

HENLEY ON THAMES TOWN COUNCIL

NOTES OF THE
NEIGHBOURHOOD PLAN
STEERING GROUP HELD ON
WEDNESDAY 12 APRIL 2017 AT
7pm IN THE COUNCIL
CHAMBER, TOWN HALL,
HENLEY ON THAMES.

Present: The Chairman, Mr D Hinke
Councillor K George - Harpsden Parish Council
Mrs J Clarke
Mr D Whitehead
Mr P Fleming
Mr J Munro
Mr P Reader
The Deputy Mayor, Councillor Will Hamilton
The Mayor, Councillor Julian Brookes

Also Present: 2 Members of the Public

87. APOLOGIES

Apologies for absence were received from the Vice Chairman, Mrs R Chandler-Wilde, Councillors Sara Abey, Jane Smewing, S Smith and M Plews (Harpsden), the Town Clerk, Mrs J Wheeler and the Committee Administrator, Ms C Adams.

88. DECLARATIONS OF INTEREST

There were no declarations of interest.

89. PUBLIC PARTICIPATION

Mr I Clarke, Cromwell Road – Mr Clarke wondered about SODC's new Local Plan and was answered by the Chairman in the course of the discussion.

Mr K Arlett, Elizabeth Road – Mr Arlett asserted that nothing had yet been achieved on affordable housing and that the Committee [Group] should be more proactive, for instance by asking developers how many affordable units they were going to build. We should also be pressing the case for preference to be given to families working in the town, as had happened in the past with the "Day" scheme.

90. NOTES

The Notes of the Neighbourhood Plan Steering Group held on 6 March 2017 were received and approved by the Chairman, Mr D Hinke, as a true record.

91. UPDATES FROM MEMBERS ON REVIEW OF NEIGHBOURHOOD PLAN SITES

91.1 Thames Farm – Councillor George reported that the application for 110 houses had been withdrawn and the Public Hearing due in the week beginning 12 June would be confined to the application for 95 houses. The arguments for and against the application had not changed, but the Government was now giving more weight to approved Neighbourhood Plans and he felt that this consideration should carry the day if SODC were correct in thinking that their land supply met the 3 year level proposed by Mr Gavin Barwell, the Minister for Housing.

91.2 Youth Club – Mrs Clarke and Mrs Chandler-Wilde had produced a 6 page report to be presented to the planning officer. This included detail on housing need in Henley. They had taken statistics from SODC's website, from local Estate Agents, as well as from HM Government. If the application does get through we should ensure that it is called in and we should lobby our District Councillors.

91.3 Highlands Farm – Mr Fleming reported that following discussion with Tom Wyatt, planning officer at SODC, we were left with four options for the community centre and the sports pitches. Either Henley Town Council takes responsibility, we set up a Management Company to do so, we ask the Registered Provider of the affordable housing, or we find a third party such as the Cadets. At present the developer was not prepared to disclose who they are considering as the registered provider and Councillor Smewing had had no reply from the Cadets. Councillor George added that access remained a critical issue for all concerned with Greys Road and Gillotts Lane. The most important point for the Group was to insist that improvement schemes for both these roads should be settled before building work began on the planned 170 houses. Harpsden Parish Council were adamant that traffic flow up and down Gillotts Lane should be constrained as far as the residents' interest in two-way traffic allowed. This meant using pinch points or chicanes with priority rights of way and kerbing to prevent more erosion of the banks. Mr Fleming pointed out that this will only bring more pressure at the bottom of Greys Road. A member pointed out that the same would be the case for St Andrews and St Marks Roads.

91.4 Gillotts Field – Councillor Hamilton reported that valuation for the strip of Council land was progressing. There would be around 50 houses with 40% affordable at present.

91.5 Wilkins Yard – Mrs Chandler-Wilde is monitoring this site. It is going through and is compliant with the Neighbourhood Plan.

91.6 Land West of Fairmile – Mrs Chandler-Wilde is also monitoring this site. Councillor Hamilton reported that the Council has a strip of land here as well, so he expected it not to be a care home and for there to be 40% affordable housing.

91.7 Wyevale – The owners were in negotiation with SODC about the case for including housing as well as the B1/ D1 office/ industrial development called for in the JHHNP. A Member raised the question as to whether the authorities had any obligation to relieve the owners of any discrepancy between the price they had paid for the land and the potential return from B1/D1. Mr Whitehead agreed that

the case needed to be considered and undertook to circulate a paper setting out an academic study of the question.

Action: *Mr Whitehead to circulate a paper. This was completed after the meeting.*

91.8 Makower, 116-118 Greys Road – There was no further work to do on this.

91.9 Chilterns End – OCC have no plans to develop the site at present.

91.10 Parkside - A decision from SODC is awaited.

92. REQUEST FROM NALC FOR EXAMPLES OF NEIGHBOURHOOD PLANS BEING IGNORED

The Group considered a request from NALC for examples of Neighbourhood Plans being ignored by planning authorities. The Chairman proposed that a report on the Jet Garage Development was sent to NALC.

93. PROGRESS REPORT

Members noted the Progress Report.

The following points were made in discussion:

The Group should participate personally in the consultation on the Local Plan 2032 organised by SODC on 22 April 2017.

The Group should also lodge a set of views: noting that Henley is constrained by the AONB and the Thames flood plain and that there are no more brownfield sites nor new greenfield sites being presented.

The Chairman is to circulate a date for the submission.

Action: *The Chairman, Mr D Hinke to circulate a date for submission of views on the Local Plan.*

Co-opted Members were encouraged to remain on the Group and should email the Town Clerk to this effect before the current mayor's term of office expires on 8 May 2017. The Deputy Mayor hoped that all members would wish to continue their work.

Action: *Members to email the Town Clerk before 8 May 2017 if they would like to remain on the Neighbourhood Plan Steering Group in the new municipal year.*

94. DATE OF NEXT MEETING

The next meeting will be held on **Thursday 18 May 2017** at 6.00 pm.

The meeting closed at 8.20pm.

pf

Chairman