

TILEHURST PARISH COUNCIL

Minutes of the Meeting held on 11 January 2022 in the Main Hall, Parish Office, Calcot

Present:

| | |
|-------------------------------|--|
| Councillors - | Mr K Page (Chairman), Mr C Taylor (Vice-Chairman), Mrs J Lane, Mrs R Reynolds, Mrs T Downes, Mrs J Slevin, Mr G Dennis, Mr N Furlong-King, Mr T Marino |
| District Councillors - | Ms J Stewart |
| Public - | No members of the public were present |

22/001 Open Forum:

- a) Members of the public – there were no comments or questions
- b) Councillors – Mrs Downes passed on the thanks of a resident for the Council taking action and considering the request to improve disabled access to recreations grounds

22/002 Apologies for absence: Apologies for absence were received from Parish Councillor Ms A Foster and from District Councillors Mr T Linden, Mr R Jones, Mr R Somner, and Mr A Williamson

22/003 Declarations of interest: There were no declarations of interest relevant to the Agenda.

22/004 Introduction of candidates for potential co-option:

Mr Page invited the candidate for potential co-option to the Council to introduce herself. The candidate then left the room while councillors discussed her application and voted on her acceptance.

22/005 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 S Vickers to the Council.

22/006 Acceptance of new Parish Councillor:

The meeting was re-opened to the public and the Press and the Chairman advised the candidate that she had been co-opted. The new Parish Councillor signed the Declaration of Acceptance of Office. She would represent Calcot Ward.

22/007 Approval and adoption of Minutes of Council meeting held on 14 December 2021:

The draft Minutes of the Meeting held on 14 December 2021, having been previously circulated to Members, were taken as read and signed by the Chairman.

22/008 Matters arising: There were no matters arising from the Minutes.

22/009 Clerk's report: See Appendix C. The Clerk went briefly through the matters covered in the report.

New goal posts were awaited for the Cotswold Recreation Ground. Once these had been received, the old goals would be permanently erected at the Cornwell Recreation Ground.

There had been enquiries about disability access at the Calcot Centre and at Turnhams Farm. Someone had pointed out that the A-frame at Calcot was not wide enough to allow access for mobility scooters. The width had been checked when it was installed a few years earlier, but mobility scooters were wider than they were then, so the access was no longer wide enough for current scooters. The Clerk was investigating and would report back to a future meeting.

A special Eastern Area Planning Committee meeting to discuss the proposed development on Pincents Hill had been called for Thursday 19 January. The Clerk and Mr Taylor would attend on behalf of Tilehurst Parish Council.

22/010 Planning:

- a) Decisions - See Appendix A
- b) New applications - See Appendix B.

22/011 District Councillor's report:

Ms Stewart explained that the reason for special meeting to discuss the proposed development on Pincents Lane was because there was another larger application to be discussed at the Eastern Area Planning meeting on 26 January. Rather than delay the Pincents application further, it had been agreed to hold an additional meeting on Wednesday 19 January. Alok Sharma MP had confirmed via social media that he had written to Michael Gove's office to request a call-in but there had not yet been a response so he would follow up. WBC had requested that people did not attend in person as the Market Street chamber was being refurbished and meetings were being held in an area of the main council building which would not normally be accessible to the public. Mr Taylor explained that he would like to attend the meeting in person and Ms Stewart confirmed that would be possible. She also explained that, at the beginning of the meeting WBC Members would vote on whether to allow five or ten minutes for speaking. She also confirmed that a decision on the application would be made at the meeting.

A level 2 cold weather alert had been issued for 6.00pm on Thursday to 9.00am on Monday and information about the plans and where people could go for assistance had been shared with parish clerks.

The Health and Wellbeing Annual Conference would address the next ten years and would be held from 10.00am to 12.30pm on Friday 21 January. A strategy had recently been approved, and there were five pillars including ones about mental health, about health equality, and about living a healthy life. Anyone could join the conference and there was a QR code and a link for registering. There would be five break-out groups to choose from.

There was a briefing on Thursday to talk through the responses to the Adult Social Care Draft Strategy which was set out last year. The responses had been low which was disappointing if not unexpected, and the majority of responses seemed to be from carers or from service users.

Councillor Biyi Oloko was the new District Councillor for Tilehurst South and Holybrook and should be invited to future Parish Council meetings. The Clerk confirmed she had invited Mr Oloko to the meeting but he had not responded. Ms Stewart said it would be good if Mr Oloko did attend a meeting so that he could meet the parish councillors and hear what types of issues were being discussed. She said Mr Oloko was very motivated and was likely to be actively involved in the community.

There would be a full WBC meeting on Tuesday 18 January. It was an unscheduled meeting because not all the items on the previous agenda had been covered. There was to have been an Executive meeting on Thursday 13 January but the only substantive item had been withdrawn so the meeting had been cancelled and the next meeting would be in February.

There had been a Local Outbreak Engagement Board meeting the previous evening to discuss the situation in regard to Covid, and could be viewed on YouTube. This was the best forum for anyone to raise questions with CCG, Public Protection, Public Health, and WBC officers. She explained that Covid rates had trebled in the four weeks since the last meeting, and that the increase had been quite a shock to those attending the meeting.

22/012 Update from the Youth and Community Safety Working Party on activities

recently carried out: Mr Taylor gave a verbal update explaining that the working party had met the previous Friday. No new recommendations had come out of the meeting, but the group had considered how to produce a report of the youth survey. There had been over 1,000 responses to the 14-question survey, and a large number of additional comments had been made. It was possible that WBC's data analyst might be able to produce a report of all the information but, in the meantime, Mr Taylor had drafted a report and was now going through the working party's feedback on it.

One outcome from the survey had been a range of idea for improving facilities in parks. Having discussed the options, the working party had agreed it would like to go through the suggestions and make recommendations to council on how to introduce possible improvements.

It was agreed that Mr Taylor would look at the Youth and Community Safety Working Party's terms of reference with a view to expanding the scope to include additional work related to parks and recreation areas.

22/013 Report on the refurbishment of the annexe at the Calcot Centre: The Clerk explained that a number of issues had been revealed as the contractor carried out the clearance work. As shown in the report circulated to Members, these included problems with the electrics and wiring, and cracked and broken support beams in the roof.

Two additional amounts of expenditure had been agreed by the working party under delegated authority.

The first was £395.00 for a structural engineer's report on work required to make the building safe overall.

The second was for £1,960.00 to strip out all the existing electric wiring and install new cabling; this was in addition to the amount already quoted for electrical work. As a refurbished community building, fixed wire testing would be required and the contractor did not feel confident the existing electrics could be brought up to the necessary standard.

The Clerk explained that, until recently, the annexe had been leased out and repairs and work had been carried out by the tenant. Going forward, the council would be managing the annexe itself so, as with all other council-run buildings, work would be completed by appropriate tradespeople and all testing and certification would be carried out as required by regulations and insurance.

22/014 To agree the formation of the Net Zero Working Party, and to resolve membership and the group's leader: The Clerk had updated the terms of reference and returned them to Ms Foster, together with a list of items the working party would need to consider at its inaugural meeting. The recommendations from that meeting would then be presented to and agreed by Full Council.

It was unanimously resolved that the Net Zero Working Party should be formed.

It was resolved that the working party would comprise of Ms Foster, Mrs Slevin, Mr Page, and it was intended that Ms Foster would take the lead. Other Members could attend the initial meetings to decide if they wished to join the working party.

22/015 Review the financial position and retrospectively note payments for December 2021: The information had been circulated before the meeting.

The Clerk explained that she had taken the letter of authority to the bank, but had not been able to transfer the full £700,000 to CCLA as the amount was so high. The Clerk would arrange a time for all three signatories to go to the bank together to sign the necessary documents. She would also confirm how many forms of ID would be required.

Expenditure was reviewed and retrospectively noted.

22/016 Chairman's remarks: Mr Page wished everyone a happy new year. He explained that the Neighbourhood Plan was progressing and the draft plan was almost ready but, other than that, there was nothing new to report.

The Meeting finished at 8.50pm

The next Meeting would be held on Tuesday 8 February

APPENDIX A – Decisions

| | | |
|----------------|--|----------------|
| 21/02490/HOUSE | <u>2 Somerset Walk, Tilehurst</u> Construction of a timber clad garden building, to be used as a home office by the home owner | Granted |
| 21/02431/HOUSE | <u>49 Skilton Road, Tilehurst</u> Single storey rear extension and changes to roof over garage with new roof window | Granted |
| 21/02731/ADV | <u>Porsche, Pincents Kiln</u> Building-mounted signage associated with business – the width of Advert 1 (black signage) had been clarified. This is reflected in amended plans (P258 70 A and P258 71 A) received on 18.11.2021 | Granted |
| 21/02241/HOUSE | <u>345 The Meadway, Tilehurst</u> New extension and renovation works | Granted |
| 21/02703/HOUSE | <u>9 Clay Close, Tilehurst</u> Conversion of existing double garage into granny annex with a new single storey pitched roof, double garage to front of existing garage | Granted |

APPENDIX B – New Planning Applications

1. 21/02318/LBC2 Pincents Manor Hotel, Pincents Lane and
2. 21/03217/FULMAJ Pincents Manor Hotel, Pincents Lane
Convert the redundant former Pincents Manor Hotel (Use Class C1) into 50 extra care (Use Class C2) apartments for the elderly with associated extensive communal facilities and landscaping. Works include demolition of the existing non-listed conference facility, hotel annexe and outbuildings

Tilehurst Parish Council has no objection to the proposal in principle, and is pleased to see that the developer has been forthcoming in adapting the previous proposals.

However, this Council does have some concerns, as listed below –

1. The documentation regarding community engagement refers to door-to door consultations having been carried out in a number of streets in the vicinity of the proposed development. The roads surveyed have been listed, along with the number of properties visited, and the results indicate that the views of over 1,000 residents was captured.

Members of Tilehurst Parish Council dispute this misleading information, as the number of dwellings shown in certain roads are inaccurate. For example, the document refers to 46 properties being visited in Magpie Way, Tilehurst when the road only has 25 dwellings. Again, in Starlings Drive, the documentation refers to 120 houses being surveyed, when there are only 75 properties in the road. Other examples can be provided.

Additionally, the seasoned canvassers amongst our members are aware that it is highly unlikely to have been able to achieve such a high level of engagement given that a proportion of homeowners would have either been out or simply not answered the door.

2. Whilst there is an assumption that potential residents will no longer be driving or the car share facility proposed would be adequate for their needs, this Council considers that the provision of 35 parking spaces for the 50 apartments proposed to be inadequate.

3. The entrance and exit to the site would be on Pincents Lane and concern has been raised over this. The development of this site will generate additional traffic on to a road which is already heavily used and prone to major congestion and delays at certain times of the year. This particular part of Pincents Lane is also used for parking by staff from the nearby Turnhams Green Business Park, which can be problematic at times.

Members would be interested to learn of the comments of the Highways Officer on this and other matters.

4. Members question whether or not an “emergency access only” should be included in the proposals for use when Pincents lane, from the south, is inaccessible.

5. The development will be reliant on local public transport, particularly a regular bus service. Concern was raised as this Council is aware that the existing bus service to IKEA may not be continuing.

3. 21/03045/HOUSE 50 Meadowside, Tilehurst
Demolition of existing conservatory. Construction of family area dining and TV area. Partial conversion of loft to house children's play area. Raising roof and brickwork over garage and house to bedrooms 3 and 4 to maximise floor and usable space to bedrooms 3 and 4

This Council has no objections to the proposal.

4. 21/03101/HOUSE 27 Highbury Road, Tilehurst
Conversion of single garage to habitable space with changes to fenestration

This Council has no objections to the proposal.

5. 21/03211/HOUSE 69 Long Lane, Tilehurst – adjacent parish
Wrap around front single level porch extension, rear single extension into garden and lantern over existing kitchen

This Council has no objections 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 Before the Christmas break, a number of issues were discovered within the annexe at the Calcot Centre. The Clerk has spent a considerable amount of time dealing with both these and reviewing, and consulting on, the formal contract which is being drawn up.

Working party members have been kept up to date and council members have received a written report from the Clerk, which will be discussed under agenda item 15 at this meeting.

3.0 Vandalism and anti-social behaviour

- 3.1 It has been discovered that the guttering and fascias boards at the Cornwell Centre have once again been damaged. From the marks on the remaining fascia and walls, it has been concluded that this has been caused by football being played against the side of the building.

The Clerk will review the CCTV and forward this to the Police, if significant footage can be found.

- 3.2 The back fire doors at the Cornwell Centre have been damaged. It is clear, from the presence of footprints, that the doors have been repeatedly kicked and this damage is not the result of wear and tear alone. This will be looked into as soon as possible.

The damage caused may not be repairable and it might be necessary to replace the doors.

4.0 Other matters

- 4.1 Other the Christmas break, the Clerk has received several e-mails around disability access to both the Calcot recreation ground and Turnhams Farm recreation ground. Both are currently being looked into and the Clerk will report back to members at a future meeting.

- 4.2 Mr Taylor and the Clerk will be attending a Licensing Sub-Committee meeting to discuss the Variation of Premises License for Spoons Café, Tilehurst.

4.3 Office staff, along with the Clerk, recently delivered over 200 leaflets to residents in the vicinity of Turnhams Farm recreation ground. The leaflet, drafted by Mr Taylor, was an update to the recent consultation on fencing and anti-social behaviour at this location.

5.0 **Further reports**

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

5.2 Members are asked to note this report.