

BINFIELD HEATH PARISH COUNCIL

Minutes of the Binfield Heath Parish Council Meeting held on Monday November 27th at 7.00pm in the Scout hut

The meeting of the Parish Council

Present Cllr P Rollason, Cllr L Ransom, Cllr S Summerland, Cllr H Lacey, Cllr R Davis, Cllr S Fulton-Urry,, Cllr Leigh Rawlins (SODC), Cllr Mike Giles (SODC) and The Hon Tristan Phillimore. 30+ members of the public.

127/23 Apologies Cllr David Bartholomew (OCC)

128/23 Declarations of Interest None

129/23 Minutes of the meetings held on Monday 30th October 2023. Cllr Lacey proposed the minutes were accepted as a true record. This was seconded by Cllr Ransom. All agreed.

130/23 Matters Arising

089.23 The Chairman welcomed Tristan Phillimore to the meeting again.

Tristan Phillimore began by clarifying that his intention now was to just refurbish the shop and the barns rather than provide further accommodation. He had taken on some of the comments expressed at the last meeting and moved the houses as far as was possible within the limits of the tree roots. Glazing was also changed. The application was submitted as a viable solution and it is now up to SODC to make its comments. He wishes to provide a flexible option for the shop occupants. He had given the application a lot of attention as he is a resident and uses the shop and Post Office and wishes to secure the future of both.

Resident were invited to ask questions

Cllr Davis shared his comments about how the application measures up to the Neighbourhood Plan that is currently being examined by SODC. He said it was a priority is to support the viability of the shop and it was recognised that the charity owning the building needs to raise funds to enable it to be refurbished. The application was within the settlement boundaries so compliant in principle. However, the NP requires the edges of the settlement to be softened and the current scale of the development which is right on the edge of the settlement would not comply with the NP a smaller development, preferably a single dwelling would. Cllr Davis reiterated the advice from the Design Guide leads that the style should reflect the brick and flint style seen in many buildings in the parish and not replicate the buildings opposite. He also said that the NP identified parking hot spots and parking is a key issue by the shop which may require additional parking and reduction to a single dwelling would also reduce pressure and could become worse with the Forge redevelopment. Tristan replied to this and he felt that the village is very varied in design styles. He reiterated that the parking spaces were limited by the tree roots. However, he agreed to take the design ideas away to think about.

Cllr Rawlins commented about the importance of making the shop viable and sustainable. He thought that the barns may need a planning application.

A resident asked about the idea of infill designated by the NP and stated that the new houses are not. Cllr Davis agreed though the houses are still within the settlement of the village. Another resident felt that one house would be less intrusive and allow more green space. Tristan agreed that he will clearly be engaging with the planning officer to discuss the houses. He was asked if the new occupant could be involved in the refurbishment of the shop. This is a possibility. Even though the NP had not been accepted the residents felt that compliance was important. A resident thought that there was discrepancy between the minutes, newsletter and website response. The PC was also criticised for sending a response before this meeting. However, Cllr Ransom explained that the response had been made as the applicant had told the council there would now be no application for new accommodation at the shop, other suggested amendments had been made and a ground plan for shop and houses together had been provided, as requested. However, the application would remain on hold and further responses can still be made.

The residents are very concerned about the length of time that the Post Office will be closed. Tristan assured them that it would be kept to a minimum.

Finally, Cllr Rawlins suggested that some retail analysis would be beneficial prior to the shop renovation. Tristan agreed to look at that idea.

There was a suggestion from a resident that one of the villagers could be nominated to liaise with Tristan. Tristan thought that was something to think about.

Tristan Phillimore was thanked for coming despite not feeling particularly well. He then left the meeting. Some of the residents present left the meeting.

131/23 County Councillor's report Cllr Bartholomew's full report is attached to the minutes.

132/23 District Councillor's report Cllr Rawlins' and Cllr Giles' report is attached to these minutes. Cllr Giles reminded the PC about responding to the Transport Strategy as a 3rd bridge across the Thames

was mentioned. **(Clerk to action)** Cllr Davis asked about the AONB extension and was told it was going to take quite a while.

133/23 Financial Situation

133.01/23 The financial position had been circulated.

133.02/23 The November accounts were presented. Invoices to the value of £859.87 were authorised for payment, proposed by Cllr Ransom and seconded by Cllr Davis. All agreed. **(Clerk to action)**

133.03/23 The Clerk had sent precept notes to the Councillors before the meeting. These were discussed. The amount required for the next financial year was discussed and it was decided to keep the precept at the same level until the Neighbourhood Plan is complete. The Clerk will apply for £21,500. **(Clerk to action)** This was proposed by Cllr Ransom and seconded by Cllr Davis. All agreed.

133.04/23 The Clerk reported that NALC pay had gone up by £1 an hour backdated till April. The revised pay amount has been calculated and will be checked by the auditor. The Councillors accepted the new pay amount. All agreed. **(Clerk to action)**

134/23 Planning Matters

New Applications

Land north of Shiplake Row Binfield Heath RG9 4DR P23/S3855/FUL Removal of existing equestrian building, hardstanding and structures followed by development of one self-build family home, parking and amenity space and new soft landscaping. Cllr Ransom summarised the application and it was shown on a map. This was discussed and it was decided to seek advice prior to a response.

Applications GRANTED by SODC

Coppid Hall Sonning Common Road Binfield Heath Henley on Thames P23/3287/HH Erection of single storey outbuilding (pool house), exterior swimming pool and associated hard and soft landscaping. Revised scheme of approved application of P21/S3655/HH and related non material amendments P22/S1500/NM
Harvest House Crowsley Henley on Thames P23/S3370/HH External alterations to existing dwelling house consisting of the insertion of new openings at ground, first & second floor levels to facilitate internal layout changes & enhanced levels of natural light & ventilation. Removal & replacement of existing domestic glazing in principal cart-openings with slim-line glazing.

Orchard Cottage Crowsley P23/S3240/S73 Variation of condition 2 (approved plans) to application ref - P22/S4639/HH (Refurbishment and alterations to an existing home office studio including fenestration modifications, thermal improvements, the introduction of an external heating and cooling unit with associated screening and biodiversity enhancements).

COMPLETED applications for ratification

Binfield Heath Stores Arch Hill Binfield Heath RG9 4DU P23/S2237/FUL Erection of two semi-detached dwellings in the rear garden of Binfield Heath Stores including new shared driveway and entrance gates, accessed via Arch Hill. (site area reduced, dwellings changed from detached to semi-detached, additional ecological information submitted and arboricultural information updated. As shown on amended and additional documents received 20th October 2023). Response ratified by majority and Cllr Davis requested a further PC comment be made following this meeting to reflect the views expressed.

High Meadow Kiln Lane Binfield Heath P23/S3576/HH Bay window, render and solar panels added, porch amended to approved application P22/S3894/HH. This application was recommended for approval. Decision ratified.

135/23 Neighbourhood Plan Cllr Davis had sent an update to the NP. Following the last Parish Council meeting the Neighbourhood Plan was submitted to SODC for examination on 31 October 2023. SODC have carried out a number of checks and confirm that the pre-examination consultation will commence on 7 December 23 and last for 7 weeks due to the Christmas period. During this time an examiner will be selected who will then examine the plan.

136/23 Neighbourhood Watch No update

137/23 Community Matters The Clerk will complete the community grant application form once the quotation from Playdale is received. **(Clerk to action)**

138/23 Highways/Transport and General Maintenance The bus route was discussed but Arriva have been in touch with the Chairman as Arriva are trialling a double decker bus on the routes. So acceptance of the tree quote is deferred at present.

139/23 Green and Open Spaces The road name sign at the entrance to Thanksgiving Lane has been knocked down and is laying on the verge. **(Clerk to action)**

140/23 Public Forum

141/23 Website Cllr Ransom and the Clerk are meeting Ben King on a Zoom meeting on December 5th to try to sort the running of the website. **(Clerk to action)**

Matters for future consideration Gate from the recreation ground into Dunsden Way.

The meeting finished at 9.18pm.

Meeting of the Recreation Ground Charities & Allotment for the Labouring Poor Charity

22/23 Allotments. There are two plots available. **(Clerk to action)** Rents are coming in.

23/23 Recreation Ground Repairs The Clerk is awaiting the quotation for repairs in order to complete the application form for a grant. **(Clerk to action)**

Date of next meeting: Monday January 22nd 2024 in the Palmer Room at Dunsden Hall

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