

## TILEHURST PARISH COUNCIL

### Minutes of the Meeting held on 12 November 2019 in the Committee Room, Parish Office, Calcot

#### Present:

**Councillors -** Mr K Page (Chair), Mr C Taylor (Vice-Chair), Ms P Bellis,  
Mrs R Braine, Mr G Dennis, Ms A Foster, Mrs J Lane,  
Mr L Marino (joined the meeting at 7.33pm), Mrs R Reynolds

**District Councillors -** Mr R Somner

**Members of public -** Two

#### 19/190 Open Forum

- a) Members of the public – Thanks were conveyed for the new litter bins that have been installed at the Cornwell Centre.
- b) Nothing was received from the Councillors.

**19/191 Apologies for absence:** Apologies for absence were received from Mrs M Murnane, Mr T Marino and District Councillors, T Linden, R Jones and J Stewart.

**19/192 Declarations of interest relevant to the Agenda:** Mrs J Lane and Ms P Bellis both declared an interest in Agenda Item 13.

**19/193 Approval and Adoption of Minutes:** The Minutes of the Meeting held on the 8 October 2019, having been previously circulated to Members, were taken as read and signed by the Chairman.

**19/194 Matters arising from the Minutes:** There were no matters arising from the Minutes

**19/195 Clerk's Report:** There was no Clerk's report.

#### 19/196 Planning

- a) Appeals - there were no Appeals
- b) Decisions - See Appendix A
- c) New Applications - See Appendix B
- d) Eastern Area - The Clerk advised there was nothing on the Agenda on the 20 November relevant to the Parish, however the application for Land West of Dorking Way (adjacent Parish) will be discussed. The Clerk will advise Members if there are any items on the Agenda for the Eastern Area Planning Meeting on the 11 December, in order that the Parish can be represented.

## **19/197 District Councillors' Reports:**

- a) Mr R Somner:
- The Climate Conference was an enormous success, with some good speakers. There were approximately 300 attendees, with tickets being free. It is hoped that there will be more conferences in the future.
  - Usage figures for the Padworth Recycling Centre have increased by 200% since the hours were extended and additional facilities provided.
  - Number 1 Bath Road/Bourne Close, Calcot – This property, which had previously been granted planning permission to convert the offices into 27 residential units, will shortly be going back onto the market.
  - Mr Somner was pleased at the recent good turnout for the site visit at Murdochs, Bath Road. The most recent planning application, for use as a car park, has been refused by West Berkshire Council's planning department.
  - There is a site visit at Dorking Way on 13 November to review the planning application for the proposed development of 199 new homes.
  - From the 15 December there will be significant changes to Great Western Railway timetables. It is hoped that this will result in better access to Newbury/Bedwyn, whilst providing a better service for Tilehurst and Theale.
  - The nomination deadline for the Community Champions Award Scheme has now passed and the award presentation event will be held at Shaw House in December.
  - Upcoming consultations include one on the Environment Strategy, and the other on sports and leisure provision across the District.
  - The M4, in preparation for the Smart Motorway, will be closed between junctions 6 and 8/9 on the weekends of 15/18 November, and 29 November/1 December. There is a review being undertaken nationally on the viability of Smart Motorways.
  - Veolia are working with West Berkshire Council to find ways to improve recycling and new recycling bins have been sited on Newbury High Street. Other suggestions include the recycling of plastic toys and sweet wrappers, both of which are currently being trialed in the Council offices.
  - West Berkshire Council are working with Agenesis to develop a mobile phone app (RouteGuard) to keep track of the whereabouts of your child.
  - Southern Gas Networks have finished the roadworks in Overdown Road ahead of schedule and the road has now been re-opened.
  - An e-mail has been sent out requesting the support of Parish Council to petition for a motion to lobby Ministers on a proposed Local Electricity Bill.
- b) The Clerk has received an email from Mr Linden advising that the applicant for the proposed development in Pincents Lane has agreed a timetable delay with West Berkshire Council planning officers to the end of January 2020. He also reminded Members that ideas for the next round of Member's Bids would be welcome.

**19/198 Maintenance Report:** Prior to the Meeting, Members were provided with an up to date maintenance report. See Appendix C.

**19/199 Financial Regulations:** Members agreed to adopt the Financial Regulations (copies of which had been circulated prior to the meeting) with a few minor changes. Mr Marino raised various questions, mainly relating to Sections 3 and 14, which the Clerk responded to.

**19/200 Maintenance of bus shelters: Minute 19/178** - Information has been received from West Berkshire Council setting out the costs involved in maintaining the bus shelters at Sainsbury's, Calcot which at present amount to £380 per month for the two shelters. The Clerk had recently spoken to the Clerk at Thatcham Town Council, who have an advertising agreement with Clear Channel, to discuss how they fund and maintain their bus shelters. Following a discussion, it was suggested that this Council approaches the company who maintains Reading Borough Council's bus shelters to ask them for a quote. Mr Dennis will investigate this further and provide further details to the Clerk. The Clerk also advised that Sainsburys had been contacted and asked if they would consider making a contribution to the cost, but so far has received no response.

Mr Taylor proposed that a decision is deferred pending the investigation into alternative methods of funding the maintenance of the bus shelters. This was seconded by Mr Dennis, with seven members in agreement, one against, and one abstention.

**19/201 Donation request from St Catherine's Church:** A request has been received from St Catherine's Church for a contribution towards the cost of a public access defibrillator, the total cost of which is estimated as £900, with funding also being sought elsewhere. The Clerk has suggested to them that they apply for a Members Bid. Mr Page suggested that a donation of £250 is made, which would come from S137 of the Local Government Act 1972. This was proposed by Mrs Reynolds and seconded by Ms Bellis, with all Members in agreement.

**19/202 Donation request from Calcot Community Association:** Minute 19/187 – The Calcot Community Association are hosting a Christmas Party for approximately 30 children, which is estimated to cost approximately £300, and they have asked for a contribution towards this. It was suggested that the Club should make a small charge for tickets to help towards the cost. Following a discussion, it was suggested that this Council makes a contribution of £150, under S137 of the Local Government Act 1972. This was proposed by Ms Foster and seconded by Mr Dennis, with all Members in agreement.

**19/203 Salt bins:** This Council has received a request from a resident for a new salt bin to be provided on Vicarage Wood Way, between Blackthorn Close and Willow Gardens. There is a salt bin further down the hill, but this particular part of the road is very steep. Mrs Reynolds proposed that a new bin be provided for this location. This was seconded by Ms Foster, with all remaining Members in agreement.

The parish's maintenance officers have suggested that a salt bin should be provided in St Birinus Road, which is very steep, and this has also been agreed, with Ms Bellis proposing, and Mr Taylor seconding.

The Clerk will now contact West Berkshire Council with regards to the siting of these two additional bins.

**19/204 Street names at Stonehams Farm:** West Berkshire Council have asked this parish for suggestions for two street names for this new development. They have advised that they cannot accept Gardner (or any derivation thereof) as a similar road name has already been used. WBC have suggested Sulham Park, Sulham Wood, Stonehams, Stonehams View. Members agreed that Sulham Wood was not appropriate as nearby woods are already referred to as this, but otherwise they would leave it up to WBC to decide. Mr Page will ask for suggestions at the next Neighbourhood Plan meeting.

**19/205 Cotswold recreation ground play area:** Minute 19/181 - Three updated quotes have now been received for the refurbishment of the play area. After discussion, it was unanimously agreed that the quote from Kettering Playsafe for £54,042.98 should be accepted. This was proposed by Mr Marino and seconded by Ms Foster.

**19/206 Financial Information:** Members reviewed the expenditure for October 2019, and noted retrospective payments.

**19/207 Information Items:**

a) The Clerk has received an e-mail from West Berkshire Council asking whether or not the Parish Council would consider being an additional drop off and collection point for the annual Giving Tree campaign for Christmas. Residents who cannot easily get to Newbury, but wished to take part, have asked West Berkshire Council to consider the use of additional venues around the district and this request has come following that feedback.

Having discussed the matter with both the Chairman and Vice-Chairman, this Council have agreed to assist with the campaign for this year with a view to continuing this arrangement in future years.

b) Notification has been received advising that a Community Infrastructure Levy (CIL) payment of £3,449.49 is due to be paid to this Council for the reporting period 1 April 2019 – 30 September 2019. This payment relates to the planning applications below;

17/03536/FULD: 10 Sandringham Way, Calcot, Reading RG31 4XA - £863.66

18/03212/FULD: 59 Fairway Avenue, Tilehurst Reading RG30 4QB - £2,585.83

**19/208 Chairman's Remarks:**

a) Mr Page asked for additional volunteers so that the working party looking into the hiring of a private security firm could be started. With only two volunteers so far, this is clearly not sufficient. Mr Dennis volunteered to become involved.

b) Mr Page suggested that the parish needs to consider ways in which it can cut down on paperwork, and that a working party could be set up to look into this. This will be discussed at a later date.

c) Mr Page thanked everyone for attending.

**The meeting finished at 9. 15pm**

**The next meeting will be held on Tuesday 10 December 2019.**

**This will be preceded by a Finance Meeting with the parish's accountant, which will commence at 7.00 pm and be held in the Committee Room.**

**Chairman**

## APPENDIX A – DECISIONS

19/01827/FUL	<u>MacDonalds, Bath Road</u> Refurbishment of restaurant with a new 18 sqm under eaves extension and new white render and booths on the drive thru elevation, with associated works to the site.	<b>Granted</b>
19/01749/COMIND	<u>Little Heath School, Little Heath Road</u> Partial demolition of school buildings and construction of new build block (S73 application to vary Cond 2 (approved plans), 9 (demolition of building), and 10 (bat protection) of planning permission 18(01696/COMIND)	<b>Granted</b>
19/02116/FULD	<u>7 Bradwell Road, Tilehurst</u> Erection of a new 2 storey 3 bed dwelling after demolition of rear and side single storey extension and garage of the existing semi-detached dwelling-house	<b>Refused</b>
19/02054/HOUSE	<u>38 Cotswold Way, Tilehurst</u> Single storey rear and side extension	<b>Granted</b>
19/02127/	<u>Porsche, Pincents Kiln, Calcot</u> Reconfiguring the parking arrangements, improving parking space sizes, number of disabled spaces and electric vehicle spaces, and reconfiguring the existing stepped approach into level access into the building and widening the eastern road entrance.	<b>Granted</b>
19/01981/FULD	<u>42 White Lodge Close, Tilehurst</u> 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.	<b>Refused</b>
19/02112/HOUSE	<u>1 Myrtle Close, Tilehurst</u> Part two storey, part first floor extension and single storey rear extension	<b>Granted</b>
19/01803/FUL	<u>Murdochs, Bath Road, Calcot</u> Demolition of derelict public house and construction of surface car park, including associated fencing and security control	<b>Refused</b>

## APPENDIX B - NEW PLANNING APPLICATIONS

1. 19/02443/HOUSE 28 City Road, Tilehurst

Single storey front porch and rear extensions plus garage conversion

**Although this Council has no objection to the proposal, there is concern that, with the loss of the garage, there will be insufficient off-road parking**

2. 19/02560/HOUSE 105 Fairway Avenue, Tilehurst

Proposed first floor extension to the side over the garage area, proposed roof dormers and loft conversion.

**This Council is unable to comment on this application, as there is no information regarding parking arrangements, but there is concern that, due to the proposed number of bedrooms, there will be insufficient parking available**

3. 19/02640/HOUSE 321 The Meadway, Tilehurst

Proposed single storey side, rear and front extension to form porch, following demolition of existing garage.

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

4. 19/02695/HOUSE 279 Overdown Road, Tilehurst

One metre extension to existing garage plus canopy to front of Property

**This Council has no objection to the proposal, but would question whether bringing the building line forward will have any impact on existing parking arrangements**

5. 19/02733/FUL Sainsbury's, Bath Road, Calcot

Change of use of part of mezzanine floorspace within Sainsbury's supermarket from A1 to D2 use and minor exterior alterations to provide a new entrance

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

6. 19/02777/HOUSE 8 Copse Close, Tilehurst

Replacement first floor extension

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

## APPENDIX C – MAINTENANCE REPORT

### Calcot

1. A tree on the footpath between the recreation ground and Starlings Drive required cutting back as it was obstructing the footpath.
2. The bin the play area at the recreation ground has been replaced. This was a very old bin and was badly damaged. The new bin has been fixed to a new concrete base, set inside a wooden surround.



3. An isolation tap in the football changing rooms had seized, and the parish maintenance officers have replaced this, including a section of new pipework.



4. Wooden steps on the play gym in the play area have been repaired.
5. A crack in the wall inside the front door has been hollowed out and re-plastered.



6. Most of the fire extinguishers at the CCA building have been moved. At a recent fire safety inspection it was discovered that within the last year i.e. since the previous inspection, they had been moved and were positioned too high on the wall – they should be no higher than one metre.

### **Cornwell**

One of the signs on the car park gate has been damaged and removed. The remaining larger sign has had new rivets fitted to re-enforce it.

### **Cotswold**

A concrete post which had been knocked over has been refitted.

### **Turnhams Farm**

1. Two days after the new skatepark safety advisory sign was installed at the recreation ground, it was damaged and an attempt was made to remove it from the ground. The parish maintenance officers have removed the surfacing of the ground below the sign and laid concrete to a depth of 3 ins. The posts holding the sign in place are set in concrete, which is not visible as it is below ground, so it is hoped that having an obvious concrete slab will deter any more attempts to remove the sign.

2. The front door to the hall was sticking - this has been rubbed down to ensure it closes correctly.

3. A section of the car park just inside the gate has been concreted.

### **Churchyard**

A broken fence rail has been repaired.

### **General**

Six new bins have been installed in the recreation grounds, replacing the older damaged ones. The new style bins will also stop bags of household rubbish being deposited in them.

Several small plumbing jobs have been carried out.

Note: These jobs have been carried out by the parish's maintenance officers in addition to the regular cleaning, litter picking, marking out the football pitches, and small maintenance issues.

## **PART 11**

### **19/209 Update on PRU Replacement Project:**

a) The Clerk has been contacted by a local resident who is of the opinion that the site on which the PRU is situated has a covenant upon it which precludes the provision of a permanent building.

The Clerk contacted the parish's Solicitor, who advised that the small triangular piece of land at the top of the site does have such a covenant, but the bulk of the site which has a separate land registry number does not. It is this larger piece of land on which the new PRU building will be situated.

b) The Clerk contacted six companies for commercial valuations, with replies being received from three. One of these would not quote because of a conflict of interest. The remaining two quoted £1700 and £1850, both exclusive of vat. The Clerk agreed with Mr Page (as per Minute 19/185) to accept the quote for the lower quote of £1700.

c) West Berkshire Council have been chasing for Heads of Term to be agreed, but the Clerk has advised them that this parish is not yet in a position to do so.