Draft Minutes of NP Meeting 20 December 2017

Present:
Peter Boros
Will Stevens
Susan Mann
David Pheasant
David Bartholomew

Apologies:
John Walker
Emer Bollinghaus
James Dalzell

Held at the Baskerville PH 20 December 2017@7.30 pm

The meeting approved the minutes of the last meeting held on 15 November 2017.

1. The Chairman called for a discussion about whether the Steering Group should reassess the work it had done on site selections in the light of concerns raised by a small number of residents centred on New Road/Crowsley Road and also Will Stevens concerns about the processes adopted and results generated whereby the Guide Development Boundaries had been established and the Green Gap overlaid into the process.

After explaining those concerns and tabling the 2 attached plans that broadly showed the effects of taking sites strictly in ranked order, the Chair invited WS to put forward his concerns.

These centered on in particular, how 6 sites had been treated in the selection process. Each site was therefore discussed in turn:

A. Kingsley House - It was pointed out by PB and SM that the overriding reason for de-selecting this site and adopting back of Crowsley Road properties for the 'development boundary' was the advice given by Rachael Riach of SODC, who is the NP liaison officer / co-ordinator allocated to the Shiplake NP. The advice had been to have regard to the Inspectors decision over the refusal of consent in 2010 and the guidance provided in that written decision over the treatment for the settlement boundary.

B. Lock End - Similar reasoning to above and in addition that the site had historic interest, problems with Tree Orders and had previously been rejected by SODC for 2 houses albeit they had indicated they might accept a single additional house.

C. Haileywood Farm - There was no information regarding the availability of this site at all apart from comments from Stephen Doble regarding the Doble view regarding their landholdings, but in addition, it was considered to be an 'unsafe location' for new housing because it fell on the West side of the main road and also without any footpath connections this was considered to be an unsustainable location.

D. Shiplake House Farm - site 27 - Again a variety of reasons for not selecting, the main one being the breach of the 'Green Gap' which 85% of people or thereabouts felt very strongly about in the questionnaire responses. It would also remove the concept of the GDB's and leave the way open for developer applications to infill all land between the 2 villages. Supplementary reasons include Archeological interest/dig and historic interest issues per Susan Mann

E. College Borders site - site 25/6 - The same reasons as item 4 above

F. Site 33 - This is the retirement Villages site, subject to objections by Parish and SODC on sustainability grounds. It would also destroy the GDB and the Green Gap.

After much debate, WS confirmed he was happy with the reasons given and was fully supportive of the sites as selected.

2. DB queried whether the GDB should be relocated around Kingsley House now that Planning Permission had been given for 2 new houses and suggested the possible adjustment of the boundary to

take out site 8. Reference was made to the adjoining ‘bee keeping’ farm of Mr Stone who had appeared at the last Parish Meeting. After some debate it was agreed that the GDB should be kept in it extant proposed location and no adjustment made here.

3. A discussion was held regarding the relatively small number of objectors centred on New Road and whether any further action should be taken as well as whether or not it was possible to incorporate some form of traffic moderation proposal in order to protect the residents from the Road becoming a full blown main route into Lower Shiplake.

DB confirmed that this had been considered before but thought that the road was now a public right of way even though its ownership was not fully understood and thus the only way to take action to achieve such an objective would be either a stopping up order or application to OCC Highways team.

PB said he would try and investigate ownership via Land registry to see if actual ownership and control details were available/could be established.

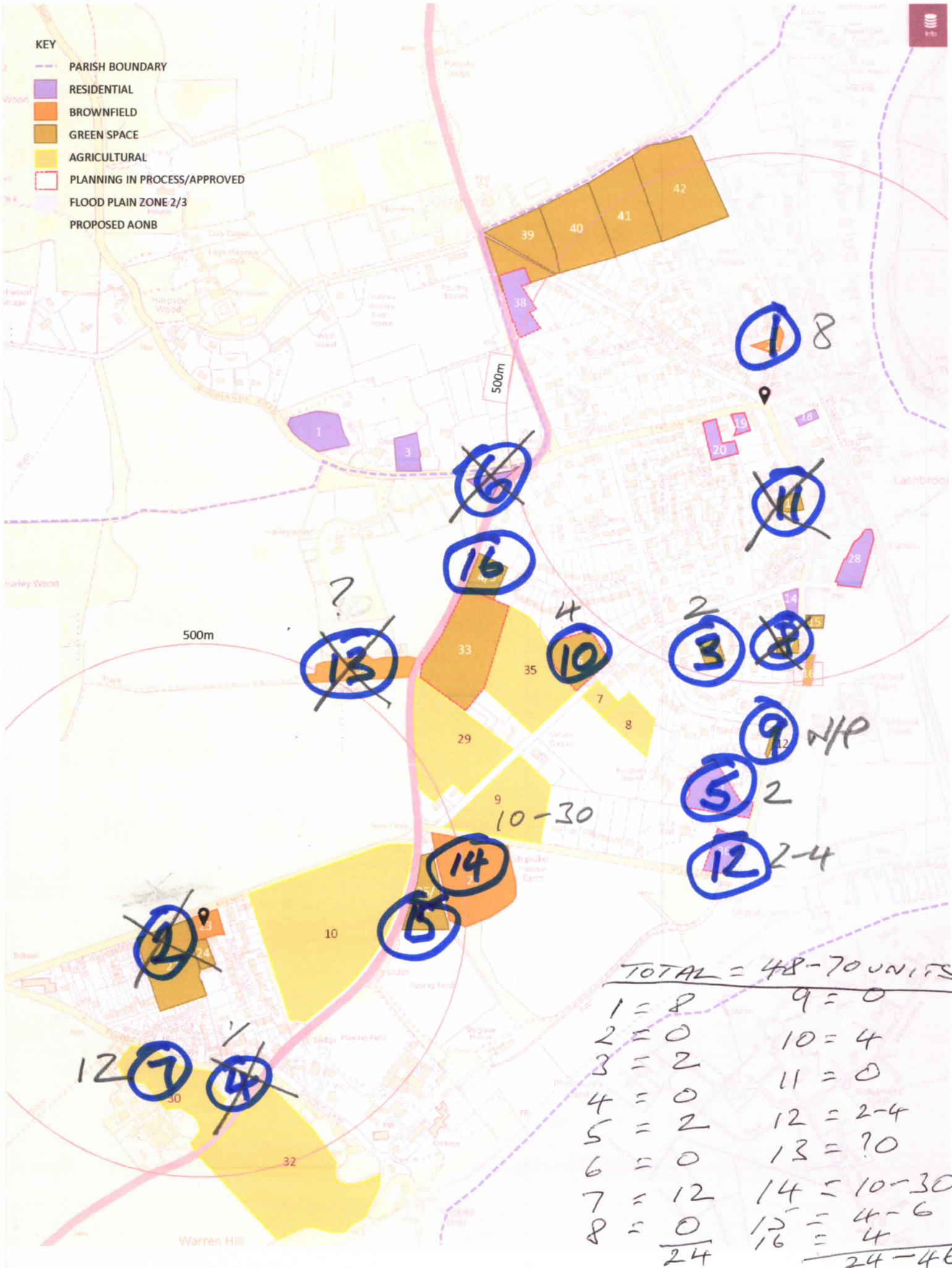
4. DP was asked what measures were required to get approval to both the SEA and also the Shared Space feasibility. DP confirmed that he needed to review the budget in light of SEA being an unbudgeted item and revert. In the meantime 3 robust quotes for the work were required. WS to procure.

Meeting was closed at apprx 9.45 pm

CANDIDATE DEVELOPMENT SITES

STRICTLY CONFIDENTIAL

Shiplake Neighbourhood Plan



TOTAL = 48-70 UNITS

1 = 8	9 = 0
2 = 0	10 = 4
3 = 2	11 = 0
4 = 0	12 = 2-4
5 = 2	13 = ?0
6 = 0	14 = 10-30
7 = 12	15 = 4-6
8 = 0	16 = 4
24	24-46

CANDIDATE DEVELOPMENT SITES

WILLS THOUGHTS ON RANKING

Shiplake Neighbourhood Plan

