

TILEHURST PARISH COUNCIL

Minutes of the Meeting held on-line on 9 June 2020

An audio recording was taken of this Meeting, in order to overcome potential technical difficulties, but will be deleted as soon as the Minutes are approved at the Meeting due to be held in July.

Present:

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

District Councillors - Mr R Jones, Mr T Marino, Mr A Williamson

Public - Two

20/083 Open Forum:

- a) Members of the public – there were no comments or questions
- b) Councillors – Mr T Marino advised that he had been told there is graffiti on the parish noticeboard in Hildens Drive.

20/084 Apologies for absence: Apologies for absence were received from District Councillors Ms J Stuart and Mr R Somner.

20/085 Declarations of Interest relevant to the Agenda: There were no declarations of interest made.

20/086 Approval and Adoption of Minutes: The Minutes of the Meeting held on the 12 May 2020, having been previously circulated to Members, were taken as read and will be signed by the Chairman in due course.

20/087 Matters arising from the Minutes: There were no matters arising from the Minutes.

20/088 Clerk's Report:

a) An e-mail has been received by the Clerk, advising that West Berkshire Council has exercised its powers under Section 198 of the Town and Country Planning Act 1990 and issued a Tree Preservation Order on an Oak Tree located on land at Cartwheel Cottage, 218 Long Lane, Tilehurst.

A copy of Tree Preservation Order no. 201121/1005 will be held at the parish office for reference purposes.

b) An e-mail has been received from one of our regular hirers seeking clarification as to whether or not they would be permitted to restart their usage of two of our community buildings from 5 July 2020. The Government guidelines currently in place advise that all

community buildings should be closed, except for usage by the NHS for Blood Donor sessions.

A response has been sent to the group advising that, until the Government guidance changes, the hall will remain closed and therefore this Council are unable to commit to a booking at present.

c) Over the past month, numerous instances of anti-social behaviour and vandalism have taken place within our recreation grounds. Examples of these are damage to the wet pour safety flooring at the Cotswold recreation ground, graffiti on the skate park at Turnhams Farm recreation ground, damaged guttering and window protectors at the Cornwell Centre and high amounts of littering and broken glass across all locations. The Clerk continues to ensure that all issues are reported to the PCSO and Police and our Maintenance Officer has been dealing with and making repairs wherever possible.

d) Notification has been received from West Berkshire Council that a section of carriageway resurfacing, from Fairford Road to Long Lane roundabout on Dark Lane, Tilehurst is due to take place shortly. The necessary work is scheduled to start on Monday 22 June 2020 and take 3 days to complete and will be carried out between the hours of 9.30 am and 4:00 pm. There will be a formal road closure & signed diversion route in operation during working hours.

Residents living adjacent to this section of road will be receiving an information letter from West Berkshire Council within the next few days.

20/089 Planning: During the lockdown, any planning applications that have been received by the Clerk have been e-mailed to Members for their comments, before being returned to West Berkshire Council. The parish's Standing Orders allow for this under delegated authority.

- a) Eastern Area - Members will be advised if there is anything on the Agenda for the Eastern Area Planning Meeting due to be held on the 24 June, in order that the parish can be represented.
- b) Decisions - see Appendix A
- c) New applications - see Appendix B (previously returned, as outlined above)

20/090 District Councillors' Reports:

- a) Mr R Jones:
 - Mr Jones advised that West Berkshire Council are working on the Covid-19 situation in two stages: Response stage, which is happening now, including supporting different organisations and maintaining front-line services; and the Recovery phase, which is concentrating on outbreak control in care homes, schools, businesses, and town centres in order to reduce and prevent further localised outbreaks.
 - West Berkshire Council has been awarded funds from central government to help create an environment that is safe for both walking and cycling. Measures will

include additional cycle parking, temporary road closures to enable social distancing in town centres, and permanent conversions of temporary cycle ways.

- Communication from West Berkshire Council has improved since the Covid-19 outbreak started, and hopefully this will continue in the future.
- b) Mr Williamson had nothing further to add.
- c) Mr T Marino had nothing further to add.

20/091 Renewal of BALC subscription: The annual subscription for membership of BALC (Berkshire Association of Local Councils) has increased by £37.63 to £2,132.33. This increase is for the NALC (National Association of Local Councils) element of the subscription, with the BALC element remaining the same as last year. In view of the support received from NALC over the past year, and the amount of information being passed on regarding Covid-19, Members agreed to renew the subscription for a further year.

20/092 Football pitch requests for 2020/21 season: The Clerk distributed a list of requests from various football clubs for the use of football pitches next season, which was noted by Members. Because of the confidential nature of some of the information, the allocation of pitches and financial situation will be discussed in Part 11.

20/093 Neighbourhood Plan: Mr Page updated Members with the progress of the Plan –

- More analysis has been carried out of the results from the survey, with good feedback being received from Bell Cornwell, the consultancy firm liaising with the steering group.
- It had been hoped that a public meeting would have been held by now, but this has had to be put on hold because of Covid-19. Plans are underway to relay the relevant information to the parish residents another way, maybe online, with paperwork being sent out to those who show an interest.
- The Neighbourhood Plan is being drafted, and hopefully this can be shared at the ‘public meeting’ stage.
- Referendum – the next opportunity to conduct the necessary referendum will be 6 May 2021, coinciding with the Police and Crime Commissioner Elections.

20/094 Anti-Social Behaviour working party:

- Mr Taylor advised that a second on-line meeting had taken place, attended also by the Clerk and Police Sergeant Daniel Lond. Sergeant Lond advised that they were not expecting any additional staff any time soon, in spite of the recent announcement of extra policing.
- The working party identified that there is no particular area that is subject to anti-social behaviour and vandalism – all sites across the parish are being affected.
- It was agreed that the best way to try and redress the situation was to upgrade the CCTV and lighting across all four centres – Calcot recreation ground, Cornwell recreation ground, Turnhams Farm recreation ground, and the Cotswold recreation ground.

- Two sub-teams have been organised, with Mr Taylor and the Clerk looking at the costings and viability of improving the CCTV and lighting.
- Mr Dennis and Mr L Marino will look into the possibility of hiring a private security team, and to re-establish some form of Neighbourhood Warden Scheme.
- Mr Dennis is currently collecting information and will share with the other members of the working party before the next meeting.
- Mr L Marino acknowledged that the problems will never be completely solved, but hopefully the suggested measures will go some way towards alleviating them

20/095 Covid-19: The Clerk updated Members on Covid-19 related matters –

- She has been in contact with the RG31 4 Covid Support Group and they have advised that they do not need any further help or financial assistance at present, and that the food bank is no longer logistically viable.
- There have been a few enquiries from hall hirers, asking when the parish halls will be re-opening. While the Clerk is currently working on risk assessments in readiness for the halls opening, at present the guidance from central government is that for the time being community buildings should remain closed.
- The Clerk is obtaining information from various sources, including the Clerks' Forum, as to the safety measures that will need to be in place before any of the parish buildings can be re-opened, including the office.
- Mr Jones advised that WBC are looking into safety measures for museums, libraries and schools, and suggested contacting them for information.
- Mr Taylor is joining a webinar next week, organised by WBC, to give advice and information to shops and traders prior to re-opening.

20/096 Financial Information: Members reviewed the expenditure for May, which was retrospectively noted.

20/097 Chairman's Remarks:

- Mr Page re-iterated that the priority at this time is to keep everyone safe.
- Because of the reduced income as a result of the halls not being used, the financial situation will need to be monitored, and re-assessed at a later date.
- Mr Page requested that the financial working party should meet. The financial regulations should have been reviewed by now, but will have to be left for a further month.

The Meeting closed at 9.35 pm

The next Meeting will be held on Tuesday 14 July

Chairman

PART 11

20/098 Badgers Hill PRU Lease: The Clerk has advised West Berkshire Council of the length of term and rental figure, that the parish will be willing to accept, and is waiting for their response.

It was agreed that the Clerk should chase WBC for a reply, to give them a deadline for matters to be concluded, and to advise that the Section 25 Notice will not be extended again beyond the existing date of the 30 April 2021.

20/099 Football pitch allocation and charges for 2020/21 season: Members discussed the pitch requests for the coming season. Unfortunately, the parish is unable to accommodate all the requests received, taking into consideration the usage of the changing rooms, and keeping the pitches playable throughout the season. All clubs will be advised.

Members agreed that the pitch hire charge will remain the same for the 2020/21 season, as follows:

Full sided pitch, seniors	- £75 per game
Full sided pitch, juniors	- £40 per game
Small sided pitch	- £26 per game

Barton Rovers will continue to be charged a discounted rate of £55 per game in recognition that they mark out the pitch when in use, using their own equipment and white lining solution and clean the changing rooms following use; they will also be charged £50 per month during the playing season for use of the changing rooms for additional usage i.e. when using Little Heath School playing fields.

The charge for anyone else using the changing rooms at Turnhams Farm i.e. when training, is £20 per hour.

20/100 Covid-19:

- The Clerk updated Members as to how members of staff are working during the period while the office remains closed.
- An update was given on the member of staff who is on long-term sickness leave.

APPENDIX A - DECISIONS

20/00029/ADV	<u>Sainsbury's, Calcot</u> An internally illuminated flex face and two internally illuminated vertical panel sign	Granted
20/00172/HOUSE	<u>17 Longleat Drive, Tilehurst</u> Erection of an extension to the rear	Granted
20/00130/HOUSE	<u>7 Mey Close, Calcot</u> Single storey rear extension	Granted
20/00085/REG3	<u>Calcot Infant School and Nursery, Curtis Road, Calcot</u> 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.	Granted
20/00400/NONMAT	<u>Sainsbury's, Bath Road, Calcot</u> Non-material amendment of planning permission 19/02733/FUL – The change of use of part of mezzanine floorspace within Sainsbury's Supermarket (A1) café to D2 (gym) use and minor exterior alterations to provide a new entrance. Amendments: External alterations to the approved ground floor entrance to the gym unit on the first floor.	Granted
19/03094/HOUSE	<u>59 Garston Crescent, Calcot</u> Proposed two storey side/rear extension, single store front extension including porch and part loft extension.	Granted
20/00396/HOUSE	<u>42 Cotswold Way, Tilehurst</u> Front porch and roof canopy and first floor rear extension.	Granted
20/00205/FULD	<u>42 White Lodge Close, Tilehurst</u> 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 dwellings.	Refused
20/00225/HOUSE	<u>32 Royal Avenue, Calcot</u> New porch and bay window to the front, plus new door at rear of the property.	Granted
20/00305/FUL	<u>Sainsbury's Savacentre, Bath Road, Calcot</u> Installation of plant equipment to roof top.	Granted
20/00146/FUL	<u>Sainsbury's Savacentre, Bath Road, Calcot</u> Change of use of the existing concessions unit on the ground	Granted

floor of the existing Sainsbury's store from D1 to A2 for the occupation of a bank.

20/00490/HOUSE	<u>11 Blewbury Drive, Tilehurst</u> Ground floor rear extension and bedroom/ensuite first floor extension over existing garage.	Granted
20/00288/HOUSE	<u>10 Staddlestone Close, Tilehurst</u> Proposed two storey side, single storey front and rear extensions and garden shed/cycle store following demolition of detached garage.	Granted
20/00079/HOUSE	<u>5 Broadlands Close, Calcot</u> Proposed front and rear single storey extensions, rear first floor extension/loft conversion, extended terrace and internal modifications.	Granted
20/00243/HOUSE	<u>77 Fairford Road, Tilehurst</u> Two storey side extension	Granted

APPENDIX B - NEW PLANNING APPLICATIONS

20/00565/DEMO Murdochs, Bath Road, Calcot
Prior Notification for demolition of existing building

This Council supports the proposal for the following reasons:

It is sad to see the loss of a public house that could have been a valuable asset for the community. However, planning permission has already been given to demolish the building and build houses. This Council objected to recent plans to replace the public house with a car park on the grounds that it would replace one eyesore with another and also had concerns with the proposals for securing the site, given its history.

This Council would not object to demolition of the building as it is now an eyesore, a magnet for all sorts of undesirable issues, as well as being a health and safety concern, given its dilapidated condition. Members suggest that there should be a time limit on how long the site can remain undeveloped, and that adequate measures are taken to secure it prior to redevelopment.

20/00669/FULD Cartwheel Cottage, 218 Long Lane, Tilehurst
Erection of new three bedroom dwelling

This Council has no objection to the proposal

20/00659/FUL 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 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.
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.
5. The proposal would result in a loss of privacy and amenity space.

20/00760/HOUSE 101 Fairford Road, Tilehurst
Single storey side/rear extension and porch following a demolition of existing garage and side extension

Whilst this Council has no objection to the development, comments/concerns were raised as follows:

The development borders a heavily used footpath between Overdown Road and Fairford Road so, if this application were to be granted, this Council requests that a planning condition be included ensuring that the footpath is not blocked or made unsafe, with consideration to be given to users of the footpath throughout the construction.

The house faces a junction in the road that can be dangerous during school times and we are aware of a recent accident at this location. Therefore, it is considered that construction vehicles/skips/etc. should be parked carefully to avoid increasing the danger (particularly when schools are back in operation).

Lastly, the application form states that no trees will be removed, however there are currently trees/bushes along the side of the house (bordering the alleyway). This Council requests clarification on this matter.

20/00698/HOUSE 181 Long Lane, Tilehurst
Single Storey Front Porch Extension

This Council has no objection to the proposal

20/00772/HOUSE 27 Little Heath Road, Tilehurst
Proposed infill front extension timber-framed open porch.

This Council has no objection to the proposal

20/00808/HOUSE 9 Laurel Drive, Tilehurst
Proposed two storey and single storey rear extension.

This Council has no objection to the proposal

20/00792/HOUSE 175 Overdown Road, Tilehurst
Rear single storey extension

This Council has no objection to the proposal

20/00854/HOUSE 44 Langley Hill, Calcot
Proposed demolition of existing single storey attached garage,
construction of 2 storey side extension and replacement raised roof
structure to create loft playroom and store

Whilst this Council has no objections to the development, concerns were raised over the number of parking spaces available as only two off-road spaces are being shown on the plans. With this potentially being for a 4-bed dwelling, is this sufficient bearing in mind its location on an extremely busy road?

20/00888/HOUSE The Brambles, Long Lane, Tilehurst
Formation of new access and alteration of existing low level fence to
front of dwelling

This Council has no objection to the proposal

20/00922/HOUSE 77 Long Lane, Tilehurst
First floor extension over existing dwelling

Whilst this Council has no objections to the proposal, we note and support the comments made by West Berkshire Councils Public Rights of Way Officer with regards to the adjacent footpath.

20/00931/HOUSE 10 Fairford Road, Tilehurst
Single storey side and rear extension

This Council has no objection to the proposal

20/00995/HOUSE 8 Chaffinch Close, Tilehurst
Demolition of the conservatory and construction of a two storey rear
extension

Whilst this Council has no objection to the proposal, concerns were raised as to whether or not there is sufficient parking provision.

20/01008/HOUSE 155 Halls Road, Tilehurst
Detached oak framed car port

This Council has no objection to the proposal

20/00903/FUL Murdochs, Bath Road, Calcot
Demolition of existing derelict public house, planting of 8 No. trees
and the construction of a front (Southern) boundary wall and gate.

While this Council has no objection to the proposal, we appreciate the need to demolish this building given that the site has become derelict and poses numerous health and safety concerns, as well as being a magnet for anti-social behaviour. The site, and public highway which forms access to the site, has been subject to numerous traveller encampments over the past few years. This Council therefore supports the need for the concrete bollards, already in situ on the adjacent highway, to remain in place at all times.

Given the history of the site, this Council would question whether or not a manually operated gate, which is to be installed at the front of the site, would offer sufficient security. This site has existing planning permission for the erection of dwellings and this Council would be interested to learn the owners immediate and future plans for redevelopment.