

TILEHURST PARISH COUNCIL

Minutes of the Meeting held on 14 September 2021 in the Main Hall, Parish Office, Calcot

Present:

Councillors -	Mr K Page (Chairman), Mr C Taylor (Vice-Chairman), Ms A Foster, Mr G Dennis, Mrs R Reynolds, Mrs J Lane, Mr T Marino
District Councillors -	Mr T Marino, Ms J Stewart
Public -	Six plus three representatives of the Affordable Housing and Healthcare Group

21/085 Open Forum:

- a) Members of the public – there were no comments or questions, but a presentation was made by the representatives of the Affordable Housing and Healthcare Group in relation to the proposed redevelopment of the former Pincents Manor Hotel, Pincents Lane, Tilehurst.
- b) Councillors – there were no comments or questions

21/086 Apologies for absence: Apologies for absence were received from District Councillors Mr R Jones, Mr A Williamson, Mr T Linden and Mr R Somner

21/087 Declarations of interest: There were no declarations of interest relevant to the Agenda.

21/088 Introduction of candidates for potential co-option:

Mr Page invited the two candidates for potential co-option to the Council to introduce themselves. The candidates then left the room while councillors discussed the applications and voted on their acceptance.

21/089 Members' discussion of candidates (confidential item):

Members resolved to exclude public and Press whilst they discussed the applications for co-option.

It was unanimously agreed to co-opt Mrs T Downes to the Council, and the majority of Members were in favour of co-opting Mr N Furlong-King.

21/090 Acceptance of new Parish Councillors:

The meeting was re-opened to the public and the Press and the Chairman advised the two candidates that they had been co-opted. The two new Parish Councillors each signed the Declaration of Acceptance of Office. They would both represent Tilehurst Central Ward.

21/091 Approval and adoption of Minutes: The Minutes of the Meeting held on 4 May 2021, having been previously circulated to Members, were taken and read and were signed by the Chairman.

21/092 Matters arising: There were no matters arising from the Minutes.

21/093 Clerk's report: The Clerk's report had been circulated before the meeting and there were no questions raised on it.

A project list would be drawn up and working groups would be agreed at the next meeting.

21/094 Planning:

a) Appeals - 19/00718/RESMAJ – Land adjacent to Stonehams Farm: Application for approval of details reserved by condition 6 (electric vehicle charging point) of approved application 19/00718/RESMAJ (approval of reserved matters following outline application 16/02223/OUTMAJ). As the Council had not objected to the original application, no further comments had been submitted.

b) Decisions - See Appendix A

c) New applications - See Appendix B

d) Eastern Area - There was nothing relevant to the parish on the Agenda of the Eastern Area Planning meeting on 15 September. Members would be advised if there was anything relevant on the Agenda of the meeting on 6 October 2021, in order that the parish could be represented.

21/095 District Councillor's report:

The Parish Report had been circulated before the meeting. Ms Stewart explained that the Safer Streets trial had been started as the schools went back. Although there had been some confusion and traffic issues on the first day, the situation seemed to be improving. There was ongoing monitoring with feedback being sought from local residents as well as users of the schools.

WBC was housing Afghan refugees in two hotels. It had been a surprise to WBC that this was to happen and it had had to put emergency measures in place. There had been huge support from the community and there had been so many donations – financial and of clothes and so on – that the message now was to stop donating until an assessment of what was needed had been carried out. WBC officers had given up their weekends to help the refugees, particularly in keeping children safe and secure. The hotel owners too had been very supportive and helpful, particularly given it was a shock to them as well.

WBC and TVP were in discussion with Little Heath School about the possibility of improving or moving a section of WBC-owned fencing and/or installing CCTV as a way of deterring antisocial behaviour, particularly at the bottom of the field where it dipped. It was possible

that a stakeholder meeting of all the relevant groups would be arranged. The school was very receptive to what experts advised.

There had been recent announcements about plans and reforms for adult social care and WBC was looking into what this might mean for local authorities.

21/096 Decisions taken under delegated authority: A list of decisions taken under delegated authority had been circulated before the meeting and the decisions taken were unanimously ratified.

21/097 Report on re-opening of community buildings: The report had been circulated before the meeting. Regular hirers were gradually resuming their bookings, and there had also been an increase in enquiries and bookings overall.

21/098 Maintenance report covering May to August 2021: The report had been circulated before the meeting. It was clarified that the damage to the bench outside the CCA annex had not been reparable; only the concrete ends had been left undamaged. The remaining bench was to be moved as it was just out of CCTV coverage.

21/099 Regular direct debit/standing order payments: The list had been circulated before the meeting and was approved.

21/100 Contribution to the running of the library service: WBC was requesting contributions to support the library service. Library usage in Tilehurst had been around 1% before lockdown and, on that basis, the voluntary contribution agreed for last year was £300. As libraries had been closed for much of the past year, current usage could not be assessed.

Mr C Taylor proposed that a voluntary contribution of £300 be made to the library service. Ms A Foster seconded and the contribution was unanimously agreed.

21/101 Renaming ASB Working Party and appointment of a contractor for the necessary gate and fencing works at Turnhams Farm Recreation Ground

a) It was agreed that the ASB Working Party be renamed the Youth and Community Safety Working Party.

b) Mr C Taylor explained that the work was to replace damaged or missing fencing at the northern end of the recreation ground and also to install a gate where there was currently a narrow gap. The gate was the preferred option of residents and visitors as well as of the working party. It would add flexibility as it could be left locked when access was not needed.

Contractor 1 – could not quote on gate

Contractor 2 – quote included the new gate and the proposed fencing matching existing the neighbouring fences - £3,480 plus VAT

Contractor 3 – on the same basis as contractor two - £9,990 plus VAT

Members agreed that to appoint Contractor 2, this being Fox Fencing, to replace the fencing and install the gate, subject to the contractor being able to carry out the work in a suitable timescale.

21/102 Refurbishment of CCA building

a) Four contractors had submitted tenders for the refurbishment. It was agreed that the final shortlist of two contractors would consist of contractors B and D.

Ms J Stewart left the meeting at 9.25pm.

b) It was agreed to delegate the appointment of the contractor to carry out the refurbishment to the Clerk following discussion with the Chairman, Vice-Chairman and members of the relevant working party.

21/103 Financial information: The information had been late being sent out and it was agreed to defer discussion to the next meeting.

21/104 Chairman's remarks: Mr Page thanked everyone for attending and welcomed the new councillors saying it was good to be able to hold face-to-face meetings again, and he looked forward to seeing the project list at the next meeting.

Mr Page explained that the draft Neighbourhood Plan had been sent to WBC for review. There had then been a very positive meeting, after which WBC had sent a long list of improvements and adjustments to be made before the plan goes to public consultation. He hoped the final plan would be ready to be presented to the October meeting. In the meantime, the intention was to update all parishioners as to progress.

The Meeting finished at 9.40 pm

The next Meeting will be held on Tuesday 12 October 2021

Chairman

APPENDIX A - Decisions

21/01837/HOUSE	<u>2 Hawthornes, Tilehurst</u> Single storey rear extension	Withdrawn
21/00560/HOUSE	<u>Lawrence House, 14 Royal Avenue, Calcot</u> Single storey side extension with x 2 sky-light	Granted
21/01483/HOUSE	<u>20 Cotswold Way, Tilehurst</u> Single storey and first floor rear extensions.	Granted
21/01090/NONMAT	<u>102 City Road, Tilehurst</u> Non material Amendment to approved planning permission- 19/02269/HOUSE – Two storey side and single storey rear extension. Amendments: Relocation of door in play room. Moving slightly to right. Addition of high windows in playroom, WC and utility room to allow more light.	Granted
21/01621/HOUSE	<u>26 Clements Mead, Tilehurst</u> Proposed single storey rear extension and conversion of garage to convert into a home office.	Granted
21/01644/FUL	<u>42 Langley Hill, Calcot</u> Demolition of existing house and formation of new dwelling on the plot.	Granted
21/01216/COMIND	<u>Stonehams Farm, Long Lane, Tilehurst</u> Demolition of existing structures, and erection of a 64 bed care home (Class C2) with associated works including one access, parking, services, and landscaping.	Granted
21/0071/FUL	<u>145 Long Lane, Tilehurst</u> Erection of 2No. 5 Bed detached dwellings following demolition of existing bungalow and garage.	Granted
21/01057/FUL	<u>17 Laytom Rise, Tilehurst</u> Change of use of green land to residential used. Proposed fencing including gate and creation of vehicular access.	Refused
21/01672/HOUSE	<u>8 Staddlestone Close, Tilehurst</u> The proposed development is the erection of a new masonry entrance porch with a pitched roof to match the material finish and pitch of the existing house and a rear extension that will sit directly above the existing ground floor structure with a pitched roof above to match the existing with the eaves set to match the existing. Internally	Granted

the existing garage will be converted in to a habitable space with minor layout alterations internally.

21/00945/HOUSE	<u>2 Copse Close, Tilehurst</u> Single storey extension at rear of existing single storey garage, height to match existing garage. Brick walls, fascia and roof to match existing garage and house.	Granted
21/01752/HOUSE	<u>14 Woodbridge Road, Tilehurst</u> Single storey left (west) extension with an Ultraframe 380 replica roof tile.	Granted
21/01679/HOUSE	<u>Kiln Cottage, Kiln Lane, Tilehurst</u> Proposed erection of a detached oak framed ancillary outbuilding	Withdrawn
21/01643/HOUSE	<u>109 Fairford Road, Tilehurst</u> The erection of a 2-storey side extension with porch and door, to include - new windows, double door & 3x roof lights. The erection of a single storey rear extension to include - double door, bi-folding doors & 4x roof lights	Granted
21/01372/HOUSE	<u>84 Blewbury Drive, Tilehurst</u> Proposed side two storey pitched roof extension including conversion/demolition of existing garage	Granted

APPENDIX B - New Planning Applications

21/01932/HOUSE 3 Carew Close, Tilehurst
Single storey side extension.

This Council has no objection to the proposal.

21/01992/HOUSE 12 Somerset Walk, Tilehurst
Single storey side extension.

This Council has no objection to the proposal.

21/01814/REM Former Murdochs, Bath Road, Calcot
Application for approval of reserved matters following Outline Planning Permission 21/00614/OUTD - (Outline Planning Permission for construction of 4 No. detached houses with associated car parking and roadworks, matters to be considered layout, scale, and access) Matters to be considered Appearance and Landscaping.

This Council has no objection to the proposal.

21/01961/HOUSE 46 Oliver Drive, Calcot
Single storey rear extension with two rooflights, single storey side extension and parking space to grass verge.

This Council has no objection to the proposal subject to confirmation from the Highways Department that they are satisfied with the suggested parking arrangements.

21/01962/HOUSE 105 Little Heath Road, Tilehurst
Demolish conservatory and construct a single storey rear extension.

This Council has no objection to the proposal.

21/02029/COMIND Land Bounded by Hoad Way and M4 and High Street, Theale

Full planning application for the construction of 3 employment units for flexible uses within Class E (light industrial), B2 and B8 of the Use Classes Order (including ancillary office provision) with associated enabling works, access, parking and landscaping.

This Council objects to this proposal as concerns were raised around the additional traffic that this development would bring. We would question the impact that this would have on the A4 bearing in mind that there is a large development proposed for Pincents Hill, which is yet to be decided, and another on Dorking Way which is currently being constructed.

21/01958/HOUSE 2 The Hydes, Tilehurst
Extension to front porch.

This Council has no objection to the proposal.

21/02049/HOUSE 2 Hildens Drive, Tilehurst
Proposed single storey side extension.

This Council has no objection to the proposal.

21/02121/HOUSE 185 Halls Road, Tilehurst
Single storey side and rear extensions.

This Council has no objection to the proposal.

21/02164/HOUSE 42 Hildens Drive, Tilehurst

Single storey rear extension, partial conversion of existing garage and first floor side extension over existing garage.

This Council has no objection to the proposal although concern was raised over the number of off-road parking spaces available. With the addition of a bedroom, it is considered that there should be 3 parking spaces provided and not the 2 shown.

21/02241/HOUSE 345 The Meadway, Tilehurst
New extension and renovation works

This Council has no objection to the proposal.

21/02215/HOUSE 66 City Road, Tilehurst
Extension to front of house to provide porch and wash room.

This Council has no objection to the proposal.

APPENDIX C - Clerk's Report

1.0 Background

1.1 This report provides information to the council on activities undertaken by the Clerk and other team members along with other matters appropriate to the council.

2.0 Activity updates

2.1 The Clerk has been in contact with the Neighbourhood Police Team with regards to on-going vandalism and anti-social behaviour within the recreation grounds.

2.2 The Clerk continues to receive complaints, from residents, regarding the use of mopeds along residential roads and on our recreation grounds. This is still being reported to the Police and will be discussed at an upcoming review meeting.

2.3 The installation of the CCTV at the Cotswold recreation ground commenced last week. There have been a few issues around the supply of materials but these have been resolved and it is hoped that the equipment will be up and running by 15 September 2021.

2.4 Following conclusion of the lease, Mrs Reynolds and the Clerk recently attended a Project Board Meeting which provided an update on the new building which will home the i-college.

2.5 The Maintenance Officer and Clerk recently met with a representative from the company who installed the safety flooring at the Cotswold play area. A number of issues have been encountered and these were discussed and a resolution agreed.

3.0 Other matters

3.1 The Clerk has updated the Council's Projects list and this will shortly be distributed to members. At the October 2021 Full Council Meeting, members will be asked to review this list and agree upon the projects which should take priority over the remainder of this financial year. After this, Members will be asked to discuss and agree upon the formation of working parties to assist with these projects going forwards. Members will also have the opportunity to volunteer to be part of these working parties.

4.0 Further reports

4.1 The Clerk will provide further updates at the meeting, should this be necessary.