

TILEHURST PARISH COUNCIL

Minutes of the Meeting held on 13 August 2019 in the Main Hall, Parish Office, Calcot

Present:

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

District Councillors - Mr R Jones, Mr T Linden, Mr T Marino, Ms J Stewart

Members of public - Two

19/126 Open Forum:

- a) Members of the public – There were no comments made
- b) Councillors – There were no comments made

19/127 Apologies for absence: Apologies for absence were received from District Councillor A Williamson.

19/128 Declarations of interest relevant to the Agenda: Mr Taylor declared an interest in planning application 19/01753/HOUSE – Henllys, New Lane Hill; Mr Page declared an interest in discussions regarding the alcohol licence for Spoons Coffee Shop.

19/129 Approval and Adoption of Minutes: The Minutes of the Meeting held on the 18 June 2019, having been previously circulated to Members, were taken as read and signed by the Chairman. There are no Minutes for July as no meeting was held.

19/130 Matters arising from the Minutes: There were no matters arising from the Minutes.

19/131 Co-option of Council Members: Four potential new Members attended the Meeting, having previously been forwarded relevant information about becoming a parish councillor, and interviewed by the Clerk along with Mr Page and Mr Taylor. All four introduced themselves, giving a brief background history including their knowledge of the parish.

Pam Bellis: Proposed by Mr Taylor, seconded by Mr Page

Jackie Lane: Proposed by Mr Page, seconded by Mr Taylor

Alison Foster: Proposed by Mr Page, seconded by Mr Taylor

Glen Dennis: Proposed by Mr Page, seconded by Mr Taylor

All members were in agreement that all four should be co-opted as members of the parish council, and duly signed their acceptances of office which were witnessed by the Clerk. All were given a copy of the Register of Interests, which need to be completed within 28 days.

Ms Bellis, Mrs Lane, Ms Foster and Mr Dennis joined other members for the remainder of the Meeting.

19/132 Clerk's Report:

a) Minute 19/123 (e) Bridleway Westwood Row to Overdown Road – Following this Council's offer to use S106 monies to clear the footpath, a reply has been received from West Berkshire Council advising that as this is their responsibility, they will ask a contractor to remove the fly tipping and clear the footpath. This Council were thanked for the offer, and it was suggested by WBC that the monies could perhaps be used for a future joint project.

b) Minute 19/027 Cracks inside the Cornwell Centre – A structural engineer was appointed and an assessment of the building was carried out on 30 July. The initial observations indicate that whilst the building work in the adjoining paddock exacerbated the problems it was not the cause. It has been suggested that when the building was originally erected the back walls and expansion joints, towards the middle of the building, were not adequately tied in and the walls are separating. The full structural report is expected imminently and will include recommendations as to the works required.

c) Minute 19/110 Community Litter Pick – The litter pick, organised by District Councillor Jo Stewart and a local resident, took place on Saturday 27 July 2019 and was carried out around the Little Heath Road area. Turnhams Farm Hall was used as a place to meet to enable volunteers to collect their equipment and gather afterwards. The rubbish collected during the two hour litter pick was left in the hall car park, for collection the following week by WBC.

19/133 Planning:

- a) Appeals - There were 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 meeting on the 28 August, in order that the parish can be represented.

19/134 District Councillors' Reports:

- a) Ms J Stewart –
 - A very successful litter pick was carried out on the 27 July, with a large number of bags collected. Ms Stewart thanked the Council for use of Turnhams Farm Hall as a meeting place. She is intending to arrange another litter pick in the near future, and to include other areas.
 - Pincents Lane is going to be put on West Berkshire Council's route for litter picking. This is being arranged by District Councillor Linden.

b) Mr T Linden –

- Regarding the litter pick on the 27 July, it was a cause for concern that there was a large amount of litter around Little Heath School, who have been contacted.
- The anticipated planning application for new dwellings in Pincents Lane has been delayed.
- Mr Linden explained to the new members where the ward boundaries are.
- Sainsbury's at Calcot are due to commence with a large internal refit.
- A discussion is due to take place on the proposed expansion of Heathrow Airport.

c) Mr R Jones –

- Mr Jones outlined the area that he covers.
- There is a new environmental board being set up to discuss, among other things, climate change.
- WBC are preparing a leisure strategy for the district. Mr Jones has requested that the leisure team consult with this Council during the process, particularly as we own the Cotswold Sports Centre.
- Newbury College plan to expand in order to offer university style courses. WBC have agreed a loan to the College, secured against land, in order to enable them to move forward with their proposals.

d) Mr T Marino - Mr Marino had nothing further to add.

19/135 Maintenance update: A brief summary was given by the Clerk of the maintenance works carried out within the parish by the Council's maintenance officers, all members having been previously sent a copy of the Report. For details see Appendix C. Costings for the upgrade to the kitchen at the Cornwell Centre have not been finalised as the works have only just been completed.

A large proportion of the works being carried out is due to vandalism i.e. repairing and replacing bins etc which all comes at a cost to the parish. Although the police do check on the parish recreation grounds on a regular basis, because of their shortage in numbers, it is very unlikely that they will manage to catch the culprits. It was suggested that the parish should look into the possibility of hiring a private security firm, in the hope that this will stop the re-occurring destruction of equipment, and consequent additional cost. Apparently some parish and town councils do make use of security firms, and the Clerk will investigate further.

District Councillors Linden and Jones advised that they will raise concerns with their contacts at the police.

19/136 To consider use of CCLA to invest surplus funds: A recent meeting was held between CCLA (Churches, Charities and Local Authorities) and the Clerk, Mr Page and Mr L Marino to discuss the investment of surplus parish funds. This fund management company has been recommended by the parish's accountant and auditor, and is used by several local town and parish councils. It was suggested that a smaller amount (i.e. £50,000)

is invested initially to see how the fund performs with regards ease of transfer, then the majority of funds could be transferred at a later date, keeping just four months' working capital in the Lloyds account.

Mr L Marino proposed that the parish should proceed with the utilisation of the fund, and this was seconded by Mr Taylor. All members voted in favour.

19/137 West Berkshire draft revised Statement of Community Involvement (SCI): A copy of the draft Statement has been forwarded to Members for perusal. The SCI is a planning document that details how consultation and community involvement on plans and major developments will be carried out. If a Member has any comments to make please advise the Clerk, and these will be forwarded on to WBC.

19/138 Winter Service Plan 2019/20: West Berkshire Council's Winter Service Plan for 2019/20 has been received, which they have advised has no changes from last year. Having checked the Plan, the Clerk has discovered that there are two salt bins missing from the list, and two are listed in the incorrect location. These will be reported to WBC for amendment. If Members have any comments to make on the Plan, please advise the Clerk.

19/139 Safety Advisory sign at the skatepark: Members agreed that a new sign for the skatepark at Turnhams Farm recreation ground should be ordered, but questioned whether it needs to be located next to the skatepark. If it was sited nearer to the hall it might be less vulnerable.

19/140 Westwood Farm Community Pre-school request to enlarge garden area: A request has been received from the pre-school for permission to enlarge their garden area, situated outside the Westwood Farm Community Centre. Despite the Clerk asking for further information, nothing has so far been received. The Clerk suggested that a meeting should be arranged on their return from the school holidays to discuss exactly what is requested. The Clerk also recommended that if extra land is agreed by the parish, it would need to be formalised by way of a licence.

19/141 Alcohol licence for Spoons Coffee Shop: An application for a premises licence has been received by West Berkshire Council from Spoons Coffee Shop, who are requesting a licence to supply alcohol for consumption on and off the premises. Opening hours will be from 7.00 am – 4.00 pm Monday to Friday, 8.00 am – 1.00 pm Saturday, and closed on Sunday. Members agreed to support this request, with the proviso that opening hours should not be extended in the future. If any members of the public have objections to the licence they should contact WBC direct.

It was noted that the plan accompanying the licence application showed that the existing garage is to be converted into a kitchen, although no planning application has been yet been submitted to West Berkshire Council.

19/142 Devolution – hedge at bottom of Calcot recreation ground: A letter has finally been received from West Berkshire Council, to be treated as an agreement to the parish council taking over the maintenance of the hedge along the A4 at the bottom of the Calcot

recreation ground. The letter has been signed by the Chairman on behalf of the parish council and returned to WBC.

19/143 Document retention policy: The Clerk has produced a document retention policy, which is in line with that recommended by both the SLCC and NALC, which Members have agreed to adopt. It was suggested that this was reviewed every two years, or as needed if laws change.

19/144 Volunteering day update: Minute 19/098 (e) - Members were provided with a report setting out the work carried out during the recent volunteer day by Bradfield College on the 26 June.

19/145 Annual Subscription to BALC: Minute 19/107 (b) - Members ratified the decision made at the Meeting on the 18 June 2019 to renew the BALC subscription, following the receipt of further information.

19/146 Financial Information: Members reviewed the expenditure for June and July 2019, and noted retrospective payments.

19/147 Information Items:

a) Football playing season 2019/20: On the football contracts, the playing season is stipulated as September to April.

The Clerk has been made aware that one of the local Senior Leagues intended playing their first matches on Saturday 31 August 2019. Whilst at this stage a pitch has not been booked, it is a possibility, and the Clerk has indicated to the team involved that as long as the pitch allocated to them is playable, this would not be an issue and a match would be permitted.

b) This Council's minute books for 2009 – 2016 have recently been sent off to be bound. As a Council our historic minutes are stored at the Berkshire Records Bureau for safekeeping as it is a legal requirement that they are kept indefinitely.

c) On 8 August 2019 it was necessary for the Air Ambulance to land on the Calcot recreation ground. The pilot landed awaiting the return of the crew.

d) During the early hours of Saturday 6 August 2019 two of the three-phase electricity power cables blew leaving the Calcot Centre, the Calcot Community Association and Greenfield House without power from 3.00 am until 8.30 pm.

In order to make the necessary repairs to the underground cables, the SEB had to dig up part of the car park at the Calcot Centre. As most of the work was carried out towards the entrance gates, minimal disruption was experienced.

e) Following the weekend of 6/7 July 2019, 36 used nitrous oxide cannisters were discovered around the back of the skatepark at Turnhams Farm recreation ground. The Clerk has reported this to the PCSO and has requested that this area be added to their late-night patrols. A further 200 + had been collected over the following three weeks. The PCSO has confirmed that they are patrolling the area when they can.

f) The signage for the skate park at Turnhams Farm recreation ground was recently re-installed, after it had previously been forcibly removed. Despite the fact that the poles have been adapted to add “feet” which were installed into concrete and the metal poles filled with concrete, it has been removed within a few days of being re-installed. The concrete securing the sign into the ground has been removed completely and, despite the obvious weight of the sign and posts, the whole structure has been removed from the recreation ground. Several attempts have been made to search for the signage, to no avail.

There is a legal requirement, under the Occupiers Liability Act 1957, 1984 to ensure that play areas have correct and adequate signage. As all skate park facilities are regarded as a high risk by ROSPA it is essential that a new sign is purchased and installed.

g) West Berkshire residents can subscribe to the 2019/20 garden waste collection service from Tuesday 16 July.

Residents signing up will have their garden waste – including grass cuttings, prunings, plants and weeds – collected every fortnight. [Full details of what can be collected are available online.](#)

Around 29,700 households across the district signed up for the 2018/19 collection service. The 2019/20 subscription period runs from 2 September 2019 to 28 August 2020 and costs £50 for the first bin. Residents can subscribe to the service at any time until 30 June, 2020. The price is fixed for the period, (there will be no part year charge) so residents are encouraged to sign-up early to get the best value from their subscription.

h) Thames Valley Police Annual Open Day has been scheduled for Saturday 10 August at their training centre in Sulhamstead. Note: This was subsequently cancelled due to anticipated adverse weather conditions.

i) Highways England is consulting on a proposed amendment to the M4 Motorway (Hillingdon and Hounslow) (Speed Limits) Regulations 2002 No.1651. VMSL (visible mandatory speed limits) gantries will displace the current 60mph fixed plate signs and a gantry cannot be sited at the current starting point of the 60mph limit due to the terms of the M4 Motorway (Junctions 3 to 12) (Smart Motorway) Development Consent Order 2016.

An amendment is required for this change and the consultation is related to this amendment only. You can find out more about the proposals in the link below, along with details on how to respond to the consultation.

<https://highwaysengland.citizenspace.com/he/m4-j3-12-sm-statutory-instrument/>

j) On the evening of the 18 July a fire was lit on the tiger mulch around the skatepark. A dog walker who noticed this called the fire brigade, who in turn said they would report it to the police.

k) Reading Borough Council –Draft Sustainable Design and Construction Supplementary Planning Document (SPD): Reading Borough Council is now consulting on a new version of its Draft Sustainable Design and Construction SPD until 6th September 2019.

A recently prepared new Local Plan introduced more stringent expectations for new development in terms of sustainability and energy efficiency, and is expected to be adopted in October. The Council recently declared a climate emergency, and improving the performance of new buildings is an essential part of the response to this. The Sustainable

Design and Construction SPD includes more detail about how development should comply with these expectations.

They are seeking comments over the next seven weeks. The draft Sustainable Design and Construction SPD is on the Council's website at:

<http://www.reading.gov.uk/sustainabledesignSPD> and copies can also be viewed at the Civic Offices, Bridge Street, Reading, RG1 2LU (between 9 am and 5 pm on weekdays) and in all Council libraries (during normal opening hours).

l) On the evening of Thursday 25 July the large wooden structure in the play area at Calcot was vandalized, with some of the wooden planks being removed, leaving a large hole in the walkway between the two towers. The parish's maintenance officers removed all the planking from the walkway as most of it was split, and replaced with new wood.

m) While repairing the structure in the play area, a member of the public advised the parish's maintenance officers that she had seen youths setting fire to rubbish in the bushes. On investigation they discovered that dried leaves and twigs, along with old newspapers, had been set alight. The description of one of the persons seen leaving the scene matched that of a known local youth.

The incident was reported to the police, and a statement has been given to the police.

n) Over the course of the last few weeks there have been various instances of vandalism – three swings have been damaged, and two patches of wet pour have been cut out by the slide and by the large swing, both at the Cotswold recreation ground.

o) Several trees have fallen in Cornwell Copse (owned by WBC), were reported to WBC, and have subsequently been cut down. A further tree had fallen, and a second one had a large broken branch, both of these leaning / hanging into the recreation ground. A request was made to WBC for these to be removed, but were deemed by the tree officer not to be a problem. Within a couple of weeks, the larger tree was leaning even further, and the hanging branch was only attached to the main tree by a section of bark. A further request was sent to WBC, and following a meeting with him at the recreation ground, it was agreed that these would both be removed.

p) Overnight, between Thursday 1st and Friday 2nd August, one of the rubbish bins next to the skatepark at Turnhams Farm recreation was set on fire. The bin was so badly damaged that it is beyond repair and will need to be replaced.

As anti-social behavior and vandalism is on the increase across all of this Council's recreation ground, the matter was reported to the Police via 101.

19/148 Chairman's Remarks: Mr Page made the following comments -

a) He thanked Mr Taylor for representing the parish at the Eastern Area Planning Committee meeting on the 7 August.

b) He has recently attended the AGM of the 95th Reading Scouts, which he found very interesting, the different groups giving presentations on the year's activities.

c) Mr Page welcomed the new parish councillors and said how good it was to have new members.

The Meeting finished at 10.20 pm

The next Meeting will be held on Tuesday 10 September 2019

Chairman

PART 11

19/149 PRU – Extension to Section 25 Notice: Members agreed to extend the S25 Notice until April 2020 following a request from West Berkshire Council, as their dates are slipping.

19/150 PRU –Annual Lease payment on existing building: Members agreed that WBC should be invoiced as usual following the demolition of the existing building.

19/151 PRU – To discuss value of the Lease payment on new building: Members discussed the value of the annual payment under the new Lease and it was agreed to keep the amount as existing. Proposed by Mr Taylor, and seconded by Mrs Reynolds, with all Members in agreement.

19/152 PRU – Wording for new Lease for PRU: A request has been received from WBC for the parish to issue draft Heads of Terms for the Agreement for lease and the actual lease. The term of the new Lease will also need to be agreed, a figure of 99 years having been suggested previously which would be in line with the Lease on Greenfield House.

Members agreed that a meeting should be arranged with the parish's solicitor for further advice/guidance on the matter.

APPENDIX A - DECISIONS

| | | |
|-----------------|---|------------------|
| 19/00916/HOUSE | <u>3 Barbrook Close, Tilehurst</u> Single storey rear/side extension following demolition of existing dining extension | Granted |
| 19/01149/FULD | <u>59 Fairway Avenue, Tilehurst</u> Section 73. Variation of condition 2 'approved plans' of approved application 18/03212/FULD: Demolition of existing house and erection of a replacement dwelling | Granted |
| 19/00884/FULD | <u>7 The Colonnade, Overdown Road, Tilehurst</u> Change of use from a newsagent to a coffee shop selling takeaway and eat in food and drink | Granted |
| 19/00718/RESMAJ | <u>Land adjacent Stonehams Farm, Dark Lane, Tilehurst</u> Approval of reserved matters following outline application 16/01223/OUTMAJ (66 residential units with access from Long Lane). Matters to be considered: appearance, landscaping, layout and scale. | Granted |
| 19/00690/HOUSE | <u>6 Broadlands Close, Calcot</u> Enlargement of an existing detached dwelling and detached garage to front | Granted |
| 19/01161/HOUSE | <u>4 Blackthorn Close, Tilehurst</u> Erection of a new fence along the side of the property and a gate to side of the property to allow access | Granted |
| 19/01569/FULD | <u>Land North of 17 Hugh Fraser Drive, Tilehurst</u> Proposed construction of two storey detached dwelling | Withdrawn |
| 19/00862/HOUSE | <u>3 Foxcombe Drive, Tilehurst</u> Single storey rear extension and 2 storey side extension over top of existing garage | Granted |
| 19/01427/HOUSE | <u>7 Kendrick Gate, New Lane Hill, Tilehurst</u> Proposed garage extension | Granted |
| 19/01387/HOUSE | <u>14 Yew Tree Rise, Calcot</u> Garage conversion and formation of a small two storey front extension, to create space for a new entrance lobby, utility and wc plus an enhanced guest bedroom. Replacement windows and doors. | Granted |
| 19/00997/HOUSE | <u>41 Conway Road, Calcot</u> Demolition of existing garage, construction of a double side and single storey rear extension and construction of a front porch | Granted |

| | | |
|-----------------|---|----------------|
| 19/01525/HOUSE | <u>15 Childrey Way, Tilehurst</u> First floor rear extension and roof alteration | Granted |
| 19/01242/COMIND | <u>Denefield School, Long Lane, Tilehurst</u> Section 73: Variation of condition 1-5 year date, and 2-plans, of approved application 13/01162/COMIND: Section 73 application to vary Conditions 2 and 7 of approved application 10/03060/COMIN | Granted |
| 19/01588/HOUSE | <u>28 Robin Way, Tilehurst</u> Single storey rear extension and front extension with porch, garage and loft conversion. | Granted |
| 19/00344/COMIND | <u>Stoneham Farm, Long Lane, Tilehurst</u> Demolition of existing structures and erection of a 85 bed care Home (Class C2) with associated works including one access, Parking, services and landscaping. | Granted |

APPENDIX B - NEW PLANNING APPLICATIONS

The following applications are due to be discussed this evening-

19/01752/HOUSE 2 Fairford Road, Tilehurst
Demolish outbuilding. Proposed single storey side/rear extension.

This Council has no objection to the proposed development.

19/01749/COMIND Little Heath School, Tilehurst
Section 73: Variation of Condition 2 – approved plans, 9 – demolition of building, and 10 – bat protection, of planning permission 18/01696/COMIND (Partial demolition of school buildings and construction of new build block)

This Council has no objection to the proposed development.

19/01828/ADV McDonalds Ltd, Savacentre, Bath Road, Calcot
Installation of 4 no. new digital freestanding signs and 1 no. good times sign

While this Council has no objection to the installation of signs, it would appear from the plans that a new undereaves extension is proposed. Will this be subject to an additional planning application

19/01753/HOUSE Henllys, New Lane Hill, Tilehurst
Single storey rear extension

This Council has no objection to the proposed development.

19/01803/FUL Murdochs, Bath Road, Calcot
Demolition of derelict public house and construction of surface car park, including associated fencing and security control

This Council is objection to the above proposal for the following reasons -

- 1. There is insufficient information about the proposed car park spaces e.g. what is the purpose for the car park, is this to be a permanent arrangement**
- 2. The proposal would cause considerable extra traffic exiting onto the bend at the bottom of Langley Hill which is a very busy road**
- 3. If the site is used as a car park, this Council is of the opinion that there would be a re-occurrence of traveller incursions**

19/01986/MDOPO Land adj to Stonehams Farm, Dark Lane, Tilehurst
Modification of planning obligation of planning permission 16/01223/OUTMAJ-S106 agreement

This Council has no objection to the proposal

19/02010/MDOPO Land adjacent to Stonehams Farm, Dark Lane, Tilehurst
Modification of planning obligation of planning permission 16/01223/OUTMAJ to discharge the requirement for approval of a Travel Plan.

This Council has no objection to the proposal

19/01969/HOUSE 26 Foxcombe Drive, Tilehurst
Two storey side and single storey rear extension.

This Council has no objection to the proposed development

19/01826/HOUSE 133 Halls Road, Tilehurst
New carport and store over existing parking spaces to the front garden of the existing property.

This Council is objecting to the proposal, as there is no information provided on the size of the proposed car port and store

NOTE: The following applications were discussed outside of a meeting environment as there was no Meeting held in July, and observations needed to be sent to WBC because of time constraints -

19/00997/HOUSE 41 Conway Road, Calcot
Demolition of existing garage, construction of a double side and single storey rear extension and constructions of a front porch.

While this Council has no objection to the proposal, we believe there should be 2 off road car parking spaces considering the addition of a bedroom. It is not clear from the plans whether these have been provided.

19/01387/HOUSE 14 Yew Tree Rise, Calcot
Garage conversion and formation of a small two storey front extension, to create space for a new entrance lobby, utility and wc plus an enhanced guest bedroom. Replacement windows and doors.

This Council has no objection to the proposal

19/01569/FULD 17 Hugh Fraser Drive, land north of
Proposed construction of two storey detached dwelling.

This Council objects to the proposal for the following reasons:

- 1. This does not differ from the previously refused application.**
- 2. There would be possible damage to the TPO oak tree root system, and previous comments from WBC Tree Officer we believe are still relevant.**
- 3. There is concern with neighbouring properties being overlooked.**
- 4. We do not believe there is sufficient off road parking, and there is concern over access to the property from Hugh Fraser Drive.**

19/01563/HOUSE 9 Warley Rise, Tilehurst
Demolish single storey attached garage and erection of two storey side extension.

This Council has no objection to the proposal

19/01588/HOUSE 28 Robin Way, Tilehurst
Single storey rear extension and front extension with porch, garage and loft conversion.

While this Council has no objection to the proposal, it must be emphasised that Highways requirements with regards parking should be implemented.

19/01544/FULEXT Land west of Dorking Way, Calcot
Full planning application for the erection of 200 dwellings (including affordable housing) with public open space, hard and soft landscaping and vehicular access from Dorking Way.

This Council objects to the proposal for the following reasons:

1. There is a planning application awaiting decision at Pincents Hill for approx. 280 properties. If both of these developments are approved, this would cause considerable pressure on traffic, school places, GP surgeries and public transport. This Council is concerned that the infrastructure for these vital services would not be in place.

Following the opening of Ikea it is evident that the junction with the A4 is not coping with the volume of traffic already in existence. With the addition of vehicles from the proposed development the issues already experienced by our residents would be exacerbated.

2. There would be a considerable impact from noise and air pollution from both the M4 and the A4 which this development would lie between.

3. Any approval should be subject to compliance with proposals set out in the Planning Statement submitted to WBC with regards planning, minerals and archaeology.

4. Access onto the A4 is via a filter lane with no traffic lights. This is a very busy junction and there is very little opportunity for traffic to join the A4 between light changes. Considering the potential number of vehicles exiting the junction there could be a considerable backup of traffic in Dorking Way, and possible accidents where drivers are taking a risk.

19/01513/HOUSE 47 Skilton Road, Tilehurst
Single storey side and rear extension, new porch to front of property

This Council objects to the proposal as it considers that the reasons this development was refused previously still apply.

19/01574/REG3 Badgers Hill PRU, 22 Highview, Calcot
Regulation 3: The construction of a new Pupil Referral Unit to replace the existing facility.

While this Council has no objection to the proposal, we would expect the recommendations in the Arboicultural report to be carried out to protect trees close to the development. We would prefer low level lighting so as not to adversely affect the neighbouring property, and this should be illuminated only during school hours.

19/01523/HOUSE 30 Compton Avenue, Tilehurst
Proposed first floor extension over an existing garage, with a two storey rear extension.

While this Council has no objection to the proposal, there should be a minimum of 2 off road car parking spaces. It is difficult to see from the plans whether this is being provided.

19/01525/HOUSE 15 Childrey Way, Tilehurst
First floor rear extension and roof alteration

This Council has no objection to the proposal

19/01511/FUL Theobald Drive, land on north side of - adj parish
Development of 7 detached dwellings with car parking, access and
all associated landscaping and ancillary works.

This Council objects to the proposal for the following reasons:

- 1. There have been numerous applications for development of this site, all of which have been rejected by West Berkshire Council, including one which was rejected by the Secretary of State on appeal.**
- 2. The land in question has been deemed to be unsuitable for development by WBC, as the land slopes steeply and any development would be insufficiently set back from Theobald Drive.**
- 3. The development would be out of keeping in character with existing houses in Theobald Drive.**
- 4. The land is heavily wooded with mature, useful, native trees, and provides a buffer between the houses in Theobald Drive and the A329 Oxford road. The maintenance of this buffer was a condition of the original planning permission for Theobald Drive.**
- 5. The land is part of the 'green tunnel' which separates Tilehurst and Purley-on-Thames. This is an important local feature recognised by WBC, the Planning Inspectorate and local plans as being a key characteristic of the area which provides valuable amenity space.**
- 6. Planning decisions relating to the land have consistently recognised that any value which could arise by development would be outweighed by the loss of amenity afforded by the trees on the land and therefore development would not be in the public interest.**
- 7. The land is covered by a whole of site Tree Preservation Order and an Article 4 Direction removing permitted development rights.**
- 8. This latest application is broadly the same as the application rejected by WBC in 2018, the only differences being 7 rather than 10 houses and the tree zone being 15m rather than 10m. The reasons for refusal by WBC remain valid as they relate to the principle of development, not the individual scheme.**
- 9. The latest application contains incorrect claims regarding light and noise measurements.**
- 10. Small, single story (front elevation) new houses close to the Theobald Drive carriageway would not be in keeping with the existing houses in Theobald Drive, which are all large houses, set back around 90 feet from the road.**

APPENDIX C – MAINTENANCE REPORT

The following maintenance has been carried out since the last Meeting, which in the past would have been contracted out. These jobs were carried out alongside the normal duties of litter picking, minor repairs, and marking out the corners of football pitches to keep them visible. This saves the laborious job of measuring out the pitches at the beginning of next season.

1. A tap has been fitted in the football store room at Calcot, to make the filling of the water butt etc easier.
2. The roof on the multi-play equipment in Cotswold play area was badly damaged due to weather ingress over the years. This parish's maintenance officers have re-built the roof and also added a sheet of Perspex to make it more weatherproof for the future.



3. New tiles have been put up behind the basins in Calcot changing rooms.
4. The skatepark sign at Turnhams Farm recreation ground, which was forcibly removed after the poles holding it in place were bent, has been re-instated. The poles have been set in concrete, with feet attached so they cannot be pulled free, and the hollow poles were then filled with concrete so they could not be bent. Hopefully this will prevent the situation arising again. Watch this space!!
Note: Within a week of this being put in, it was again removed, posts and concrete and removed from the site. Despite Gary and Mark having a good look, it was nowhere to be found. A quote will be obtained for a replacement.
5. The Calcot main hall has now been repainted, along with the kitchens and toilets.

6. A rubbish bin at Cotswold recreation ground, which was badly damaged and removed from the fixing post, has been repaired by the parish's maintenance officers, painted and re-welded onto the post.



7. The goal mouths on pitch 2 at the Calcot recreation ground were re-seeded, also the goal mouths at the Cotswold recreation ground. A rotovator and scarifier/slitter have been purchased, which can be used for pitch repairs and other jobs.

8. Two sunken graves were filled in at St Michaels churchyard, as the Church considered they were in a dangerous state, and our contractors were on a big job elsewhere.

9. Two new doors have been fitted at Turnhams Farm Hall by an outside contractor, using the existing fittings. He has primed and undercoated the doors, with Gary and Mark topcoating.

10. A bolt in the A frame on the large swing behind the Cornwell Centre was broken. This was replaced, new fittings put in, and the whole frame stained. This is something which in the past would have been carried out by a contractor.



11. The concrete surround on one of the drains in the Calcot recreation ground had crumbled, and was rebuilt and repaired by Gary and Mark – this is something that previously would have been contracted out.