

TILEHURST PARISH COUNCIL

Minutes of the Parish Council Meeting held on 11 July 2023 in the Main Hall, Parish Office, Calcot

Present

Parish Councillors: Mr C Taylor, Mrs R Braine, Mrs R Reynolds, Mrs S Vickers,
Mr N Furlong-King, Mrs P Furlong-King

District Councillors: Ms J Lewis

Public: 1 member of the public was present

In attendance: Miss J Major (Clerk), Miss S Williams (minutes)

Mr Taylor opened the meeting by welcoming those present.

23/117 Open Forum

- a) Members of the public – there were no comments or questions
- b) Councillors – there were no comments or questions

23/118 Apologies for absence: Apologies were received from Parish Councillors Mrs J Slevin, Mrs T Downes, and District Councillors Ms J Stewart, Mr R Somner, Mr P Kander, and Ms J Langford

23/119 Declarations of interest: Mrs Vickers declared an interest in respect of item 23/130-2 as she had been co-opted as a Trustee of the Tilehurst People's Local Charity.

23/120 Approval and adoption of minutes of the Parish Council meeting held on 13 June 2023: The draft minutes had been circulated before the meeting. The minutes were taken as read and signed by the Chairman.

23/121 Approval and adoption of minutes of the Extra Ordinary Parish Council meeting held on 27 June 2023: The draft minutes had been circulated before the meeting. The minutes were taken as read and signed by the Chairman.

The wording agreed and submitted to WBC Planning following the Extra Ordinary meeting held on Tuesday 27 June may be found at Appendix A.

23/122 Matters arising: There were no matters arising from the minutes.

23/123 Candidate for potential co-option: The candidate was not able to attend the meeting and would not be available for the August meeting. The item was therefore deferred to the September meeting.

23/124 Planning:

- a) Decisions – see Appendix B
- b) New applications – see Appendix C

- c) Eastern Area – the Clerk would advise members if there was anything relevant on the agenda for the meeting on 9 August 2023 in order that the parish could be represented.

23/125 District Councillors' report: A report had been circulated before the meeting.

Ms Lewis thanked the council for inviting her to meetings and said that, in future, she would send a report if she was not able to attend. She introduced herself, giving a summary of her background and her new role at WBC.

Ms Lewis said WBC currently had three active surveys which might be of interest: Autism, deadline 19 July; StreetSafe, deadline 30 July; and a new bus survey, deadline 10 September. She would send details to the Clerk.

Mr Taylor had chaired the first Eastern Area Planning meeting he'd attended as a district councillor because neither the Chairman nor Vice Chairman were available. He had also attended his first Licencing meeting, and would be attending WBC's Youth Council the following week.

23/126 Clerk's report: The report had been circulated ahead of the meeting – see Appendix D.

Three applications had been received for the Assistant Maintenance Officer role. It was likely there would be a shortlist of two who would be interviewed in the next week or so.

The Clerk thanked Ms Lewis for the information about WBC surveys and added that the bus survey was more tailored for completion by individuals than by the council as a whole. She had circulated the link.

WBC was looking into gathering information on suitable sites to help achieve net zero carbon emissions, for example by installing solar farms. The Clerk would circulate the information and asked councillors to contact her if they knew of any possible sites.

23/127 Maintenance report: The report had been circulated before the meeting and was noted.

23/128 Appointment of contractor for installation of equipment at Cotswold recreation ground: A verbal update was given by the Clerk, who explained that she and Mrs Downes had agreed on the preferred contractor. Contact had been made confirming the contract would be awarded to them subject to successful community engagement with local residents, but nothing had yet been heard back.

23/129 Over 50's Coffee Club: Mr Taylor gave a verbal update, saying that a series of meetings had been held, and a constitution had been drafted and distributed to all club members. An AGM would be held on 25 July, and it was intended that the constitution should be adopted at that meeting. The club would then exist independently of the council. He also confirmed that Mr Furlong-King had been in discussion with MetroBank in regard to setting up a bank account.

23/130 Resolutions

23/130-1 Football pitch allocation for the 2023/24 season: A report was circulated before the meeting. The Clerk explained that new football clubs had requested pitches for the coming season. They could all be accommodated but this would mean being at maximum capacity, with all pitches being used, which should be a problem only if there was a bad winter and some pitches became unusable.

She confirmed all applicants were happy with the recommended allocation.

It was unanimously agreed that pitch allocations for the 2023/24 season would be as follows:

Cotswold recreation ground – one 11 v 11 pitch

Allocation: Overlanders FC, Saturday or Sunday morning

Turnhams Farm recreation ground – one 11 v 11 pitch

Allocation: Barton Rovers FC, Saturday morning, Sunday morning

Calcot recreation ground – six pitches: one 11 v 11 (adults); two 11 v 11 (small adults); two 9 v 9 pitches; and one 7 v 7 pitch

Allocation: Pitch 1 Tilehurst Panthers, Saturday morning

Pitch 2 (share) Southcote FC, Saturday afternoon, and

Overlanders FC Saturday or Sunday morning

Pitch 3 The Hype Train FC, Saturday morning, Sunday morning

Pitch 4 Calcot Royals FC, Sunday morning

23/130-2 Tilehurst People's Local Charity nominated Trustee: A report had been circulated before the meeting. The Clerk explained that it had been six months since this had last been discussed, and said the charity had been in touch to enquire if/when a Trustee might be nominated. Mrs Vickers had recently been co-opted as an independent Trustee and gave some additional background.

The possible options were to make a nomination, to defer the decision, or to agree not to make a nomination.

After discussion, it was felt that the Clerk needed to contact Tilehurst People's Local Charity to clarify whether or not a parish councillor could be a nominated Trustee. The matter would be considered again at a future meeting.

23/130-3 Berkshire Youth winter activities: A report had been circulated before the meeting.

It was unanimously agreed that excess money collected by the youth club could be used to fund or subsidise winter activities such as reptile handling, pottery painting, ice skating, and trampolining.

It was also unanimously agreed that money collected from future tuck shop sales should be used to replenish stock, making the tuck shop a self-sustaining activity.

23/130-4 Membership of the Youth and Community Services Working Party: Mr Taylor gave a verbal update.

It was unanimously agreed that membership of the Youth and Community Services Working Party would be Mr Taylor, Mrs Downes and Mrs Vickers. Berkshire Youth and Thames Valley Police would also be invited to attend. Meetings would be held via Zoom.

23/130-5 Mini recycling units at Cotswold Sports Centre: The Clerk gave some background explaining that the units were on parish council land, in the overflow car park at Cotswold Sports Centre. The arrangement had been trialled for six months, and the units had proved very popular.

It was reported at the meeting that there had been some problems for the sports centre, such as damaged kerbing, items being smashed, and debris being left behind, all of which had been reported to WBC.

It was unanimously agreed that permission would be given for the mini recycling units to remain on parish council land.

23/131 To review the financial position and retrospectively note payments for June 2023: Expenditure was reviewed and retrospectively noted.

23/132 Chairman's remarks: Mr Taylor said that progress on co-opting new councillors had been slow so far, more interested people were still needed.

He thanked everyone for attending and closed the meeting.

The meeting finished at 9.00pm

The next meeting would be held on Tuesday 8 August 2023

Chairman

Appendix A – Comments submitted to WBC PlanApps following Extra Ordinary Meeting held on 29 June

23/01080/FULMAJ

Calcot Park Golf Club

Proposed redevelopment of the existing clubhouse to provide a new, enlarged clubhouse, reconfigured car park, reconfigured external spaces and associated landscaping (Site A), supported by enabling residential development with associated landscaping vehicular access and parking Site B)

This Council objects to the proposal.

The proposed residential development site is on land which has been nominated as Local Green Space for designation within the Tilehurst Parish Neighbourhood Development Plan. The Parish Council has supported the nomination and therefore opposes the application, at least until the decision on the Local Green Space designation is known. It should be noted that nobody objected to the results of the Regulation 14 Consultation, specifically on the Local Green Space designation, other than the developer. Additionally, there was very strong support for the LGS designation in a residents' survey conducted by Reading West MP Sir Alok Sharma.

Insufficient affordable and social housing. This element of the proposed residential development is only 20% when it is usually 40% on a green field site. The Council appreciates that this is an enabling application required to support redevelopment of the club house, however, this is still a concern given the area is in need of additional affordable housing.

The Council notes and shares the concerns of the West Berkshire Principal Ecologist, who refers to missing Biodiversity Net Gain assessments and concludes that "currently the application cannot be considered for approval". As well as the impact on wildlife, particularly that caused by introduction of domestic animals, there is also concern over the loss of trees in an area covered by a blanket Tree Preservation Order. Overall, further evidence is required to show there would be Biodiversity Net Gain.

There is concern about the impact of additional traffic on New Lane Hill leading to increased traffic congestion and safety issues. Further traffic analysis of the area is required so that current statistics can be collected and considered.

Other areas of concern included: the four-storey flats being out of keeping with other buildings in the area; lack of amenities such as schools and doctor's surgeries; a bat roost in the existing club house; and lack of follow-up from the developer following public consultation events.

Appendix B – Planning decisions

22/02933/FUL	<u>Cartwheel Cottage, Long Lane</u> Erection of three-bedroomed house. Covered parking area	Refused
23/00927/COND	<u>lcollege Intergration, 22 High View, Calcot</u> Application for approval of details reserved by Condition 8 (Hardstanding and landscaping) of planning permission 19/01575/REG3 – Regulation 3: The construction of a new Pupil Referral Unit to replace the existing facility	Approved
23/00725/HOUSE	<u>51 Highworth Way, Tilehurst</u> Single storey rear extension, second storey on top of existing garage and garage conversion	Granted
23/00861/CERTP	<u>11 Blackthorn Close, Tilehurst</u> Replace wooden fence with bricks (no change in height – 1.3m)	Lawful
23/00757/HOUSE	<u>18 Stoneham Park, Tilehurst</u> Erection of garden office room	Granted
23/00629/COND	<u>8 Childrey Way, Tilehurst</u> Approval of details reserved by Condition 4 (Soft Landscaping) of approved application 22/01817/FUL: To enclose land within my ownership currently amenity land and change its use to add to my residential garden	Approved
23/00998/HOUSE	<u>28 Fairway Avenue, Tilehurst</u> Demolition of detached garage; two-storey side extension with integrated garage, single-storey rear extension with flat roof and 2no roof lanterns, single-storey pitched roof porch extension to front	Granted
23/00941/HOUSE	<u>1 Causmans Way, Tilehurst</u> Proposed single storey side extension with a flat roof and two roof lanterns	Granted
23/00896/HOUSE	<u>3 Redwood Way, Tilehurst</u> Two storey side extension and first floor side extension above existing single storey extension. New first floor dormers on front and rear elevations to match existing	Granted
23/00070/CERTE	<u>46 Magpie Way, Tilehurst</u> Conversion of integral garage to ancillary annexe used by lodger who shares facilities with the occupiers of 46 Magpie Way. 46 Magpie Way and annexe form one single residential (Use Class C3) unit	Lawful

23/01110/HOUSE	<u>74 Blewbury Drive, Tilehurst</u> Part garage conversion	Granted
23/01033/HOUSE	<u>19 The Sadlers, Tilehurst</u> Demolition of existing conservatory, erection of part single, part two-storey rear extension with projection of balcony together with single storey side extension and loft conversion. Erection of dormer to the rear and roof lights to the front roof	Granted

Appendix C – New Planning applications

23/01306/FUL 150 Long Lane, Tilehurst
Demolition of existing house and erection of a pair of semi-detached four-bedroomed houses with provision for access, parking and landscaping

This Council has no objections to the proposal although it does support comments submitted by Highways, and hopes feedback from neighbouring residents will be taken into account when reaching a decision

23/01415/HOUSE 42 Langley Hill, Calcot
Replacement of boundary fence at 1.5m high. The previous fence (1.2m high) was removed to facilitate building works of a new house (planning ref 22/01139/FULD). The house faces onto a very busy road and has a bus stop right outside the front garden/drive which slopes back down to the house. We propose to install a vertical featherboard (close board) wooden fence, slightly higher than previously, to provide increased privacy and noise reduction. There is a young beech hedge already planted but it is not yet established enough to form the boundary. The hedge is on the bus stop side of the fence so will retain the green look from the road.

This Council has no objections to the proposal

23/00979/HOUSE 1 Causmans Way, Tilehurst
Part proposed and part retrospective planning fencing. Fencing height on the street level 1,650 to 1,760mm (pavement level varies)

This Council has no objections to the proposal

23/01480/HOUSE 17 The Sadlers, Tilehurst
Side extension over existing lower ground garage

This Council has no objections to the proposal

23/01486/HOUSE 14 Empress Road, Calcot
Proposed garage conversion and single storey rear extension

This Council has no objections to the proposal provided Highways is satisfied with the parking arrangements

23/01509/HOUSE 20 Trelawney Drive, Tilehurst
Two storey side extension to allow open kitchen/dining area and first floor office/study

This Council has no objections to the proposal provided the situation in regard to parking is resolved

23/01557/HOUSE

145 Long Lane, Tilehurst

Proposed conversion of loft space to provide habitable accommodation including 3no rear-facing dormers

In view of new information received, this Council wishes to withdraw its “no objections” sent on 12 July and submit new comments as follows.

This Council objects to the proposal on the grounds of overlooking and loss of privacy. If permitted, the three proposed rear dormers would overlook neighbouring gardens and it would even be possible to see into the houses themselves, so there would be a serious loss of privacy both outside and inside the properties.

23/01556/HOUSE

12 Firs Road, Tilehurst

Single storey rear extension

This Council has no objections to the proposal

23/01554/HOUSE

2 Cranmer Close, Tilehurst

Garage conversion and single storey rear extension

This Council has no objections to the proposal

23/01501/FUL

36 and 38 Langley Hill, Calcot

Demolition of existing residential dwelling on the site of no 36 Langley Hill and construction of a new residential dwelling and minor internal and external alterations to the residential dwelling at no 38 Langley Hill, Reading

This Council has no objections to the proposal but a plan needs to be in place for delivery of materials during construction

Appendix D – Clerk’s report

1.0 Background

- 1.1 This report provides the council with information about activities undertaken by the Clerk and other team members, and gives updates on other matters of relevance to the council.

2.0 Activity updates

- 2.1 The vacancy for the post of Assistant Maintenance Officer was recently advertised with a closing date for applications of Friday 7 July 2023. As at 5 July 2023, three completed application forms have been received.
- 2.2 Some councillor training has now been attended, with further training booked for the end of the month. The Clerk is also investigating the possibility of arranging bespoke training on both planning and finance.
- 2.3 Progress has been made on the work planned for new equipment and a MUGA at Cotswold recreation ground – a full update will be given as a separate agenda item.

3.0 Other matters

- 3.1 Ahead of the last Full Council meeting, Mr Taylor and the Clerk met with Berkshire Youth to discuss the delivery of activities during Youth Club sessions over the winter months. A number of proposals were made and these will be discussed at tonight’s meeting.
- 3.2 The Clerk recently attended a Legionella Awareness webinar. This training session concentrated on the legislative aspects of Legionella Controls, rather than the practical side. The Clerk has identified a few areas which need further investigation and it is hoped that, when an appropriate course is found, the Maintenance Officer will also attend some training on this matter.

4.0 Further reports

- 4.1 The Clerk will provide further updates at the meeting should this be necessary.
- 4.2 Members are asked to note this report.