

**ROTHERFIELD GREYS PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING
HELD AT 7.30PM ON MONDAY 15TH JANUARY 2018
IN GREYS VILLAGE HALL, GREYS GREEN**

PRESENT:

Susan Hems (Chairman)	SH
Michael Pearey (Vice-chairman)	MP
John Hill	JH
Nick Digby	ND
Richard Ovey	RO
<i>For part of the meeting:</i>	
David Bartholomew (OCC councillor)	DB
David Nimmo-Smith	DNS
Jane Pryce – Clerk	JOP

Members of the public/parishioners present for part/all of the meeting	4
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Please note that page numbers start at the beginning of the year

GAG = Greys Alert Grapevine email alert system

CIL = Community Infrastructure Levy paid by developers to mitigate the impact of new houses.

RFO = Responsible Financial Officer.

The parish website is www.rotherfieldgreys.org.uk

001/18 APOLOGIES FOR ABSENCE

None

002/18 MEMBERS DECLARATIONS OF PERSONAL & PREJUDICIAL INTERESTS:

None

003/18 RESOLUTION TO ADOPT MINUTES OF PREVIOUS MEETING (13/11/2017):

The minutes were declared an accurate record and duly signed and dated by SH.

004/18 OXFORDSHIRE COUNTY COUNCIL REPORT:

GENERAL OCC REPORT

The report was emailed to the councillors before the meeting and will be attached to the minutes and available on the website.

SPECIFIC REPORT FOR ROTHERFIELD GREYS

THIRD READING BRIDGE

I have arranged for an OCC officer to attend the meeting on 18th January. The current official stance is as follows:

It was agreed that further work is needed to understand in more detail the traffic impacts (both positive and negative), particularly on South Oxfordshire. The next stage in the business case process would include further refinement of the scheme options, an update

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of the Transport Economic Case; completion of the Management, Financial and Commercial Cases; Preliminary design and scheme costing; Ground investigation work and refinement of the environmental assessment.

I have sought clarification from officers and they have confirmed the SOBC has been signed off as it is, with acknowledgement that there are still questions remaining. While these could be taken forward individually, they would like to look at them as the first stages of Outline Business Case, if funding is found – no funding has yet been identified for any level of extra work.

Another issue is that the Bridge is included in the Draft Reading Local Plan as a major transport project. The Plan understates the estimated cost and makes no provision for any mitigation methods in South Oxfordshire whatsoever, let alone a relief road.

HIGHLANDS FARM: OUTLINE PLANNING APPLICATION FOR 5 DETACHED DWELLINGS

Highways has recommended a Holding Objection until further information is supplied to address the following:

- The ‘red-line’ area does not abut the Highway and access to the proposal appears to be across third party land in which the applicant does not appear to have control over
- No visibility splay has been demonstrated for consideration, it appears given the neighbouring structures/walling this would impact upon any visibility splay from this proposed access
- The parking spaces do not meet current dimensional standards; for a standard car parking space, one which is not obstructed on either side this minimum internal dimension is required to be 2.5m wide by 5.0m in length. For a parking space which is obstructed on one side this minimum internal dimension is required to be 2.7m wide by 5.0m in length.
- No turning opportunity for emergency and or servicing vehicles has been demonstrated for consideration so as to allow for vehicles to egress the site in a forward gear
- No refuse storage or collection details have been demonstrated for consideration

ROCKY LANE WHITE LINING & VILLAGE GATES

Subsequent to the last PC meeting, I chased up these matters and was advised orders have been issued (13/10/17) for the installation of the gates and associated signage.

With regard to the replacement of the road markings at the Rocky Lane junction, these works cannot be carried out until the detritus is removed from the carriageway surface. OCC has ordered these works but has yet to receive a date when the works will take place.

But Cllr. David Bartholomew was informed at the meeting, the detritus has been removed but white lining should be done soon before it builds up again.

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The 3rd Reading bridge meeting – SH confirmed she will be attending.

005/18 SOUTH OXFORDSHIRE DISTRICT COUNCIL REPORT:

The Lamb public house being used a private dwelling – the appeal has been dismissed. And an enforcement notice has been issued.

DNS confirmed the £1,000 for the project for refurbishing the War Memorial has been approved – the clerk is awaiting confirmation.

The District council is in its budget cycle, as is the county. The county is likely to raise theirs by 4-5%. It is hoped that the district budget (and hence council tax) will start the same. The budget of £5,000 per district councillor as last year has been requested to stay as provides grants for parish councils in funding projects

There is a need for another enforcement officer at the planning department.

Did the parish council speak to Harpsden parish council about CIL payments? This was confirmed. DNS explained that Henley would be asking for funding via Harpsden CIL payment. It was agreed when talks about this start that DNS would inform JOP.

Linda Collison and John Hives (Henley Housing Trust) came to show the parish council the amendments to the planning application that were recommended by SODC. There are slight changes, chimneys at both ends and the building is slightly further back. The plans are with the clerk.

Mrs. Gould and the manager of the stable yard showed a picture of the amended Rocky Lane Farm planning application. This showed the structure to be mostly wood and open on one side. The height has been reduced by a metre. The building is behind a very tall hedge and should not be seen from the public footpath. SH suggested a photo of the structure next to posted notices to allay fears to proposed application. It was assured that the building would not be used commercially.

006/18 CLERK'S REPORT

A Deed of Sale has been drawn up and needs to be verified by a solicitor. The Rosary residents are willing to pay for this. Caversham Solicitors have quoted £756.00. JOP will add the costs already incurred in obtaining the deeds £70.

‘Good Councillor’ booklet given to ND.

007/18 PARISH ROADS

The parish council will be informed of any CIL payments meetings with Henley and Harpsden to ask for a share for the pavement at Rotherfield Greys village.

If CIL payments are not fore coming, it was suggested by MP that the existing pavement be uncovered (dig out the existing narrow pavement and hold back the soil with retaining walls) and get just the low kerb round the Maltsters done instead. The council decided that the bidding for the CIL would come first. But if unsuccessful plan B would be an option.

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CIL payments could be used for that from the development at Badgemore (5 new houses) as there would be little that could be done there to mitigate that. The rules for CIL are changing for 2018/19 on placement of improvements/mitigation through CIL payments.

The grips at Rotherfield Greys village were cleared by Cllr. John Hill and the parish council thanked him.

The back lane Green Place is going to be closed 2 days from 18th January. The clerk had not been informed.

The hedge at Badgemore Golf Course has not been cut and is removing wing mirror from passing vehicles. JH is going to talk to the manager with a request to cut it back. Fix my Street had informed JH that it this hedge was not a problem.

The vegetation around Broadplat junction has been cut back by JH to improve sight lines – he was thanked for that.

008/18 MISCELLANEOUS:

a) Correspondence

SODC form for stating required precept 2018/19.

The clerk left a cheque £850 for the church in July 2017. The cheque has not been cash but she received a letter from Paul Fairweather 23rd November 2017.

“Dear Jane, I thank RG Parish Council on behalf of RG Parochial Church Council for your continuing support and your generous donation. I must apologise for the delay in acknowledging receipt but it appears your letter managed to get mislaid in the ‘office’ of The Maltsters’ and only re-emerged this week! My wife and I were in the pub for lunch today and Callum emerged from the kitchen brandishing the envelope in triumph!”

b) Public Footpath/Bridleway Report

No report for this meeting.

ND asked JOP to report fallen branches and trees on footpath 130/35.

c) Parish Websites (www.rotherfieldgreys.org.uk – parish news and information and www.rotherfieldgreys.co.uk for local business)

The clerk thanked councillors for copies of the Link magazine so contacts for local businesses can be obtained.

The co.uk website is half complete. This should be complete by April 2018 and then local businesses can be displayed on it. Invoices will be issued for annual payment of £10. Once up and running a GAG was agreed to alert the parish to it.

009/18 PLANNING/ENFORCEMENT

a) Applications to be considered

**Registration Date/
Decision Target Date**

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P17/S4282/A

4th January 2018

HIGHLANDS FARM signs

1st March 2018

Highlands Farm, Highlands Lane, Rotherfield Greys RG9 4PR

2x advertisements for forthcoming Highlands Park development, one positioned each side of Highlands Lane.

No paperwork received but see photos and measurements 1800mm x 4000mm

RPG response at meeting - The planning application was deemed too tall and wide.

The missing Highlands planning application for 5 additional houses would be pursued by the clerk.

b) Planning responses

P17/S4199/HH

Lane End House

Lane End House, Shepherds Green RG9 4QN

2 storey & 1st floor extensions together with proposed outbuilding and garage. Amendments to externals.

RGPC response ‘NO STRONG VIEWS’

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P17/S4210/FUL

Rocky Lane

Rocky Lane Farm, Rocky Lane, Rotherfield Greys RG9 4RE

Construction a steel barn to cover and enclose part of an existing riding arena (as amended to reduce the height of the building)

RGPC response ‘NO STRONG VIEWS’ with comment “neighbours should be consulted as to the height of the building”

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P16/S4190/HH

Heathfield, Badgemore RG9 4NR

Single storey extension to rear of existing detached garage to provide ancillary family/guest accommodation.

RGPC response ‘NO STRONG VIEWS’ 9.1.17

This is still under consideration and still 14th Feb 2017 for a decision

c) Planning decisions

P17/S3660/HH

Bel House, Shepherds Green RG9 4QR

Single storey timber orangery

RGPC ‘SHOULD BE APPROVED’

SODC GRANTED

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P17/S0819/DA

The Lamb Inn, Satwell RG9 4QZ

Without Planning permission, the material change of use of the public house to residential use.

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**RGPC response ‘SHOULD BE REFUSED’
Appeal dismissed. Enforcement underway.**

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[P17/S3853/FUL](#)

The Walled Garden, Badgemore Park Golf Club,
Badgemore RG9 4NR

Removal of existing buildings and erection of five dwelling houses (two 3-bed dwellings, a 4-bed dwelling and two 5-bed dwellings) within existing walled garden; provision of private amenity space, car parking, bin and cycle storage (alternative to scheme approved under permission P17/S0709/FUL)

RGPC response NO STRONG VIEWS

SODC GRANTED

CIL = £82,992.00 to SODC and 15% to parish council of £12,448.80

The parish council needs to consider the 5 extra houses impact at that location. The parish council deemed the site already well used so no justification in using CIL money for that.

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[P17/S3894/FUL](#)

The Strip, Shepherds Green, Rotherfield Greys RG9 4QW 1. Alterations to existing private dwelling including demolitions. 2. Construction of new private dwelling within existing residential curtilage.

RGPC response NO STRONG VIEWS

SODC GRANTED

010/18 WAR MEMORIAL & BUS SHELTER (WELL HOUSING)

The budget for next financial year should include repairs which has been quoted as £7,294.80 (VAT £1,215.80) – quote from AF Jones. As this is specialist work it cannot be widely quoted.

A grant application has been submitted to SODC for £1,000 to help with this.

Deposit for the work was requested by AF Jones – see below.

JH suggested the removal of scrubs in front. It was agreed that no changes be made.

JOP and JH made an inspection of the **bus shelter (well housing)** in Rotherfield Greys village. Two sandstones are badly eroding and a third is powdering. The 4 white blocks in the front, at the gate sides, are eroding. One is so bad it might collapse. JOP contacted A.F. Jones for a rough quote and likely to be £1,000 + VAT. JOP thinks a SODC grant application for that would apply – new cycle of grants opening around July 2018. Parish councillors agreed to stone replacement. This has been entered into the budget.

JOP has obtained advice (and 30% discount) for treatment of the wood and it was advised to use Danish Oil 5L £44.89. And the filler for damaged wood is £4.59 (VAT £0.92) with 35% discount. The future purchase of Danish oil and filler purchase was agreed.

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011/18 Budget 2018/19

The amounts look large but this is to include the £65,000 for the pavement and will not be done if CIL refund not granted.

There may be other CIL payments at a later stage. The amount is unknown at present but should be about £17,000.

A reserve of a year's precept is kept with £3,382.18 still in excess of that after expenditure.

The S137 charity and subscription amounts were agreed. Total £1,861.98 which is £80 under limit of £1,945.49

The budget for 2018/19 was agreed and signed by SH and the RFO.

The precept figure was agreed at £8,060.00.

The SODC precept form was signed by SH.

012/18 FINANCE

a) Donations/Subs:

None

b) Accounts to pay:

Clerk's salary	£294.66
Office rent	£ 41.68
Wood filler for bus shelter	4.59
Total	£336.34

AF Jones – Deposit for War Memorial repairs £2,917.92

c) Payments received

Bank Balance £ 12,531.65

013/18 Matters arising for information only

Updated **USB** stick handed to ND. And previous one returned.

The **village spring clean** day was decided on for 11th March. The clerk confirmed this would be on the website and put out on GAG.

A boundary walk with Bluebells – Sunday 22nd April. This would be put on GAG. And posters for noticeboards.

With the EU's **General Data Protection Regulation** (GDPR) coming law May 2018, the parish council has decided on the 'legitimate interest' legislation, rather than the request to opt in for

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existing members, so GAG will continue to inform as it would be expected. If a member of GAG wishes to discontinue their information will be deleted. This was agreed.

To record parish council policy on GAG distribution list is that the email address and names can be assured that we take data protection very seriously and take every practicable measure to ensure their information is safe and accurate at all times. We never sell the data or share it with anyone outside the parish council. The GDPR statement shall be put at the end of GAG email in small print as not much room as only one page.

ND is the data protection officer and a course for that is now available on the following dates: 14th February and 7th March – both at Didcot starting 9.30-10am half day. The 7th March was decided on.

The clerk confirmed that this would be booked and details forwarded to ND.

There was a complaint about builders waste stacked up outside Ridgeway House. The clerk confirmed she would write to them.

THE MEETING CLOSED AT 9.00 PM

Next meeting – 12th March 2018

This meeting is the Annual Parish Meeting followed by the Parish Council Meeting.