

TILEHURST PARISH COUNCIL

Minutes of the Meeting held on 10 September 2019 in the Main Hall, Parish Office, Calcot

Present:

Councillors - Mr K Page (Chair), Mr C Taylor (Vice-Chair), Mrs P Bellis,
Mr G Dennis, Ms A Foster, Mrs J Lane, Mr L Marino,
Mr T Marino

District Councillors - Mr T Marino

Members of public - Two

19/153 Open Forum:

a) Members of the public – A member of the public present at the Meeting advised that a recently distributed copy of the Tilehurst Directory included a copy of the Neighbourhood Parish Plan.

b) Councillors – There were no questions raised, or comments made.

19/154 Apologies for absence: Apologies for absence have been received from Mrs R Reynolds and Mrs R Braine, and District Councillors Ms J Stewart, Mr R Somner, Mr R Jones, Mr T Linden, and Mr A Williamson. Mrs Murnane left an apology on the office answerphone but this was not picked up until the following morning.

19/155 Declarations of Interest relevant to the Agenda: There were no declarations of interest relevant to the Agenda.

19/156 Approval and Adoption of Minutes: The Minutes of the Meeting held on the 13 August 2019, having been previously circulated to Members, were taken as read and signed by the Chairman.

19/157 Matters arising from the Minutes: There were no matters arising from the Minutes.

19/158 Clerk's Report:

a) Minute 19/135 – Cornwell Centre refurbishment: The total cost of the materials used to update the kitchen and repaint the foyer, kitchen and toilets amounts to £614.79. As the refurbishment works were carried out in-house, this does not include a cost for the labour.

The fridge was also replaced, however this expenditure was not included in the refurbishment costs as it would have been replaced anyway.

b) Minute 19/093 – Installation of a water fountain: The Clerk has ascertained that there used to be an outside tap which was located on the side of the Cotswold Sports Centre, for the use of residents using the recreation ground. Following several incidences of vandalism, and the tap being left on, it was decided that the facility would be withdrawn. The matter will be investigated by the Clerk and the finding will be discussed at a future meeting.

Note: Further discussions took place about the feasibility of finding a water supply and the probability of vandalism to any tap that is installed. The Clerk will look into the possibilities of a water supply e.g. approach West Berkshire Council to tap into the Cotswold Sports Centre supply.

c) Minute 19/135 - Provision of private security to tackle anti-social behaviour and vandalism: The Clerk has ascertained that it would be lawful to fund the provision of a service such as this under either of the following powers -

Local Government and Ratings Act 1997 S31(1)(b): A Parish Council may, for the detection and prevention of crime in their area, establish and maintain any scheme;

Crime and Disorder Act S17 (1) (F1) (a-c): Duty to consider crime and disorder implications: Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent;

(a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment);

(b) the misuse of drugs, alcohol and other substances in its area;

(c) re-offending in its area.

In order to write up a specification, detailing the Parish Councils requirements and expectations ahead of requesting quotations, the Clerk has contacted Members with a list of questions for consideration and comment. Once members have responded and this information has been collated, the matter will be brought back to a Full Council meeting for formal sign off.

d) Minute 19/139 - Safety Advisory sign at the skatepark: The legislation for the siting of the skatepark sign states that it must be placed near to the hazard/risk or at the entrance to the facility. Therefore, in order for this Council to be compliant, the sign should be installed in the roughly the same location as the previous one.

e) Minute 19/027 - Cracks inside the Cornwell Centre: The Full Structural Survey Report has now been received and has been circulated to Members ahead of the meeting. The Clerk has shown the report to this Council's preferred buildings contractor in order to ascertain the severity and urgency of the recommended works. Once this has been fully discussed, quotations will be sought from three contractors.

f) The Chairman of the Westwood Farm Pre-School has advised that she could be available for a meeting to discuss more fully their requested extension to the garden space. The date suggested is Friday 13 September at 9.00 am. The Clerk will attend on behalf of the parish.

19/159 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 are any items on the Agenda for the Eastern Area Planning Meeting on the 9 October in order that the parish can be represented. There is nothing on the Agenda for the meeting on the 18 September.

19/160 District Councillors' Reports:

Mr T Marino advised:

- a) A Full Council Meeting of West Berkshire Council is due to be held on Thursday 12 September, where carbon reductions will be discussed.
- b) Richard Benyon, the conservative MP for Newbury, has advised that he will not be standing at the next Election.
- c) WBC Lottery has now been running for six months.
- d) GCSE results in West Berkshire are above the national average.

Mr R Jones was unable to attend the meeting, but forwarded a report advising that there is a lot of activity between WBC, the NHS (both Trusts and GP Practices) and the voluntary sector, and while this is not within the responsibility of parish councils, he has offered to give Members a short briefing to bring them up to date.

19/161 Maintenance report: 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.

With regards to the amount of vandalism that has been taking place, the neighbourhood police have called into the parish office to discuss the situation and advised that they are actively pursuing vandalism issues.

Mr L Marino advised that he has been told that ladies walking from the Westwood Farm Community Association are being harassed by youths on the Cotswold recreation ground. They have not reported the matter to the police, but should be encouraged to do so.

19/162 Audit by internal controller: The initial audit took place over a period of 18 months and was completed a year ago. The new cycle commenced in May, and is so far about one quarter of the way through. Once the cycle is complete, which will be before the end of this financial year, Mr Taylor (the internal controller) will issue Members with a copy of his report.

19/163 Quotations received for refurbishment of Cotswold play area: Three quotations have been received for the refurbishment of the play area at Cotswold recreation ground. In spite of a specification being sent to all three companies, they are all quoting for different

pieces of equipment, some including apparatus that was not requested. Two of them are quoting for the removal of the existing surfacing, even though the figure for replacing shows it being overlaid. The Clerk will contact the companies concerned to iron out the irregularities.

Ms Foster asked if there would be any accessible equipment included in the refurbishment. While this is something that is being considered, we have to be mindful of the limited space in the play area, and the need to keep existing equipment if it is still in good condition. The Clerk will seek advice regarding inclusive equipment and re-visit the quotations in due course.

19/164 Entrance between Glamis Way and Calcot recreation ground: There is an unofficial footpath between the end of Glamis Way and the Calcot recreation ground, which is muddy and overgrown. The land in question is owned by West Berkshire Council, and the Clerk has been in touch with them several times to suggest that this parish would be prepared to use S106 monies to tarmac the footpath, as it is regularly used by local residents, but permission from WBC would be required.

Some residents have been in touch with West Berkshire Council asking for the path to be closed off because local youths are using it as an 'escape route', and discussions have recently been held with the Clerk asking what the parish view would be. The Clerk has now been contacted by the Countryside Manager, who agrees with the parish that the footpath should be kept open and a gate installed, and has suggested that this should be a joint venture between the parish and WBC. The Clerk advised that any gate installed would need to be wheelchair and buggy friendly. Mr Page suggested that WBC should survey local residents on their view before anything further is done.

This will be discussed further when a reply has been received from WBC.

19/165 Meeting held with Zurich: A meeting has recently been held with Zurich to discuss the parish insurance renewal for this year. The insurance was renewed in October 2017 for three years, with automatic renewal. This year the renewal premium is £4005.94, which is a £98.00 increase on last year.

Members met with the parish's account manager to discuss the cover of items such as benches, bins and play areas, which are present are not covered, and have asked for a quotation, which is awaited. Zurich advised that claims are looked at over a five year period, and that if more than 65% of the premium is claimed over a five year period the premium would increase substantially. With the number of vandalism occurrences this year, it is likely that this limit would be exceeded. The Clerk will look in more detail at the cost of replacing equipment, and a decision will be made at a future Meeting about paying the higher premium / continuing to pay for replacements.

19/166 Financial Information: Members reviewed the expenditure for August 2019, and noted retrospective payments.

19/167 Information Items:

- a) At some point between noon on 17 August and 9.00 am on 18 August, the tiger mulch safety surface which surrounds the skatepark was ripped up and rolled into a pile.
- b) During the early hours of Tuesday 20 August, the Calcot Community Association was broken in to. The perpetrator accessed the building through the roof, by removing a number of roof tiles and cutting through the inner felting. Once in the loft space, they kicked a hole in the ceiling of the main bar. Nothing was taken, however, upon leaving, the cellar doors were forced open and damaged. The Police were informed of the break in by the CCA.

Repairs to the roof and ceiling were carried out the following day by the parish's contractors and repairs to the doors were carried out in-house.

- c) During the evening of 27 August, the wooden train play apparatus at the Calcot recreation ground was vandalised by approximately six teenagers. The incident has been reported to the Police and the CCTV footage has been passed on. The train was left with splintered wood, numerous exposed screws and nails and planks of wood lying around. As this was deemed a high health and safety risk, repairs were made the parish maintenance officer the following morning.

- d) On the morning of Friday 30 August, it was discovered that graffiti had been drawn on the Little Heath skate park. The images drawn were not offensive, therefore it will have to remain in situ until it can be removed.

- e) One of the cradle swing seats at the Cotswold recreation has been damaged and has had to be replaced.

- f) Complaints have been received from residents local to Long Lane, Tilehurst advising that the developers of the building plot at Stonehams Farm have continually used the adjacent footpath in order to gain access to the plot. The complaints were sent to West Berkshire Council, via the District Councillors for the area, for investigation.

- g) Santander customers have recently received a letter from the bank advising that the branch currently located within Sainsburys Calcot will be closed with effect from 4.00 pm on 12 September 2019, when their current lease expires. The letter explains that they are still in negotiation with the landlord and that every effort is being made to reach a new agreement so that the bank can be relocated and open a new branch as soon as possible.

- h) Thames Water recently visited the office seeking permission to access the Calcot recreation ground in order to carry out essential maintenance of the Trunk main, which is sited near the boundary with the A4 Bath Road. As part of the original agreement, to install the mains pipe, there is a clause stating that Thames Water have rights of access for this purpose. With this in mind, the Clerk has given the necessary permissions, subject to the ground conditions at the time.

- i) Another sink hole has been discovered at the Cotswold recreation ground. The location of this one is nearer to the boundary fences, running behind Cotswold Way, in a completely new location to the previous ones. An exploratory dig will take place and the findings will be reported back to Council Members in due course.

19/167 Chairman's Remarks: Mr Page thanked everyone for attending the Meeting.

The Meeting finished at 9.00 pm

The next Meeting will be held on Tuesday 8 October 2019

Chairman

APPENDIX A - DECISIONS

19/00344/COMIND	<u>Stonehams Farm, Long Lane, Tilehurst</u> Demolition of existing structures, and erection of an 85 bed care home (Class C2) with associated works including one access, parking, services and landscaping.	Granted
19/01923/COND1	<u>Land adjacent to Stonehams Farm, Dark Lane, Tilehurst</u> Application for approval of details reserved by Condition 2 – Levels, of planning permission 19/00718/RESMAJ	Granted
19/01563/HOUSE	<u>9 Warley Rise, Tilehurst</u> Demolish single storey attached garage and erection of a two storey side extension.	Granted
19/00771/HOUSE	<u>2 Sandringham Way, Calcot</u> Erection of two storey attached dwelling and extension to existing dwelling with associated works	Granted
19/01513/HOUSE	<u>47 Skilton Road, Tilehurst</u> Single storey side and rear extension, new porch to front of property.	Refused
19/01752/HOUSE	<u>2 Fairford Road, Tilehurst</u> Demolish outbuilding. Proposed single storey side/rear extension.	Granted
19/01986/MDOPO	<u>Land adjacent to Stonehams Farm, Dark Lane, Tilehurst</u> Modification of planning obligation of planning permission 16/01223/OUTMAJ-S106 agreement.	Granted
19/01828/ADV	<u>McDonalds Ltd. Savacentre, Bath Road, Calcot</u> Installation of 4 no: new digital freestanding signs and 1 no: good times sign.	Granted

APPENDIX B - NEW PLANNING APPLICATIONS

19/01981/FULD 42 White Lodge Close, Tilehurst
Demolition of existing detached garage. Construction of a new house within the curtilage of the existing dwelling, with associated vehicular access and external works. Fenestration alterations to the existing dwelling.

This Council has no objection to the proposal, but is concerned that the adjacent bungalow in Cornwall Close would be over-shadowed by the proposed two storey building, with loss of light and loss of privacy. It is also considered that the proposal would result in the site being overdeveloped.

19/01827/FUL McDonalds Ltd., Savacentre, Calcot
Refurbishment of the restaurant with a new 18sqm under eaves extension and new white render and booths on the drive thru elevation, with associated works to the site.

This Council has no objection to the proposal.

19/02054/HOUSE 38 Cotswold Way, Tilehurst
Single storey rear extension.

This Council has no objection to the proposal.

19/02116/FULD 7 Bradwell Road, Tilehurst
Erection of a new two storey 3-bed dwelling after demolition of rear and side single storey extension and garage of the existing semi detached dwelling-house

This Council objects to the proposal for the following reasons:

- 1. The proposed new entrance for the existing property is too close to the corner of Bradwell / Skilton Road.**
- 2. There is insufficient parking provision within the curtilage of the proposed property, and with double lines present, on-road parking is not possible.**
- 3. The proposal is out of keeping with the area.**
- 4. The proposal would result in overcrowding of the site.**

19/02127/FUL Porsche, Pincents Kiln, Calcot
Reconfigure the parking arrangement, improving parking space sizes, number of disabled space and electric vehicle spaces, and reconfiguring the existing stepped approach into level access into the building and widening eastern road entrance.

While this Council has no objection to the proposal, there is concern about the removal of trees from the site, but is happy to accept the Tree Officer's recommendations.

19/02177/HOUSE 7 Malyns Way, Tilehurst adj parish
Loft conversion, installation of 2 pitched roof dormers to the side elevation, installation of 1 velux roof-light to side elevation, Installation of gable window to rear elevation.

This Council has no objection to the proposal, but would re-iterate comments from Highways that three parking spaces should be provided.

19/02213/FULD Land rear of 42-48 Long Lane, Tilehurst – adj parish
Section 73a: Variation of Condition 8 (CMS), Condition 11 (SUDS), Condition 12 (Materials) and Condition 13 (Boundary and Landscaping) of previously approved application (18/03287/FULD):
Erection of four detached dwellings including garages, new vehicular access and accommodation works.

This Council has no objection to the proposal.

19/02220/HOUSE 1087 Oxford Road, Tilehurst – adj parish
Second storey side and single storey front extensions and garage conversion

While this Council has no objection to the proposal, there is concern that any windows in the second storey side extension will overlook the neighbouring property.

APPENDIX C - MAINTENANCE REPORT

General

1. A number of the parish owned bus shelters have now been cleaned. A special traffic film cleaning solution has been purchased which, along with the new portable water storage unit and power washer, has made the task easier and less time consuming.



Calcot

2. Several trees, located around the Calcot recreation ground, had fallen during the recent strong winds. Any that were obstructing the footpaths were cleared by our maintenance officers.

3. Between the hours of 7.30 pm and 7.45 pm on Tuesday 27 August, a number of teenagers vandalised the train in the Calcot play area. CCTV footage has been obtained and passed on to the Police which shows the teenagers kicking at the wood to remove pieces of the train which they then threw around the play area.



Repairs to the train were carried out by the parish maintenance officers as soon as the damage was discovered Wednesday morning as there were several exposed rusty nails and areas where the wood was splintered.

4. During the early hours of Tuesday 20 August the CCA was broken into. Nothing was taken, but the roof and doors had to be repaired as entry was made via the roof and the cellar doors had been smashed through for exit. The roof and ceiling repairs were carried out by our contractor, and the door was repaired by the parish maintenance officers (one of whom came in during his annual leave as it was an urgent matter), with assistance by the Chairman of the CCA.



5. The football changing rooms at Calcot have been re-painted.

Cotswold

6. A metal bench on the Cotswold recreation ground was broken. This has been removed.
7. The football goals have been repaired in preparation for the forthcoming season.

Note: These jobs were carried out alongside the normal duties of litter picking, minor repairs, and marking out the football pitches.