

Rotherfield Greys – Parish Council Meeting

7.30pm on Monday 11th September 2023

PRESENT:

Nick Digby (Chair), John Hill (Cllr), Robert Hadfield (Cllr), Susan Hems (Vice Chair), Richard Ovey (Cllr) Cassie Phillips (clerk), David Bartholomew (OCC Cllr) (Part), Jo Robb (SODC Cllr) (part),
Members of the public – 4

1. **APOLOGIES** **FOR** **ABSENCE**
None
2. **MEMBERS DECLARATIONS OF PERSONAL & PREJUDICIAL INTERESTS:**
None
3. **CONFIRMATION OF THE MINUTES FROM 15th May 2023 AND 17th July 2023**
The minutes were agreed by the chair.
4. **MATTERS ARISING FROM THOSE MINUTES:**
 - a. **Bin at Shepherd’s Green** – Biffa have agreed to increase the collections and keep a check on it.
 - b. **Field to side of Shepherd’s Cottage** – an enforcement request was raised and planning enforcement team at SODC are looking into it.
 - c. **Church Clock Donation Request** - OALC have confirmed we are unable to donate towards the church clock due to the following: ‘The Local Government Act 1894 gave the parish council the power to ‘execute any works (including works of maintenance or improvement) incidental to or consequential on the exercise of any of the foregoing powers, or in relation to any parish property, **not being property relating to affairs of the church or held for an ecclesiastical charity**’.
 - d. **Trees overhanging at bus stop** - These have been cut back slightly and are due to be cut back further.
 - e. **20mph Application from Natural Burial Ground to War Memorial** – Applied for and waiting for correspondence.
5. **OXFORDSHIRE** **COUNTY** **COUNCIL** **REPORT:**
This general report will be attached to the minutes and available on the website.
6. **SOUTH** **OXFORDSHIRE** **DISTRICT** **COUNCIL** **REPORT:**
This general report will be attached to the minutes and available on the website.
 - a. The Council has granted permission for the Lamb at Satwell (in Highmoor Parish) to be converted into a residential property. This follows the refusal of permission for a larger development involving multiple new houses on the site.

This year, the council commissioned a viability assessment from an independent surveyor. That independent surveyor found that The Lamb is no longer viable as a pub.

As such, the only planning consideration that would have prevented this application from being approved has fallen away. The officer has removed permitted development rights for the property so that any additional development, including the conversion of outbuildings etc, must have planning permission.

It is very sad to lose what was once a much-loved community pub in this way, not least because of the conduct of the applicant over many years, but unfortunately, in planning terms, there is nothing more that can be done.

As you know, the council's planning enforcement team entered the premises three years ago but found no evidence that the property was being occupied in breach of the enforcement notice. Any further development at the site must have planning permission and as we are not permitted to speculate in planning, we can only look at the application before us.

- b. Greys Meadow: the applicant has been clearing away some of the debris and buildings on the site. The council advised that all but the "Studio Building" were to be removed by 31 August. The applicant has indicated he will be submitting amended plans for the Studio Building this month (September). I have made it clear to officers my view that this is unacceptable and that the enforcement notice, endorsed by the planning inspector at appeal, should be upheld. Officers have said that they will consider whatever application comes forward on its merits.

7. CHAIRS

REPORT

Nothing to report

8. PARISH ROADS

Verges – Still no record has been established of any agreement between SODC/NT/Parish relating to the verges. Robert Hadfield has passed over a contact with the NT who may be able to provide an update.

9. CORRESPONDENCE

- a. **Gate replacement for Stile** – This was funded by Parish Council and took place on August 23rd.
- b. **War Memorial Additional Names Quote** – Came in at £1436.50 from Rayfield Masonry. Councillors agreed to proceed with this quote.
- c. **Lamb at Satwell** – Proposal to convert it into Residential Dwelling.
- d. **Chiltern Society** - The stile at the bottom of the hill had a temporary repair done on it and the land owner has been asked to do a full repair. The Chiltern Society Secretary has been asked to follow this up.

For the stile at the top of the hill, they have asked around but no-one seems to know who owns the land. Chiltern Society cannot work on the stile

without permission from the landowner.

No Cyclist signs have been erected on Path 15 by the Church and on Path 22 on 27 June 2023.

10. FOOTPATH

REPORT

As per annual report

11. QUESTIONS FROM THE PUBLIC

A number of questions were raised about various threats and possible developments, some possibly through means other than the planning system, that represent a danger to the rural character of the parish and the general diminishing of the agricultural and wooded nature of the area in a broad based discussion.

12. PLANNING/ENFORCEMENT

Applications received and awaiting decisions

P23/S0582/FUL

Satwell House Satwell RG9 4RB

Landscaping works including the creation of a new access, the creation of a lake and substantial tree planting.

Target decision 6th October 2023

P23/S2076/DIS

Fairways Satwell Close Satwell RG9 4QT

Discharge of conditions 4 (Obscure Glazing), 5 (Wildlife Protection) and 6 (Tree Protection) on application ref. P21/S3256/HH (Extension and alterations to left hand side wing, single storey rear infill extension and alterations to driveway).

Target decision 2nd August 2023

P21/S0361/FUL

Grange Farm Badgemore RG9 4NZ

Discharge of conditions 5 (existing vehicular access), 8 (off-site highway works), 9 (hard and soft landscaping scheme), 10 (CEMP: Biodiversity), 11 (barn owl mitigation strategy), 12 (biodiversity enhancement), 13 (external lighting), 14 (contaminated land (preliminary risk assessment), 15 (contaminated land - remediation strategy), 16 (surface water drainage works) & 17 (foul drainage works) on planning application P21/S0361/FUL. Redevelop farmyard with equine and veterinary hospital with associated car parking, bike store and bin store (relocation of Henley Vets)

Target decision 10th October 2023

Planning decisions

P23/S1079/HH

1 South View Rotherfield Greys

First-floor roof reconfiguration, ground-floor single-story extension, and oak-framed garage with possible home office/gym/accomodation above.

Permission granted 7th June 2023 - Amendment then made for the following

Ground-floor single-storey extension and change of roof materials to Front Oak Porch.
Amendment to planning permission P23/S1079/HH (Amendment to planning permission P23/S1079/HH)

Permission Granted 31st July 2023

P23/S1603/FUL

Greys Green Business Centre

Erection of detached light industrial building, together with access, car parking and landscaping.

Refused 11th August 2023

P23/S1821/HH

The Croft Satwell Close Satwell

New boundary wall & fence.

Application was withdrawn prior to target date

P23/S1884/FUL

Greys Green Business Centre

Erection of single storey extension to existing industrial block, together with car parking.

Permission Granted on 27th July 2023

P23/S2119/LB

National Trust Greys Court near Rotherfield Greys RG9 4PG

Part retrospective works to conserve the stained glass windows at Greys Court.

Listed Building Consent 2nd August 2023

P23/S2332/HH

Lower Hernes Road Through Hernes Estate Rotherfield Greys RG9 4NT

Dismantle existing outbuilding and replace with new oak framed building.

Permission Granted on 5th September 2023

13. FINANCE

a) Payments – Clerk Pay July & August £445.00, Cricket Club Book donation £200.00, War Memorial Maintenance £200, 123-reg renewal £14.39, Microsoft renewal £59.99.

b) Income – £

c) Balances – As at 11.09.2023, Community £54.32, Deposit £35213.69, **TOTAL £35268.01**, CIL £11147.04.

14. AOB

- a. Road being narrowed outside of the Lamb at Satwell due to clippings and trimmings being dumped on the verges. Clerk to report this.

- b. Susan Hems thanked Nick Digby, Gillian Ovey, Michael Pearey, Caroline Ash, John Hill and everyone who helped her put together another successful village fete this year and to everyone who helped out manning the stalls, setup and takedown. Nick Digby gave a special thanks to Susan Hems for all her hard work in arranging everything to enable the fete to run so smoothly.

Next Meeting 13th November 2023

THE MEETING CLOSED AT 9.05pm