOGIES: received from Miss A Manning and Mr C Penrose
- 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 OF SHIPLAKE PARISH COUNCIL HELD ON MONDAY 14<sup>th</sup> JANUARY 2019** were approved on a motion proposed by Mr R Curtis and seconded by Mr R Head.
- 4. MATTERS ARISING FROM PREVIOUS MEETINGS**
  1. Council held over discussion on Plowden Arms to be considered as an ACV in the light of close of business, until post the open forum.
  2. 10/2/2019 letter received from Plowden Arms Pub owners circulated to Councillors
  3. Correspondence from Mr K James ref P18/S3052/FUL - Christmas Cottage, Crowsley Road, Lower SHIPLAKE. Dr S Mann briefly updated Council
  4. Clerk requested to follow up on Brookfields potential breach of conditions of planning approval:  
ACTION: Clerk
- 5. POLICE MATTERS.**
  1. The following is a link which shows incidents/crimes that have happened in the Henley/Shiplake area. <https://www.police.uk/thames-valley/N379/crime/>  
Clerk to try and ascertain who is our local community policing team ACTION : Clerk
- 6. O.C.C. Cllr D Bartholomew** presented his February 2019 report. Full copy available on website Council agreed to support the change in speed limit on the A4155 in the section from Tower House to Memorial Avenue .
- 7. HIGHWAY MATTERS .** Mr R Head updated Council on road safety signage and projects for County Councillors priority fund. Clerk was requested to resend email with projects to Mr D Bartholomew. ACTION : Clerk
- 8. S.O.D.C. Cllr. P Harrison**

District Councillor's Report for February 2019 was reviewed, Full copy available on website
- 9. OPEN FORUM** The Chairman closed the meeting at 7.58pm to allow comment from the members of the public present. Mr C Pye, Ms C Wood and Mr A Wates all spoke strongly about registering the Plowden Arms as an ACV to protect the premises against any future development as residential .Mrs K Rackham, the Pub owner, spoke strongly in requesting that the Council do not register in order not to jeopardise a future sale. She reaffirmed her intention to sell the Pub as going concern and said she was willing to discuss with residents if they wish to make a reasonable market offer for the premises and gardens . Due to the sensitivities around this issue the chairman requested council to consider the arguments for and against and bring the item forward to the March meeting for a Council decision .Mr Taylor restated that Council would be opposed to any application for change of use of the Pub. Mr A Gartland Bolney Road spoke about the train horn noise, expressing gratitude for the amount of investment in the branch line by network rail and GWR but expressing concern at the seemingly excessive use of horns disturbing the peace and in his words unnecessarily since all the safety improvements have been implemented .After a response from Mr D Pheasant it was agreed the Chairman would draft a letter to GWR and Network Rail ACTION Mr T Taylor. The chairman closed the open forum and resumed the meeting at 8.25pm
- 10. SPECIAL REPORTS-PLANNING. SEE APPENDIX 3**
- 11. PLANNING**

The working group have forwarded the following comments  
Planning Report for 11 February 2019

  - 1. PLANNING DECISIONS** since 14 January 2019
    - 1.P18/S3239/DIS  
Land to rear of The Gables Station Road Lower Shiplake RG9 3JR

Discharge of conditions 3 - schedule of materials, 9 - construction traffic management and 12 - landscaping on application ref P15/S3709/FUL. Demolition of existing building and proposed erection of one detached 3 bedroom dwelling with detached carport and amenity space provision and creation of a new vehicular access via Oaks Road (height of dwelling reduced, and external appearance altered, and additional information provided concerning vehicular access, boundary treatment and services, as shown on amended plans and tree report received 17th February 2016). (Amended plan and construction traffic management plan received 03rd December 2018)

**DIS DETAILS AGREED**

2.P18/S3238/DIS

Land to rear of The Gables Station Road Lower Shiplake RG9 3JR

Discharge of conditions 3 - schedule of materials 9 - construction traffic management 11 - details of access gate and 12 - landscaping on application ref P17/S1948/FUL. Erection of a detached two storey 2-bedroom dwelling.

**DIS DETAILS AGREED**

3.P18/S4249/DIS

Shiplake College Reading Road Shiplake RG9 4BW

Discharge of conditions 3-Materials 4-Parking 5-Landscaping Scheme and 6-Tree Protection on application P18/S0038/FUL New 6th form cafe with two classrooms on first floor over

**DIS DETAILS AGREED**

4. P18/S4249/DIS

Shiplake College Reading Road Shiplake RG9 4BW

Discharge of conditions 3-Materials 4-Parking 5-Landscaping Scheme and 6-Tree Protection on application P18/S0038/FUL New 6th form cafe with two classrooms on first floor over

**DIS DETAILS AGREED**

5. P18/S3968/HH

Solva 17 Baskerville Lane Lower Shiplake RG9 3JY

First floor extension over existing single storey part.

**PLANNING PERMISSION GRANTED**

6. P18/S3980/HH

11 Crowsley Road Lower Shiplake RG9 3JU

Demolition of existing garage to replace and relocate with first floor extension, and part single storey rear extension.

**PLANNING PERMISSION GRANTED**

7. P18/S3354/FUL

Land adjacent to Kingsley House Crowsley Road Lower Shiplake RG9 3LU

Erection of 1.5 storey detached 5-bedroom dwelling and detached double garage (footprint to Thornfield House updated, distances to neighbours shown and garage dimensions increased as shown on amended plans received 9th November 2018 and additional arboricultural details provided on 27th November 2018).

**PLANNING PERMISSION GRANTED**

8. P18/S3052/FUL Christmas Cottage Crowsley Road Lower Shiplake RG9 3JT

Variation of condition 2 (approved plans) to facilitate the alteration and enlargement of the dwelling approved to be erected on Plot 2 and alter the parking and landscaping for Plot 1 of planning permission P17/S3024/FUL (Erection of a detached 4-bedroom dwelling with detached garage and a detached 5-bedroom dwelling with integral garage, following the demolition of the existing dwelling and coach house) - additional parking provided for Plot 1 and additional cross section and rooflight details and updated landscaping and tree protection plans received 29th November 2018.

**PLANNING PERMISSION GRANTED**

2. **PLANNING APPLICATIONS** for Parish Council Meeting on 11 February 2019 (with recommendations as per planning group meetings on 23 January and 11 February)

1.P19/S0028/HH

Mount Ida Reading Road Lower Shiplake RG9 3PH

Extension of existing detached house and new detached garage. Applicant: Mr Richard Garten. Response by 24.2.19. To be considered on 20 February Planning Group Meeting.

2.P19/S0245/RM

Thames Farm Reading Road Shiplake RG9 3PH

Reserved Matters for 95 dwellings (appearance, landscaping, scale and layout) pursuant to outline application P16/S0970/O. Applicant : Taylor Wimpey. Response by 1.3.19. To be considered on 20 February Planning Group Meeting.

3.P17/S1118/FUL). Raleith Reading Road Lower Shiplake RG9 3PH Minor Amendment : No. 3 - dated 6th February 2019 Proposal : Demolition of existing dwelling and erection of replacement two-storey 8bedroom dwelling and three-bay detached garage, formation of new vehicle entrance and installation of replacement gates and new entrance ramp (contaminated land statement questionnaire received 25th April 2017 and dwelling reduced in height and repositioned southwards and details of visibility splays and bat survey received 12th July 2018 and updated arboricultural information received 6th February 2019). Response by 22.02.19. To be considered on 20 February Planning Group Meeting.

4.P19/S0091/HH

Maybury House Station Road Lower Shiplake RG9 3JR

Demolition of existing garage and construction of a two-storey side extension, first floor front extension and small single storey rear extension. Upgrade to external appearance and associated internal alterations .Applicant: Mr. Sayer. Response by 11.2.19. No objections to PC or on SODC website.

**RECOMMENDATION: NO OBJECTION.**

But concerns regarding protection off any existing trees and maintaining distance from boundary as per plans.

5. P19/S0084/FUL

The Dog House Bolney Road Lower Shiplake RG9 3NS

Variation of Condition 2 of P18/S2167/FUL for amended plans to improve layout and design.

Replacement dwelling with partial retention of the existing for use as ancillary garaging, stores and recording studio. Applicant: Mr. Barlow. Response by 7.2.19. No objections to PC or on SODC website.

**RECOMMENDATION: NO OBJECTION.**

6. P19/S0038/O

Mount Ida Reading Road Lower Shiplake RG9 3PH

Two new dwelling houses with private garages. Applicant: Reassance Ltd. Response by 12.2.19.

Previously noted on 14 January. Multiple Objections from residents. **RECOMMENDATION: OBJECTION.** See attached reasons

7. P18/S4323/FUL

Land adjacent to The Tower House Reading Road Lower Shiplake RG9 3JN

Erection of 2 new detached houses with garages and access to Reading Road. Applicant: Mr Hicks. Response by 15.2.19. Previously noted on 14 January. Multiple objections from residents.

**RECOMMENDATION: OBJECTION.** See attached reasons

Reasons for Objections:

Reasons for objection to Application P18/4323/ FUL Land Adjacent to The Tower House Shiplake Parish Council recommend refusal of this application:

1. SODC have a 5+ year land supply so the principle of presumption in favour of sustainable development does not apply.
2. The site lies outside the built-up area of the village.
3. The site does not meet current CSR1 criteria for being infill.

4. There are a number of trees on the site that enhance the rural character of the approach to the village and a number are protected by Tree Protection Orders.
5. Access to the site is at a part of the A4155 that has limited visual splays due to the road layout with nearby curves and hills. Although the speed limit is a maximum of 30 mph, the actual average speed of traffic usually exceeds this (recorded at over 40 mph in the recent 'Retirement Village' application traffic survey) making access to and from the site hazardous. The extant planning permission for access was granted on the basis it was required for land maintenance purposes and such use would be very infrequent compared to residential use.
6. Any dwellings on this site would have no safe pedestrian access to the village amenities. The proposed pedestrian way makes assumption of access in front of Tower House and extensive engineering work would need to be carried out due to the difference in level between the site and road level. It is hard to conceive how a safe pedestrian way could be made without unacceptable loss of trees, decreasing the rural character. Isolated dwellings with no safe pedestrian access not only add unnecessarily to the local traffic but add to local pollution levels.
7. Housing Policy in the Local Plan is for mixed housing for long term sustainability of communities. Lower Shiplake has a preponderance of 4 and 4+ bedroom housing. This application should be viewed as predatory development and refused.

Reasons for objection to P19/S0038/O Mount Ida

Shiplake Parish Council objects to this application and recommends refusal for:

1. SODC has a 5+ year land supply so there is no presumption in favour of sustainable development.
2. The proposed pedestrian access is still unacceptable as it would depend on meeting up with a proposed pedestrian way associated with Thames Farm development which is only at outline stage and a planning application cannot be contingent on something that may not happen. Whether a safe pedestrian route would be possible given it would necessitate removal of trees and cross land not in the applicant's control is questionable. For pedestrians to use such a route it would have to be wide enough to accommodate prams, wheel chairs, etc. The pedestrian route would need to be of such a design as not to detract from the rural character of the village. Without a safe pedestrian route to site does not have access to village amenities except by car, further contributing to congestion and pollution on the A4155. Highways and traffic would need to accept any proposed pedestrian way.
3. This site lies within the Parish of Shiplake although included in the Joint Henley and Harpsden Neighbourhood Plan of 2014 prior to parish boundary change. The site has not been designated for development in the JHHNP. A redesignation of the Shiplake NDP boundary has been requested as allowed in the Neighbourhood Planning Act of 2017 and agreed by all parties in June 2018. The site has not been selected for development in the emerging Shiplake NDP.
4. Access to the site is at a pinch point on the busy A 4155 and would be opposite the entrance for the Thames Farm development as in their Outline application. This could lead to considerable traffic congestion and would need to be looked at carefully by OCC Highways and Traffic with regard to safety.
5. This is an outline application and as such does not have specifics regarding design and size of the proposed houses. Any development with 4+ bedroom dwellings further compromises the housing mix in the villages.

Council approved the recommendations on a motion proposed by Dr S Mann and seconded by Mr G Davies.

## **12. FINANCIAL MATTERS.**

1. The payments due to be made in February in APPENDIX 1 were approved on a motion proposed by Mr T Taylor and seconded by Dr S Mann
2. The Bank reconciliation in APPENDIX 2 was approved on a motion proposed by Mr R Head and seconded by Mr F Maroudas
3. Council reviewed and approved the slightly revised 2019/2020 budget on a motion proposed by Mr T Taylor and seconded by Mr F Maroudas.
4. Budget vs Actual Feb 2019 was reviewed and noted, proposed by Mr R Head and seconded by Mr T Taylor.

### **13. MATTERS FOR CONSIDERATION.**

#### **97/19 RECREATION GROUNDS/OPFA**

1. Badgers Walk -. Mr G Davies had not had opportunity to visit so could not comment on the condition of the equipment and the general condition of the playground. Clerk reported that he had managed to secure two contractors to quote to repair the wet pour surface .The Clerk requested to obtain quotes for waste bin for playground.
2. Memorial Hall. Mr G Davies had not had opportunity to visit so could not comment on the condition of the equipment and the general condition of the playground.

#### **98/19 FOOTPATHS**

#### **99/19 SHIPLAKE – DEVELOPMENT OF FACILITIES.**

##### NEIGHBOURHOOD PLAN UPDATE -FEBRUARY 2019

- 1 . Application to re-designate the Shiplake Neighbourhood Plan Area, consistent with current parish boundaries, actioned on 23/01/2019 with formal approval anticipated by 23/03/2019, following 6 - week statutory consultation period.
2. Updated site assessment task requested by SODC currently being undertaken by AECOM. Draft report anticipated in mid to end of February timeframe. Request made for availability for Steering Group (SG) meeting on 20/02/2019.
3. Request made to consultant for revisions to Shiplake's NP Landscape Character Assessment (LCA) in order to ensure consistency with revisions to NPPF Guidelines and SODC's revised Local Plan proposals.
4. Supplementary resident survey task scheduled for period 01/02/19 to 17/03/2019 — see project plan referenced in 6.
5. Proposed budget requirement to complete the NP in FY 2019/20 confirmed with Parish Clerk.
6. SG sub-group has revised the NP project plan to incorporate all actions/tasks necessary to complete the plan taking account of revised requirements following changes to attribution of Thames Farm housing numbers, NPPF policy changes and SODC's Local Plan revisions, specifically regarding 'Smaller Villages'. Project Plan (read only) provided separately with recommendation to review the GANNT CHART (pdf attached), summarising KEY TASKS and CRITICAL MILESTONES (Original and Additional). Taking account of the outstanding tasks, exposure to 3rd party dependencies and experience of fundamental changes in requirements in the past 2 years, the date for beginning of the 'pre-consultation stage' is projected to be 31/05/2019. A presentation on the content of the plan, key considerations and next steps is proposed for the APM on 02/05/2019.

### **100/19 ENVIRONMENTAL MATTERS**

#### **101/19 CHILTERN SOCIETY/CPRE/AONB**

1. AONB update .Mr R Head updated Council and reported that the 6 parishes in the working group had agreed a letter, outlining our concerns and asking for a meeting in the spring, to go to our MP Mr J Howell .The members approved the letter to be sent from the Clerk on behalf of the 6 parishes .ACTION : Clerk
2. Latest Chiltern /Conservation Board /Society newsletters circulated by email
3. Latest CPRE newsletter circulated by email

#### **102/19 S.O.D.C. /OCC**

#### **103/19 O.A.L.C. /O.R.C.C.**

1. Latest 2019 OALC update circulated by email

**104/19 MEMORIAL HALL.** Miss A Manning was not present so there was no update

#### **105/19 DEFRA & OTHER GOVERNMENT CORRESPONDENCE**

### **14 CORRESPONDENCE**

1. Email from Chris Pye ref Plowden Arms already circulated
2. email from Keith Pruden ref Plowden Arms already circulated
2. email from Doug Sarney ref Plowden Arms already circulated
3. email from Charmaine Wood ref Plowden Arms already circulated
4. Phone call /website email from Mr J Parsons 07939 159288  
E-mail:hijparsons@outlook.com

Question: Tuesday, 22 January 2019 15:31 Hi there, I wonder if you can advise who on the Parish Council would be the relevant person to put a case forward to SODC regards the flawed home planning process. Over the last 8 months three sites at the rear of our home have been prospected for development. The scene is a complete 180-degree vista from the rear of our home, once screened with trees and bushes. Systematically, before plans have been submitted to the SODC, architects advised owners, or developers to remove all vegetation and trees from each site. The result is an apocalyptic scene that will take 20 years to resolve, even if trees were replanted. Where there was once a natural screen of trees and bushes, the destruction has revealed 6 houses and a further 4 currently under construction. It is a criminal act; an ecological disaster and it appears there is nothing that us humble home owners on the edge for this destruction can do about it. I wonder if someone on the Parish Council could help to avoid other villagers experience a similar fate? Very best. James

5. Oxfordshire CC | Town & Parish Council Survey | OXTOG Development

**15. ITEMS OF INTEREST OR FOR FUTURE DISCUSSION.**

1. The Clerk proposed that full copies of reports e.g. District and County Councillor be made available via the website to reduce the volume of the Council minutes .Council approved .
2. There being no other business the Chairman closed the meeting at 10.05pm

R.V. Hudson.  
Clerk to the Council.

22/02/2019



**APPENDIX 2**

1 February 2019 (2018-2019)

**SHIPLAKE PARISH COUNCIL**

**Bank Reconciliation at 01/02/2019**

Cash in Hand 01/04/2018

50,586.52

**ADD**

Receipts 01/04/2018 - 01/02/2019

54,381.08

104,967.60

**SUBTRACT**

Payments 01/04/2018 - 01/02/2019

24,442.09

**A Cash in Hand 01/02/2019**  
(per Cash Book)

**80,525.51**

Cash in hand per Bank Statements

Cash	01/02/2019	0.00
Cooperative Bank Current	01/02/2019	34,514.67
Cooperative Bank Business	01/02/2019	22,538.14
National Savings and	01/02/2019	24,147.70

**81,200.51**

Less unrepresented cheques  
As attached

675.00

80,525.51

Plus unrepresented receipts  
As attached

0.00

**B Adjusted Bank Balance**

**80,525.51**

**A = B Checks out OK**



## APPENDIX 3

### Henley in Transition

Notes on HIT 'Climate Emergency' Meeting held at 5.30pm on Monday 21st Jan 2019 in King's Arms

**Present:** Cath Adams, Dave McEwen, Ruth Tod, Ian Petrie, Liz Ware, Susan Mann, Peter Stone, Keith Allen, Charles Langler, David Dickie, Jackie Walker, Ed Atkinson, Patrick Fleming, Sally Rankin, Rebecca Chandler-Wilde, Ruth Gibson, Denise Keir, Catherine Notaras, Katrina Judge, Gerda and Don Barraclough

**Apologies:** Gill & Malcolm Dodds

### Notes & Feedback from Climate Emergency meeting in Oxford last

#### Thursday

- the latest information states that the situation is worse than predicted in the IPCC report published last October. This stated that we have 12 years to prevent catastrophic climate change.
- One of the things that has got worse since the IPCC report went to print is the warming of the permafrost. This appears to have now reached a tipping point which could mean the massive release of Methane. Methane is 28 times more powerful as a greenhouse gas than CO<sub>2</sub>.
- incremental change is no longer enough.
- Local councils can be very important in leading the fight for action on climate change by declaring a Climate Emergency which means that every council policy would be assessed against its carbon footprint.
- 200+ councils in 29 countries around the world have already declared a climate emergency. This includes 15 in the UK since last November.
- Zero Carbon by 2030 now needs to be the target.
- on 15 Feb schoolchildren in Oxfordshire are going on strike to protest against the lack of government action on climate change. This is part of a world-wide movement called School Strikes 4 Climate Action inspired by the Swedish Student Greta Thunberg.
- on 15 April Extinction Rebellion will stage a major demo in London with 3 clear demands. The government to declare a climate emergency, set out the actions they plan to take and appoint a Citizens Assembly to oversee the implementation

#### Actions Agreed by the Meeting

- lobby local candidates in the run-up to the May elections to seek their individual commitments to declaring a climate emergency
- HIT will seek ways of working together with South Oxfordshire Sustainability and other local sustainability groups
- meetings will be held in the community to explain the Climate Emergency and generate ideas of what individuals can do to make a difference
- Write 2/3 letters to the Henley Standard for publication this week NB The HS has now agreed to a 1500-word report in next week's issue - 8th Feb 2019
- Prepare a script for approaching HTC councillors
- Email all members asking them which candidates they would be happy to approach to discuss the script
- Email all members to ask for 5 suggestions for the most important ways that people can reduce their carbon footprint
- Contact Chris Church of Zero Carbon Oxford who spoke at the meeting in Oxford to see if he would address a meeting in Henley.
- Contact SOS - South Oxfordshire Sustainability - to agree co-ordinated actions
- Arrange for Ian Petrie to do a talk to members about Extinction Rebellion
- Circulate to members a List of the links from the meeting in Oxford
- Cath Adams to email a copy of the Green Living document to be forwarded to members who express an interest in preparing a plan
- Arrange a meeting in Henley about the Carbon Fee & Dividend Policy / Citizens Climate Lobby
- Arrange a series of public meetings in the community to discuss ideas of what people can do to make a difference
- Ensure that actions to address the climate emergency are included in the revised Henley-Harpsden Neighbourhood Plan
- The work of Polly Higgins and Mission Life force was brought to the attention of the meeting. Polly brought the term 'ecocide' to the world's attention and campaigns for ecocide to be added to the list of International Crimes against Humanity.  
<https://www.missionlifeforce.org/history/> Liz Ware will research further and report back.
- Agreed that a small group be set up to help take forward the above actions in relation to lobbying candidates and getting a Climate Emergency motion adopted by local councils. Ruth Tod, Susan Mann and Jackie Walker indicated their interest. Other offers of help with any of the above actions gratefully received.

Huge thanks to Don & Gerda for helping to draw up these notes and actions

Dave McEwen

Chair, Henley in Transition

27th Jan 2019