

## TILEHURST PARISH COUNCIL

### Minutes of the Meeting held on Tuesday 12 February 2019 in the Main Hall, Parish Office, Calcot

**Present:**

**Councillors -** Mr K Page (Vice-Chair), Mrs R Braine, Mr D Lovegrove,  
Mr T Marino, Mrs M Murnane, Mrs R Reynolds, Mr C Taylor

**District Councillors -** Mr T Linden, Mr R Somner, Miss E Webster, Mr R Jones  
**Members of public -** Eleven

Prior to the commencement of the Meeting, Mr Page called for one minute's silence as a mark of respect for the passing of Mrs Gardner, who had been the Parish's Chairman for the past 33 years.

Mr Page also explained the procedure for the Meeting for the benefit of those members of the public who have not been to a parish meeting previously.

**19/017 Election of Parish Council Chairman:** Due to the passing of Mrs Gardner, it was necessary to elect a new Chairman in order that the Meeting could proceed. Mr Taylor proposed that Mr Page be elected as Parish Council Chairman. This was seconded by Mrs Reynolds, and unanimously agreed. The Declaration of Acceptance of Office will be signed at the next meeting, with the agreement of the new Chairman.

**19/018 Open Forum:**

- a) Members of the public –
- i) Mrs Bedwell, Chairman of Holybrook Parish Council, expressed her Council's concerns over the 265 proposed new homes to the east of Pincents Lane. They were particularly concerned about:
- the inevitable increase in traffic using the A4, as there could be over 700 new homes in the vicinity of J12 if the developments in Dorking Way and Theale are also approved;
  - most cycle paths in the area are too narrow, and overgrown;
  - leisure facilities in the area are inaccessible except by car.

She finished by advising that Holybrook Parish Council supports Tilehurst residents in their objection to the proposed new homes.

- ii) A resident of Tilehurst parish expressed his concern about the proposed development to the east of Pincents Lane, in particular the amount of traffic which will be generated, and the lack of medical facilities in the area to service the additional residents.

- iii) Mike Bodkin, from TOWN, said that he was very aware of the long planning history for the site in Pincents Lane, and advised that a lot of work had been done on the current proposal, with the focus on:
  - West Berkshire is one of the least affordable places in the country, and they will guarantee that 40% of the new homes will be affordable homes;
  - TOWN understands the concerns about the availability of healthcare in the area, but that there will be a healthcare hub on the site to address this problem;
  - the area of open space shown on the plans is guaranteed;
  - TOWN understands the concerns about transport, but he assured the Meeting that the survey which was carried out on their behalf showed there is no cause for concern about the impact of traffic on the area.
- iv) A resident expressed her concern about the new road which is planned on the proposed site in Pincents Lane, as she was under the impression that road access should not be allowed over established footpaths.
- b) Councillors – There were no comments from parish councillors

**19/019 Apologies for absence:** There were no apologies for absence.

**19/020 Declarations of Interest relevant to the Agenda:** Mr Lovegrove expressed an interest in planning application 19/00030/HOUSE – 5 Skilton Road, Tilehurst.

**19/021 Approval and Adoption of Minutes:** The Minutes of the Meeting held on the 8 January 2019, having been previously circulated to Members, were taken as read and signed by the Chairman, after the amendment of an incorrect statement.

**19/022 Matters arising from the Minutes, and Clerk’s Update:** There were no matters arising from the Minutes. The Clerk, prior to the Meeting, had e-mailed Members with details of a meeting to be held at 4.00 pm on the 6 March at Denefield School, being organised by the Community Alcohol Partnership Office at Trading Standards, and which she will attend on behalf of the Council. If any Member wishes to attend please advise the Clerk.

**19/023 Planning:**

- a) Appeals - No appeals
- b) Decisions - See Appendix A
- c) New applications - See Appendix B
- d) Eastern Area - The Clerk will advise Members if there is anything relevant to the parish on the Agenda for the Eastern Area Planning Committee on the 27 February, in order that the parish can be represented.

**19/024 District Councillors’ Reports:**

- a) Miss E Webster passed on her condolences to Mrs Gardner’s family, and said that she was a true community champion, and will be greatly missed.

Miss Webster also advised:

- She has called for the planning application for the land east of Pincents Lane to be discussed at the Eastern Area Planning Committee;
- She will be attending the Thames Valley Police and Crime Panel tomorrow to represent West Berkshire Council, when a new Chief Constable will be appointed, to replace Francis Habgood who will be retiring at the end of March.
- West Berkshire Council have set up a lottery to raise funds for local charities and organisations, and Miss Webster suggested that if anyone is involved in groups such as these they should be encouraged to put in a request to WBC for lottery funding.

b) Mr T Linden made the following comments:

- He reiterated the comments made by Mr Page about Mrs Gardner before the commencement of the Meeting, and he thought the tribute from the Parish on the website was very appropriate;
- The Deputy Chief Executive of West Berkshire Council, who is retiring shortly, will not be replaced;
- Mr Linden has submitted his personal objections to the Pincents Lane application on the WBC planning portal, and has confirmed that he will not sit on the Eastern Area Committee when this application is heard;
- There is concern over the on-going problems with litter and fly-tipping at the car park in Hildens Drive – this will be difficult to resolve as it is privately owned.

c) Mr R Somner advised that there is a feature on Valentine's Day scams on West Berkshire Council's website. He also advised that West Berkshire Council have been giving increased support to rough sleepers in the area.

d) Mr R Jones advised that he had nothing further to add.

**19/025 Westwood Farm Community Pre-school:** Westwood Farm Community Pre-school have requested permission to use the Cotswold recreation ground to hold a summer fete on either the 22<sup>nd</sup> or 29<sup>th</sup> June 2019. Members discussed the request and have agreed in principle, with the following conditions:

- The recreation ground should be left free of litter and associated rubbish after the event.
- Confirmation that the playgroup's public liability insurance covers them for activities such as this. An up to date copy of the insurance certificate should be supplied.
- The use of bouncy castles or inflatables are not permitted on the recreation ground.
- As this is a public recreation ground, care must be taken to ensure that the footpaths and entrances are not obstructed.
- Vehicles (except emergency services) are not permitted on the recreation ground.
- The use of BBQ's or other equipment using naked flames is not permitted on the recreation ground.

- A Risk Assessment should be carried out and provided to this Council ahead of the event.

The playgroup were also advised that it may be necessary to restrict usage to certain parts of the recreation ground should it be necessary following essential football pitch maintenance works, but this will be confirmed nearer the time. They were also told that the ice-cream van which they are hoping to hire will need to be parked on the hardstanding outside the WFCA building, but not blocking the field gate. There is also the possibility that a mobile farm may be present, and if this is the case it is appreciated that it will be necessary for a trailer to be allowed on the recreation ground to contain any animals. Permission will need to be obtained for this as and when the presence of a farm is confirmed.

**19/026 Barton Rovers FC:** Barton Rovers football club have requested permission to use Turnhams Farm recreation ground for car parking when they hold their annual tournament at Little Heath School playing field on the 13<sup>th</sup> and 14<sup>th</sup> July. The request was agreed, on the usual conditions:

- The condition of the ground should be reviewed prior to the event and is obviously weather dependent.
- After the event, the grounds should be litter picked and left clean and tidy.
- A roped off access path to the skateboard park must be put in place.
- The car park area must be patrolled and monitored at all times.
- Confirmation that this event will be covered by their public liability insurance, with a copy supplied to this Council.
- A risk assessment should be provided.

**19/027 Cornwell Centre:** Cracks have appeared at the Cornwell Centre, in both the ceiling, and the floor between the foyer and the hall. The parish's building contractor has had a look, and while he is not concerned about the cracks in the ceiling (at the top of the wall) he does have concerns about the one in the floor. He has suggested that a surveyor is contacted for advice, as he is not qualified in this regard. The main concern is that this may be caused by the piling taking place on the building site next to the Cornwell Centre. The Clerk has obtained one quote from a structural engineer of £750.00 + vat, but will get two more for comparison. Once she receives these she will e-mail Members for their comments rather than wait for the next meeting, as this needs to be resolved sooner rather than later. District Councillor Emma Webster will ask at West Berkshire Council if there is anyone who can help, or make any recommendations on the way forward.

**19/028 Financial Information:** Members reviewed the expenditure for January 2019, and noted retrospective payments.

**19/029 Information Items:**

a) West Berkshire Council recently launched a consultation on polling districts and places within the district, as they have a duty to review the polling arrangements every five years. Following the Local Government Boundary Commission for England's review, the ward boundaries will change as of May 2019.

West Berkshire Council were seeking residents' views on the proposed changes, so that they can make sure that voting is accessible and convenient. The consultation was advertised on the parish noticeboards and ran until 11 February 2019.

b) The parish maintenance officers have now finished the last remaining jobs in the kitchen area at Turnhams Farm Hall and have started to repaint the walls in the hall. Despite being the last hall to be redecorated, as this is our most popular hall, it was beginning to look worn. In order not to disrupt our regular hirers, the redecoration is being completed one wall at a time when the hall is not in use.

c) Highways England has recently released a latest news bulletin from the M4 J3-12 smart motorway team. This latest news bulletin can be found on the project website [www.highwaysengland.co.uk/m4j3to12](http://www.highwaysengland.co.uk/m4j3to12), which will regularly be updated throughout the project.

If you have any questions with regards to the project please email Highways England [M4J3to12SmartMotorways@highwaysengland.co.uk](mailto:M4J3to12SmartMotorways@highwaysengland.co.uk) or call 0300 123 5000.

d) West Berkshire Council are inviting residents to give their views on a new four-year strategy for West Berkshire Council. The short survey was launched on 11 February 2019 and takes only a few minutes to complete.

The Council Strategy explains what West Berkshire Council plan to prioritise and improve over a four year period. It also sets out how they aim to achieve these improvements, while continuing to deliver the services that residents expect them to provide such as emptying the bins, fixing potholes, safeguarding vulnerable children, and providing care for older people.

The Strategy is produced every four years to align with the electoral cycle, and refreshed every other year. The current Strategy was adopted in 2015, so a new one is needed to cover the period 2019-2023.

Residents wishing to take part in the survey can do so by using the following link [www.westberks.gov.uk/draftcouncilstrategy](http://www.westberks.gov.uk/draftcouncilstrategy). The closing date for comments is midnight on 24 March 2019.

**19/030 Chairman's Remarks:** Mr Page thanked everyone for coming to the Meeting, and for all the kind messages about Mrs Gardner.

**The Meeting closed at 10.10 pm**

**The next Meeting will be held on Tuesday 12 March 2019**

**Chairman**

## APPENDIX A - DECISIONS

18/02906/HOUSE	<u>59 Highworth Way, Tilehurst</u> First floor extension over garage	<b>Granted</b>
18/02997/HOUSE	<u>29 Conway Road, Calcot</u> Proposed rear outbuilding	<b>Granted</b>
18/02987/FUL	<u>Badgers Hill PRU, Highview, Calcot</u> To review planning approval for a temporary referral unit 12/02646/FUL. The approval expires 27 Jan 2019. The building remains in place.	<b>Granted</b>
18/02776/FUL	<u>209 Halls Road, Tilehurst</u> Conversion of existing store (previously garage) into meeting room to include new office frontage.	<b>Granted</b>
18/02946/HOUSE	<u>The Annexe, 6 Firs Road, Tilehurst</u> Proposed side extension and roof alteration to annexe.	<b>Granted</b>
18/03013/HOUSE	<u>5 Cotswold Way, Tilehurst</u> Single storey side extensions to replace existing garage, pool and sunroom with new living space to rear (with direct access to the garden) and storage to the frontage with a new side access.	<b>Granted</b>
18/03127/FUL	<u>27 Dell Road, Tilehurst</u> Demolition of existing property and erection of a replacement self build dwelling	<b>Granted</b>
18/03054/HOUSE	<u>21 Bay Tree Rise, Calcot</u> Single storey extension to parking under-croft. Re-built rear extension with continuous pitch roof to match existing.	<b>Granted</b>
18/03212/FULD	<u>59 Fairway Avenue, Tilehurst</u> Demolition of existing house and erection of a replacement dwelling	<b>Granted</b>
18/02980/FUL	<u>Detached playing field south of Turnhams Farm Hall</u> <u>Little Heath Road, Tilehurst</u> Temporary car park for construction vehicles associated with the development at Little Heath School	<b>Granted</b>

## APPENDIX B - NEW APPLICATIONS

### 19/00113/OUTMAJ Land East of Pincents Lane, Tilehurst

A hybrid application comprising the following elements: Outline application for up to 265 dwellings on the western part of the site and a mixed use building comprising 450sqm (GIA) of floorspace in use class D1 to provide a community healthcare hub and residential above (included in the 265 dwellings); Engineering operations on the area covered by the outline application to create suitable gradients for internal site roads and development platforms for the residential development; and FUL application for change of use of the eastern part (7ha) of the site for use as public parkland, to be protected from development in perpetuity. All matters except for access to the site are to be reserved. Matters for which detailed approval are sought are: The detailed design of the vehicular access to the site from Pincents Lane and associated turning area, the location emergency vehicular access to the site and the locations of pedestrian and cycling accesses to the site.

**This Council objects to the proposal – please see Appendix C**

### 18/03289/HOUSE 317 The Meadway, Tilehurst Single storey rear extension

**This Council has no objection to the proposal**

### 19/00014/HOUSE 11 Mendip Drive, Tilehurst Two storey side extension

**This Council has no objection to the proposal**

### 19/00030/HOUSE 5 Skilton Road, Tilehurst Two storey side extension and part rear extension, plus single storey rear extension to replace existing

**This Council has no objection to the proposal**

### 19/00056/HOUSE 37 Goodliffe Gardens – adj parish Part conversion of double garage to study with insertion of window to front

**This Council has no objection to the proposal**

### 18/03287/FULD Land rear of 42 – 48 Long Lane, Tilehurst – adj parish Erection of four detached dwellings including garages, new vehicular access and accommodation works

**This Council has no objection to the proposal, but would prefer to see bungalows on the site, rather than large four bedroomed properties, as there is a need for this type of housing.**

19/00105/HOUSE     27 Farm Drive, Tilehurst  
First floor side extension with pitched roof

**This Council has no objection to the proposal, but there is concern over parking given the limited space available.**

19/00079/HOUSE     40 Fullbrook Crescent, Tilehurst  
Single storey rear extension. Conversion of garage to habitable space

**This Council has no objection to the proposal, but the converted space should remain part of the main dwelling, and not at any time used as separate accommodation**

19/00089/HOUSE     15 Farm Drive, Tilehurst  
Single storey rear extension

**This Council has no objection to the proposal**

19/00134/HOUSE     7 Roebuck Rise, Tilehurst – adj parish  
2 no single storey side extensions

**This Council has no objection to the proposal**

19/00164/HOUSE     3 Hawthornes, Tilehurst  
Single storey rear extension

**This Council has no objection to the proposal**

19/00148/HOUSE     10 Hillview Close, Tilehurst  
Single storey side extension and bay window

**This Council has no objection to the proposal**

19/00189/HOUSE     51 Devonshire Gardens, Tilehurst  
Single storey rear extension and re-location of existing front entrance door to side elevation

**This Council has no objection to the proposal**

19/00190/HOUSE     1 Fairway Avenue, Tilehurst  
Garage conversion and internal alterations

**This Council has no objection to the proposal**

19/00321/HOUSE     19 Foxcombe Drive, Tilehurst  
Conversion of garage to habitable space

**This Council has no objection to the proposal, but the converted space should remain part of the main dwelling, and not at any time used as separate accommodation**

19/00318/HOUSE     2 Greenfinch Close, Tilehurst  
Proposed new side boundary fence

**This Council has no objection to the proposal**



## APPENDIX C -

### Objections from Tilehurst Parish Council to proposed access arrangements for development in Pincents Lane

Tilehurst Parish Council believes that this application contravenes the West Berkshire Council Core Strategy 2006 – 2026, Section 5, as the site is outside the settlement boundary on undeveloped land and has not been allocated for residential development in the HSA DPD.

*“The HSA DPD also considers policies for managing housing development in the countryside, in particular policy C1. As the site is outside the settlement boundary and in the open countryside, development is only considered acceptable in exceptional circumstances. This site does not meet the exceptions listed in Policy C1 “(e-mail from Development Control WBC to the Planning Officer WBC, dated 30 January 2019)*

#### Highways & Infrastructure

*“The West Berkshire Council Core Strategy 2006 – 2026, policy CS5, para 5.24, states that new development needs to be supported by adequate infrastructure. The infrastructure requirement of new development needs to be established to ensure improvements occur alongside new development. Development should not be permitted unless essential infrastructure can be completed in pace with new development.”*

The highways network is clearly inadequate to take the envisaged increase in traffic despite the recorded findings of Pell Frischmann, and which are contrary to the experiences of local residents on a daily basis.

#### Traffic

- Pincents Lane is a narrow road, with only a single lane at one point just past Ikea
- There is constant on-road parking from businesses in Pincents Lane, in particular Turnhams Green business park, which effectively makes the whole stretch a single lane road
- There is concern about the northern access to Pincents Lane, which has been earmarked for use by emergency vehicles. This is a narrow road with insufficient room for two small cars to pass, and would be unsuitable for large emergency vehicles.
- In the opinion of Tilehurst Parish Council, the predicted vehicle trip rates, as detailed in the Transport Assessment Report, appear to be under-estimated. The figures would suggest that less than one person per dwelling (113 in total) will be leaving the development at am peak times. This would include those going to work, parents doing the school run, and older children leaving for college.

- It has been noted that Highways England (HE) are proposing to use a site in Dorking Way as a depot to be used for the duration of the Smart Motorway construction. This will cause even more congestion at this junction.
- There is excessive traffic at the A4/Dorking Way junction , which will be considerably worsened if the proposed development at the junction of A4/Dorking Way goes ahead, especially as there is no traffic control for vehicles exiting Dorking Way towards J12.  
Despite the highway improvements carried out in 2016 this multi-directional junction is still heavily congested at peak times, which will be exacerbated by not only the additional car movements from this development, but also the potential 200 dwellings proposed in Dorking Way.

### Pedestrians

- Plans show two new points of access onto the Calcot recreation ground. This is Tilehurst Parish Council land, and permission has not been obtained. There is a letter from TOWN to the planning department (dated January 2019) advising that, with regards to matters for which detailed approval are sought including the locations of pedestrian and cycling accesses to the site, the requisite notices have been served on all landowners including West Berkshire Council. To date no such notice has been received by Tilehurst Parish Council.

### General

- Following a Public Inquiry, an appeal was dismissed by the Secretary of State in June 2011. The relevant passage from the Secretary of State’s decision letter is reproduced below:

*“Overall, the Secretary of State concludes that, although the appeal proposal would provide a range of housing, including affordable units, plus facilities and services, it lies outside the current settlement boundary and within open countryside where policies of restraint apply and within which it would cause substantial harm. The Secretary of State also concludes that there is a robust case for accepting that the Council has in excess of a five year supply of housing land without developing the appeal site, so that this harm could not be justified in terms of an inadequate supply of housing land; and he therefore sees no justification for permitting a proposal of the scale proposed at the current time given the risk that it could adversely affect the overall spatial planning of the area through the Council’s Local Development Framework.”*

The section of the letter in italics regarding the settlement boundary still applies.

## **PART 11**

**19/031 CCA Rent Review:** Audited accounts have now been received from the Calcot Community Association Mr Lovegrove proposed that the rent is not increased at this time, with all Members in agreement.

**19/032 Badgers Hill PRU – Project Board:** The Clerk asked for someone to accompany her to future Project Board meetings. Both Mrs Reynolds and Mr Taylor advised that they are able to attend.

**19/033 Badgers Hill PRU – new plans:** New plans have been received from West Berkshire Council showing a slightly smaller building than on the original plans, and with more car parking spaces than previously proposed. After discussion, Members asked the Clerk to request a meeting with WBC as there are various points which they would like to discuss.

**19/034 The way forward:** Following a recent meeting between the Clerk and Mr Page, at which numerous ongoing issues were brought up, Members discussed these matters

- It was confirmed that a Parish Assembly has to be held.
- There is an article in the Church parish magazine about Parish Elections in May.
- Hedge at the bottom of Calcot recreation ground – a letter has been received from the Countryside Manager at WBC agreeing to Tilehurst Parish taking over the maintenance of the hedge in perpetuity, including any replanting which may be required. Members felt that it should be signed by a member of the legal team, and that clarification made that the parish will not be taking on ownership of the hedge or land on which it is planted.
- Westwood Wanderers FC – Members discussed the invitation from Alok Sharma MP to attend a meeting on the 22 February with Westwood Wanderers FC. Members did not think there was any value in attending as the issues highlighted by the football club have been discussed on numerous occasions in the past. It was also felt by Members that a more appropriate time to discuss pitch allocation and usage (one of the points raised by the football club) would be in June when this is discussed and contracts allocated. This was fed back to the club.
- A further quote has been received for the replacement fence at St Michael’s churchyard, but the Clerk has been unable to get any response from the Church in order to arrange a meeting with them and the homeowner to discuss where the boundary line should be.

**19/035 Memorial Bench:** Members discussed the purchase of a bench in memory of Mrs Gardner, and agreed that one should be placed in each of the four recreation grounds i.e. Calcot, Cornwell, Turnhams Farm and Cotswold.

Members resolved to transfer the balance of £250 from the Chairman’s allowance for the 2018/2019 financial year to Mr Page, who in turn resolved to donate it to the CareBus in Mrs Gardner’s memory. It was also resolved that a donation of £250 should be made to the Carebus out of the S137 monies due to be allocated in March.

**19/036 Staffing matters:** Eight applications have been received for the admin post, with five being shortlisted for interview.

The Parish's Financial Regulations state that the Clerk cannot approve payroll overspend without Council permission, and as this will be the case for the March salaries for various reasons, Members agreed this would be acceptable due to the circumstances which have been encountered in this financial year.