

TILEHURST PARISH COUNCIL

Minutes of the Meeting held on 11 February 2020 in the Main Hall, Parish Office, Calcot

Present:

Councillors - Mr K Page (Chair), Mr C Taylor (Vice-Chair), Ms A Foster,
Mrs J Lane, Mr T Marino, Mrs R Reynolds

District Councillors: Ms J Stewart, Mr R Somner

Public: Three

20/020 Open Forum:

- a) Members of the Public – no comments
- b) Councillors – no comments

20/021 Apologies for absence: Apologies for absence were received from Parish Councillors L Marino, P Bellis, Mrs M Murnane, Mrs R Braine and G Dennis; and District Councillors T Linden, and R Jones.

20/022 Declarations of Interest relevant to the Agenda: Mrs J Lane – staff salaries; Mr T Marino – West Berkshire Council; Mr K Page – planning application, 77 Fairford Road.

20/023 Approval and Adoption of Minutes: The Minutes of the Meeting held on the 14 January 2020, having been previously circulated to Members, were taken as read and signed by the Chairman.

20/024 Matters arising from the Minutes: Mr Taylor asked whether Hildens Drive play area is still closed, and the clerk advised that it was opened just over a week ago.

20/025 Clerk's Report:

- a) Westwood Farm Pre-School have advised that their plans to extend the play area have been put on hold due to lack of funds.
- b) The Clerk advised that she has been unable to obtain a place on the Practitioners' Conference, due to be held on the 26/27 February, as it was oversubscribed this year.

20/026 Planning:

- a) Appeals - Ref 19/02116/FULD – 7 Bradwell Road. The Appeal made to the Secretary of State against the decision of West Berkshire Council to refuse planning permission for the erection of a new two storey 3-bed dwelling has been dismissed. The planning application has therefore been refused.
- b) Decisions - See Appendix A

- c) New applications - See Appendix B
- d) Eastern Area - The Clerk advised that there are no items relevant to the parish on the Eastern Area Planning Committee due to be held on the 19 February.

20/027 District Councillors' Reports:

a) Jo Stewart –

- i) Following a query from a resident, Ms Stewart has contacted the Head of Planning at West Berkshire Council to clarify the apparent duplication of support letters for the Pincent Lane development showing on the planning portal.
- ii) A litter pick has been arranged in Little Heath Road on Saturday 22 February.
- iii) A resident has been in contact with the owner of the car park in Hildens Drive with a view to arrange a clean up of the car park. Ms Stewart has offered the use of the equipment used for the Little Heath Road litter pick.

b) Richard Somner –

- i) Mr Somner referred to the detailed report submitted by District Councillor Tony Linden, which follows.
- ii) Following on from the comments Mr Somner made at the last meeting about residents parking on pavements and grass verges, he has contacted WBC Town & Countryside, who have advised that there are no bye-laws prohibiting this, except where another parking violation is also taking place e.g. parking on a pavement where double yellow lines are in place on the road.
- iii) A resident has complained, via the local MP, that anyone using the bus stop on Langley Hill opposite Yew Tree Rise is having difficulty crossing this very busy road, and considers it to be dangerous. The bus stop is owned by Reading Buses and sits on land owned by West Berkshire Council. Mr Somner is waiting to have sight of the formal response from WBC to the resident to the Stage 1 complaint, and will keep the parish updated.
- iv) The District Parish Conference is due to be held on the 12 March.
- v) WBC Executive Committee is due to meet on 13 February, which will be focused on budgets, with Full Council meeting in March.
- vi) A boarded up property in Fords Farm which was intended for housing will now be put up for auction, as it is not cost effective to proceed with the original plans.
- vii) Mr Somner suggested that the installation of electric vehicle charging points could be something to be requested in the next round of Members' Bids.

c) Tom Marino –

Mr Marino advised that a petition has been organised by one of the new residents of The Ridings to ask for the provision of a footpath from the entrance to The Ridings along to the stile at the corner of Cornwell recreation ground. This petition is due to be presented to the WBC Executive Committee meeting on the 13 February. A walk about of the site has been called by Alok Sharma MP, to be attended by him and Mr Marino (as District Councillor), the Clerk, and parish councillor Mrs Reynolds. West Berkshire Council have also been invited to send representation.

d) Report from District Councillor Tony Linden, sent in his absence –

Council Meetings

Meeting on 3 March

The March council meeting will focus entirely on setting the 2020/21 budget and can be anticipated to be a long affair. You will no doubt have seen the media this week and you can watch out for the budget papers coming out shortly.

Minerals and Waste Local Plan

The proposed Minerals and Waste Local Plan was due to be discussed at the main meeting on 9 January but one site (at Wasing) was withdrawn at the eleventh hour, so the plan has been put back.

Plastics and waste petition

As anticipated in last month's report a petition on plastics recycling was debated in the main council meeting. The report by officers recognised the thrust of the desire for more plastics recycling but commented that:

- WBC is currently one of the better performing local authorities in England for recycling;
- (as detailed in last month's report) it would cost WBC up to £1m for the necessary modifications at Padworth;
- (also as detailed last month) collecting the materials is one thing, finding a viable and environmentally sustainable destination for it quite another.

The report recommended, and council agreed, that there were no changes to the existing collection service for plastic waste until there is further clarity from HMG on emerging waste collection requirements, funding options and the development of established markets for such additional materials.

In the meantime, WBC will actively explore options for the separate collection of food waste at the kerbside. This will achieve considerably more environmental benefits and value for money for council tax payers.

Additionally, it is intended to improve on communications and education initiatives, so that residents are better informed on what WBC is doing to achieve greater recycling and how they can continue to support this.

Pavement parking motion

A motion recognising concerns about pavement obstruction was passed, seeking (amongst other things) to look to parish councils to champion an awareness campaign for considerate parking in their parishes. We will seek to provide parishes with some assets and for your ward member to engage with you in this process.

How the motion can be implemented and supported will be one of the discussion topics at the District Parish Conference in March (more below).

Community Conversations - Environment

As part of the consultation on the draft Environment Strategy referred to last month, parishes should all have had the opportunity to put forward a representative to the conversations which were held at Shaw House on either Monday 3 February at 18:00 or Tuesday 4 February at 09:30.

Additionally WBC will be holding brief drop-in sessions on Monday 10 and Tuesday 11 February across selected district libraries to raise awareness of the strategy with residents who may not be as highly engaged in environment matters.

Officers are also considering how best to hear the views of the district's young people and will be working closely with colleagues to engage with those pupils in education.

Environment Strategy consultation is now live until 21 February

The draft strategy covering the period 2020-30 is now out for public consultation. <https://info.westberks.gov.uk/draftenvironmentstrategy> Comments on the strategy are welcomed from a wide range of respondents so please do highlight this consultation amongst residents.

Housing and Economic Land Availability Assessment (HELAA)

The HELAA is the latest stage of the West Berkshire Local Plan Review to 2036.

All local planning authorities are required by national planning policy and guidance to maintain an up-to-date picture of the amount of land that is available for new development, including land for housing and economic development – this is the HELAA.

The HELAA will help in the preparation of the review of the Local Plan by identifying potential sites for new homes, employment and other land uses. It shows which sites are being promoted for development at a particular time (and will be updated regularly). The HELAA will replace the Strategic Housing Land Availability Assessment which identified potential sites for new homes as part of the current Local Plan (2006-26). The HELAA indicates a capacity to provide between 20,261 and 20,317 dwellings from 2019 to 2036 in the district – *“When considered against identified need, this means there is a no shortfall up to 2036.”*

The latest update includes an interactive map showing the various sites that have been put forward (whether under the current local plan or in anticipation of the new one) and how WBC views them.

The sites identified include Grazeley but nb *“It should be noted that as of January 2020, the notified safety zones (in this case called the Detailed Emergency Planning Zones) for AWE Aldermaston and AWE Burghfield are being reviewed. The outcome of the review is expected in May 2020, and could impact on the suitability of some sites.”*

More information, including the HELAA itself and a link to the interactive map, can be found at <https://info.westberks.gov.uk/helaa>

District Parish Conference

A reminder that the next conference is on 12 March. Invitations have been circulated. Come along to hear amongst other things Cllr Tim Ansell (Chairman, Burghfield PC) speak to the assembled masses about not declaring a climate emergency.

Local Matters

Royal Berkshire NHS Foundation Trust

The Trust has been assessed as Good by the Care Quality Commission, so congratulations to all the staff.

Thames Valley Police

Amongst other things, the latest bulletin from Matthew Barker, the Deputy Police & Crime Commissioner, includes an article about TVP bidding for 280 more Tasers from a new £10m ring-fenced fund set up by the Home Office (280 is the maximum available for Thames Valley under the scheme).

According to Matthew, TVP has seen a significant increase in the number of Taser trained officers in recent years and the planned uplift is a proportionate response to maintain the fundamental principle of unarmed policing whilst ensuring that officers have the equipment they need to protect themselves and the public.

Parishes

Setting a precept and declarations of interest/dispensations

What follows is the view of Sarah Clarke, the WBC Monitoring Officer.

A reminder that most parish councillors involved in a budget meeting that seeks to agree a precept will have a declarable pecuniary interest (DPI) in the agenda item (usually because they are a council tax payer within the parish) in respect of which they will need a formal dispensation if they are to take part in the meeting and vote (indeed, if they are to even stay in the room for the debate) – there needs to be a written application to the Clerk for a dispensation by each affected parish councillor and formal agreement by the council whether to grant a block dispensation (eg because the PC believes that the number of members otherwise prohibited from taking part in the meeting would impede the transaction of the business) – see s.33(1) Localism Act 2011 (www.legislation.gov.uk/ukpga/2011/20/section/33/enacted).

Note: The Clerk advised Members that this is contrary to her, and other Clerks', understanding of the legislation and will be investigated further.

Other matters

Parish Spring clean

It's that time of year again and the ward members look forward to your invitation to join you with your letter picks! The Council will assist you with your positive news stories. If you

have not yet organised your community and need to book your litter pick tool kit please get in touch with our Customer Service Team on 01635 551111.

<https://info.westberks.gov.uk/communitylitterpick>

20/028 Monthly Maintenance Report: See Appendix C

20/029 West Berkshire Council's draft Environment Strategy 2020-2030: Members had been forwarded a copy of the draft Strategy prior to the Meeting, and Mr Page suggested that a response is sent to West Berkshire Council advising that this parish is supportive, and is going to set up a working party to look at ways in which the parish can become carbon neutral.

20/030 Standing Orders: A copy of the parish's Standing Orders was circulated to Members, with suggested amendments. The Clerk also suggested an additional Standing Order should be added, which would give the Clerk designated authority to reply to West Berkshire Council on urgent time-sensitive matters e.g. planning applications, after consultation with the Chairman. Ms Foster proposed that the amendment document is adopted, seconded by Mrs Reynolds, with all Members in agreement.

20/031 Governance and Risk Management Assessment: A copy of the parish's Governance and Risk Management Assessment was circulated to Members, with various amendments and additions. Mr Marino proposed that the new document was adopted, seconded by Mrs Reynolds, with all Members in agreement.

20/032 Westwood Farm Community Pre-School summer fayre: A request has been received from the pre-school for permission to hold a summer fayre at the Cotswold recreation ground some time in July, exact date to be confirmed. There were no problems when the fayre was held last year and Ms Foster proposed that the request was granted. Mrs Reynolds seconded, with all Members in agreement, on the same conditions as previously:

- The recreation ground should be left free of litter and associated rubbish after the event.
- This Council requires confirmation that their Public Liability Insurance covers activities such as this. This Council will also need an up to date copy of the Public Liability Insurance Certificate.
- The use of bouncy castles or inflatables are not permitted on the recreation ground.
- The recreation ground is open to the general public and care must be taken to ensure that access is allowed, without obstruction, at all times.
- The footpaths and gated entrance must not be 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.

It was noted that last year the pre-school advised that an ice-cream van, the Berkshire Fire and Rescue Service, and potentially a mobile petting farm would be on-site during the event. Prior permission from this Council will be required if either of these attractions are being invited this year if they need to be parked on the hardstanding outside of the WFCA building (in which case they should not block the field gate), or a trailer and/or vehicle needs to be parked on the recreation ground. The field gate should not be blocked by any vehicles.

20/033 New salt bins in The Ridings: A request has been received for new salt bins to be provided in The Ridings. It was noted that Sulham Hill leading down to Little Heath Road gets very icy in the winter, and at present there is a lot of excess water, which needs investigating. Members agreed to defer a decision until after the walkabout on the 6 March (see District Councillor T Marino's comments above), when the site can be looked at.

20/034 Financial Information: Members reviewed the expenditure for January 2020, and noted retrospective payments.

20/035 Information Items:

a) The original sink hole at the Cotswold recreation ground which was filled in by this Council's contractor last has begun to sink again, possibly due to the excess rain experienced lately. The Clerk has asked the contractor to investigate.

b) The wire fence separating the Cornwell recreation ground from Cornwell copse has fallen down and is a trip hazard. As this fence is the property of West Berkshire Council, the Clerk has written to them asking them to investigate.

c) A shallow trench has been dug by the fence at the Hildens Drive play area, to attempt to alleviate the standing water on the footpath (Info Item d), 14 January)

d) The Clerk has received confirmation that the employer's contributions to the Berkshire Pension Fund will remain unchanged for the 2020/21 financial year but will increase from 22.5% (current rate for the 2019/20 financial year) to 23.5% from April 2021, to 24.5% from April 2022.

e) The Clerk has received a complaint from a resident, who raised concerns over a HGV which had parked up on the junction of Long Lane and Vicarage Wood Way overnight. The HGV was blocking the pavement, meaning that residents had to walk into the road to pass it, and the driver slept in the vehicle until the next morning when he made a delivery to the Stonehams Park Development.

The Clerk passed the complaint on to the Planning Team at West Berkshire Council for guidance and assistance on this matter.

f) A letter was received by the Clerk from Alok Sharma MP, containing details of a complaint from a resident with regards to the bus stop opposite Yew Tree Rise on Langley Hill. The complaint highlights a number of issues which are being experienced by users of this stop, when attempting to cross the busy road. The bus stop is owned by Reading Buses

and the land on which the stop is located is owned by West Berkshire Council. Both agencies have been made aware of the complaint.

The Clerk has also received a subsequent e-mail direct from the resident and has forwarded a copy on to the relevant District Councillor, who is also the Portfolio Holder for Highways at West Berkshire Council.

g) Notification has been received advising that Thames Valley Police (TVP) no longer accept bikes that have been found by a member of the public or take reports of lost bikes. If a person has had their bike stolen this needs to be reported online to TVP or by calling 101. A lost or stolen bike needs to be reported with all details and serial numbers online to www.bikeregister.com. It is important for all bike owners to register their bikes on this website, as besides helping to get your bike back if stolen and found abandoned, it also helps with finding out your identity if you are involved in an accident on your bike.

TVP have access to search this site so they can check if a stolen bike has been found providing the owner knows the serial number. The finder of a bike can go to this website to check if the bike has been reported stolen and if it has, it needs to be reported to the Police. If the found bike has not been recorded on www.bikeregister.com as lost or stolen, the finder needs to make reasonable attempts to locate the true owner via social media pages such as Lost and Found in our area. Best practice for finders of bikes would be to hold on to them for a period of 4 weeks to give the owner chance to come forward but after this period the finder can decide how to dispose of the bike and would suggest giving to the Community Furniture Project.

h) As mentioned previously, the District Parish Conference is due to be held on the 12 March.

i) Confirmation has been received from Highways that Long Lane will be closed from the 24 – 28 February, from Vicarage Wood Way to Dark Lane, to allow Thames Water to carry out works.

20/036 Chairman's Remarks:

a) Mr Page, Mr Taylor and the Clerk attended a meeting at the Calcot Centre at which WBC reviewed their Local Plan. They are required to identify sites to meet their housing requirements for the next five years.

b) The parish has been asked to discuss and respond to the Consultation on the settlement boundary.

The Meeting closed at 9.50 pm

The next Meeting will be held on Tuesday 10 March 2020

Chairman

APPENDIX A - DECISIONS

19/02560/HOUSE	<u>105 Fairway Avenue, Tilehurst</u> Proposed first floor extension to the side over the garage area, proposed roof dormers and loft conversion	granted
19/02883/HOUSE	<u>Oakwood, Long Lane, Tilehurst</u> First floor side extension, single storey side extension and roof alterations, incorporating two roof-lights	granted

APPENDIX B - NEW PLANNING APPLICATIONS

20/00085/REG3 Calcot Infant School and Nursery, Calcot
Change to glass screens to both main halls in the Junior and Infant school for the reason of providing an acceptable alternative 'Means Of Escape' for the compliance with current Building Regulations. Additional external ramps outside new Fire Exits for DDA Compliance.

This Council has no objection to the proposal

20/00141/MDOPO Land adjacent to Stonehams Farm, Long Lane, Tilehurst
Modification of planning obligations of planning permission 16/01223/OUTMAJ. Modification: Second Schedule Clause g and Clause 1 sub-clauses (A) and (C).

This Council has no objection to the proposal

20/00079/HOUSE 5 Broadlands Close, Calcot
Proposed front and rear single storey extensions, rear first floor extension/loft conversion, extended terrace and internal modifications

This Council has no objection to the proposal

20/00153/FULD 10 Glamis Way, Calcot
Proposed new 2 bed attached dwelling and single storey rear Extension

This Council has no objection to the proposal

20/00146/FUL Sainsbury's, Bath Road, Calcot
Change of use of the existing concessions unit on the ground floor of the existing Sainsbury's store from D1 to A2 for the occupation of Santander

This Council has no objection to the proposal

20/00130/HOUSE 7 Mey Close, Calcot
Single storey rear extension

This Council has no objection to the proposal

20/00205/FULD 42 White Lodge Close
Demolition of existing detached garage. Construction of a new house and detached garage within the curtilage of the existing dwelling, with associated vehicular access and external works. Fenestration alterations to the existing dwelling

This Council objects to the proposal for the following reasons:

1. The adjacent bungalow in Cornwall Close would be over-shadowed by the proposed two storey dwelling, with loss of light and loss of privacy.
2. This Council considers this would be overdevelopment of the existing site.
3. The proposed development would adversely affect the street scene and be detrimental to the character and appearance of White Lodge Close.

20/00172/HOUSE 17 Longleat Drive, Tilehurst
Erection of an extension to the rear

This Council has no objection to the proposal

20/00225/HOUSE 32 Royal Avenue, Calcot
New porch and bay window to the front, plus new door at rear of the
Property

This Council has no objection to the proposal

20/00243/HOUSE 77 Fairford Road, Tilehurst
Two storey side extension

This Council has no objection to the proposal

20/00288/HOUSE 10 Staddlestone Close, Tilehurst
Proposed two storey side, single storey front and rear extensions, and
garden shed/cycle store following demolition of detached garage.

This Council has no objection to the proposal

19/00113/OUTMAJ – Land East of Pincents Lane
Matters to discuss – Access

This Council objects to the proposals – See Appendix D for full details

APPENDIX C - MAINTENANCE REPORT

1. We are still working with only one maintenance officer, with some extra help being bought in, normally two days a week, when required.
2. Now that the remedial work at the Cornwell Centre has been finished, cracks which had opened up between the walls and ceiling have been filled in and wooden strips fitted. Most of this was general wear, with the section above the door where subsidence had occurred, being worse.
3. Following the flooding at Hildens Drive play area, a small ditch has been dug near the fence to help drain off some of the excess water. This has helped, the footpaths now being clear, but the grass areas are still very sodden. The footpaths were very mossy and have been cleaned and cleared back by the parish's maintenance officer.



There was also one section of the footpath which had become damaged, which the parish maintenance officer has filled in with concrete.

APPENDIX D

Planning Application 19/00113/OUTMAJ – Land East of Pincents Lane, Tilehurst

Objections from Tilehurst Parish Council to proposed access proposals 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)

Vehicle Access

“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.

- Pincents Lane is a narrow road, with only a single lane at one point just past Ikea. It is noted in the Highways response of August 2019, that the proposed access road to the site will have a pinch point with a single lane outside the existing Pincents Manor Hotel, and a single pavement. This Council considers that this is totally inadequate for a development of this number of properties, and that the road should be two lanes in its entirety.
- 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. Additionally, during winter months when there is snow/ice present, an emergency vehicle would have great difficulty in negotiating the road, as can be confirmed by residents.

- Notwithstanding the above point, with the new Fire and Rescue headquarters being sited at Theale, this Council is of the opinion that emergency vehicles will use the southern access in Pincents Lane, rather than go via Langley Hill, City Road and into Pincents Lane from the north.
- 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.
- From the personal experience of numerous drivers, it is difficult to exit Pincents Lane to join the A4 Bath Road, because of traffic flow coming from the A4 onto the Sainsbury's site. Drivers do not always indicate whether they are intending to turn left into Pincents Lane or carry straight on. Travelling towards the M4 from Pincents Lane necessitates crossing a double lane of constantly moving traffic. A solution to this could be a re-phasing of the lights to allow a gap in the flow of traffic to allow vehicles to exit Pincents Lane, or to install traffic lights at the Pincents Lane junction.
- There have been on-going issues with Ikea traffic causing a tailback from the end of Pincents Lane back to the car park.
- In spite of the expectations that proposed residents of the new development would use public transport/ walk, this Council is of the opinion that a large number of people buying would be commuters because of the ideal proximity to the M4
- In an e-mail from the case officer to waste management at West Berkshire Council dated 18 January 2019, there is an indication that there is a lack of turning areas within the site for waste collection vehicles.
- There appears to be no vehicular access within the site onto the proposed green space, in order that maintenance can be carried out
- 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 when the recently approved development at the junction of A4/Dorking Way goes ahead, especially as there is no traffic control for vehicles exiting Dorking Way towards J12. This is an accident waiting to happen.
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 199 dwellings approved in Dorking Way.
Money needs to be put aside for changes at this junction if the Dorking Way development is agreed

- Whilst not recorded in any of the reports, the recently closed Pincents Manor Hotel has been bought by a developer who has indicated their intention to extend the current building and open a care home. This will result in additional traffic at all times, from staff, visitors, trade deliveries and all other associated services. The entrance to this site is opposite Turnhams Green where a new office building has recently been built, and is also very close to the proposed access to the new site where the road narrows.
- If any development were to go ahead this Council need clear advice and agreement on how construction traffic will access the site as this could have detrimental implications for local traffic during a lengthy construction period

Pedestrian Access

- Plans show two new points of access onto the Calcot recreation ground. This is Tilehurst Parish Council land, and permission has not been requested or 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.
- It is a cause for concern that footpath No 13 which goes from west to east across the site is crossed in two places by the road which runs through the development.

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.

Whilst the following observations relate to the development of the site in general, this Council would like to re-iterate its concerns, as it is considered they are very relevant to the overall proposal:

- The development includes a health hub but this Council can find no evidence to show that the local health authority is prepared to support and maintain such a facility. This does not alter the fact that many residents have existing concerns over GP coverage with the present population of this area, that may be worsened by any further housing development. At present there is only one satellite GP surgery within the parish, which is open for only a few hours each week.
- No decision should be taken on such a large development before full consultation on West Berks Council's next DPD. This would also allow the Tilehurst Parish Neighbourhood Plan steering group to reach a conclusion on its views concerning Pincents Lane and for the views of Tilehurst Parish as a whole to be properly considered. There is also the impact of other much larger potential developments in the Reading area to consider which may become relevant when considering any development at Pincents Lane, e.g. potential development at Grazeley.
- The application refers to a proportion of the land becoming "parkland". As the present land is occupied by a large variety of wildlife it would be preferable to leave this land "wild" but with public access.
- The developers' supporting documents highlight public support for the development and it is clear and not surprising that people want to see more affordable housing, though even at a 20% discount, prices for purchase in this development would still fall outside the means of many local people who wish to buy their own homes. It should also be noted, although the developers' documentation does not mention this, that well over 300 and rising letters of objection were made within the correct consultation time scales, and a survey carried out by the local MP received 740 local responses of which 63% stated they wanted no development at Pincents Lane at all.
- This Council is doubtful that the measures proposed to improve the landscape and hide the visibility of the development through tree planting would be of any short term benefit in this respect and that it would be many years before the landscape benefits were realised.
- This Council have other infrastructure concerns with regards to adequate school places and public transport provision, particularly when taking into account other nearby and already approved developments e.g. Dorking Way.

PART 11

20/037 Badgers Hill PRU: As West Berkshire Council and the parish have varying opinions on the Terms of Reference for the proposed new Lease, Members agreed that a meeting should be arranged with WBC to resolve the differences, with the parish's Solicitor also in attendance to clarify any legal issues.

20/038 CCA: An e-mail has been received from the Chairman of the CCA outlining the club's financial position, which was discussed by Members.

20/039 Staffing Matters: The Clerk updated Members on the situation regarding the staff member who has been off sick.

20/040 Review of staff salaries: This matter had to be deferred to the next Meeting, because with Mrs Lane declaring an interest and having to leave the Meeting, there were insufficient Members remaining to be quorate.