

CHIEVELEY PARISH COUNCIL

Public Participation and Neighbourhood Policing Public Open Forum Summary

Cllr Crispin informed the public that John Winstanley, West Berkshire Council was available to seek clarification or information on the Curridge footway extension project.

A resident confirmed he objected to the land at Stable View planning application as a private gypsy caravan site. He confirmed local residents are objecting. The orange planning notice has been moved to the other side of the road and not attached to the boundary of the site. In the planning application documentation the description of development is 'change of use - private gypsy caravan site, whereas the application is listed by West Berkshire Council as 'change of use of land to place private gypsy caravan'. The inconsistency in the description is causing concern. The applicant and agent seem to have demonstrated contempt of planning policy and enforcement. Two other residents confirmed they supported the comments.

Janice Bridger offered the opinion that the rural aspect of the Curridge Road in the location to be discussed is valued and asked the Parish Council to carefully consider width, surface and materials for the footway project. Advised the Parish Council that alternative path finishes are available in Great Shefford and Burghclere. John Winstanley confirmed the surfaces referred to were provided by the Parish Council and not maintained by West Berkshire Council.

Janice Bridger confirmed the Curridge Residents' Association will be deciding at their next meeting on 15 June 2010 the information from Parish Council minutes to be reported by their representatives.

Cllr Cole asked the Police what was happening regarding the recent burglaries reported on Ringmaster. It was confirmed that after a burglary it is followed up with house to house calls in the area and PCSO's can offer advice and support on security improvements to residents.

The Police confirmed that there have been some thieves impersonating Police. Residents should ask for identification and are welcome to ring the police line to check the identity. Any genuine police officer will be happy to wait for the resident to be confident they are genuine.

Minutes of the Meeting of Chieveley Parish Council held at the Chieveley Village Hall & Recreational Centre, High Street, Chieveley, Newbury, Berkshire RG20 8TF on Tuesday 8 June 2010 at 7.30pm

Present

Cllr R Crispin
Cllr D Cowan
Cllr E Friend

Cllr P Fidler
Cllr H Cole
Cllr K Ramsay

Cllr N Hamlin

In Attendance Mrs T Snook (Clerk) 16 members of the public

1.06.10 **Apologies and Acceptance of Absence**

Apologies were received from Cllr Taylor. These were unanimously accepted.

2.06.10 **Declarations of interest by Councillors on the agenda items listed**

A statement made by Cllr Cole. "I wish to make it clear that any views expressed in relation to planning applications under consideration at this meeting are based upon the information available to the Parish Council. Further, I am not pre-judging the way I may vote when the matter is considered by West Berkshire Council. At that time I shall assess all the evidence available and weigh the considerations material to that decision"

Cllr Cole Agenda item 5 Planning 10/00958/FULD
Portfolio Member for Gypsy Traveller Policy at West Berkshire Council

Cllr Ramsay Agenda item 6 Curridge foot way project

Cllr Fidler Agenda item 6 Curridge foot way project

The declarations were recorded on the Register of Interests Declared at the Meeting form.

3.06.10 **Minutes of the Parish Council meeting held on 11 May 2010 to be agreed and signed as a correct record**

The minutes of the Annual Meeting held on 11 May 2010 were unanimously agreed as a correct record of the meeting and the Parish Council resolved to sign them.

4.06.10 **Co Option. To discuss and agree action**

The Parish Council resolved to defer the agenda item.

5.06.10 **Planning Schedule and planning issues for discussion and action (Appendix I)**

5.06.1 **10/00711/HOUSE 3 Middle Farm Close, Chieveley**

Demolition of garage and erection of 2 storey side extension

The Parish Council objected to the planning application on the following grounds:-

The proposal is out of keeping and scale with the layout and character of Middle Farm Close

5.06.2 **10/00625/FULD Arlington Grange, Curridge**

Demolition of Arlington Grange, erection of 3 houses with garages and two semi detached live/work houses

The Parish Council confirmed no objection but requested that:-

The Parish Council requests a S106 developer contribution towards the refurbishment project of the community hall in Curridge (known as the Curridge W I Hall).

- 5.06.3 **10/00619/COMIND Priors Court School, Priors Court Road, Chieveley**
Erection of two storey construction comprising four terraced houses each with ensuite 6 bedrooms on the first floor and living accommodation below with required provision and ancillary accommodation including laundry and medical facilities. Revision of approved ref 09/00774/COMIND
 The Parish Council confirmed no objection but commented that:-
 There is concern about over development of the site.
- 5.06.4 **10/01037/FUL Moto Ltd, Chieveley MSA**
Installation of two x side screens, one either side of truck wash installation. Wash control unit and six internal floodlights fixed to side screens (3 either side)
 The Parish Council confirmed no objection but commented that:-
 The flood lights should only be on when the truck wash is active
 Concerned about light pollution
- 5.06.5 **Homestead, Green Lane, Chieveley**
Retrospective – change of use from workshop/study to granny annexe. Annexe to remain ancillary to main house
 The Parish Council confirmed no objection but commented that:-
 A planning condition is included to prevent the granny annexe becoming a separate dwelling
- 5.06.6 **10/01017/HOUSE Woodpeckers, Manor Lane, Oare**
Ground floor extension to rear, first floor extension, demolition of existing garage and construction of new triple garage with living accommodation over
 The Parish Council confirmed an objection for the application on the following grounds:-
 Out of proportion with the existing house
 Out of scale
 Too big for the location particular reference was made to the triple garage.
- 5.06.7 **10/00958/FULD Land at Stable View, Manor Lane Oare**
Retrospective change of use of land to place private gypsy caravan
 The Parish Council objected to the application on the following grounds:-
 The application is contrary to planning policy
 The site is situated in the North Wessex Downs Area of Outstanding Natural Beauty.
 The site is outside the settlement boundary and is an intrusion of residential development into open countryside .
 The development is contrary to policies including ENV1 , ENV18 and PPS7.
 The building shown in the plans does not seem to represent the existing building on the site which should be the case for a retrospective application.

The change of use listed by the Council appears to accommodate full permission for one caravan and the application refers to a private gypsy caravan site which appears to incorporate a number of uses not covered by the application.

No economic justification for the application

Detrimental impact on the area

The form of development, including the materials proposed, the mix of uses and high panel fencing is not sympathetic to such a location; there are no landscaping proposals provided.

Reference was made to Local Plan Policies HSG17 & HSG17A for Transit sites and Permanent Gypsy Sites. Specific reference was made to (f). The site lies within the North Wessex Downs AONB. The applicant has not provided evidence or demonstrated an exceptional need for the location to be considered.

Conditions requested:-

Permission personalised to Mr Banham and his immediate family

One caravan on the site

Temporary permission for 3 years

The Parish Council request that other forms of development not included in the application be removed from the application site. There are a number of other forms of development on the site that are not listed on the existing site description parts of the planning form. Hence the Parish Council are unclear if they are included in the retrospective application or to be removed.

There is concern about the validity of the application; Item 8 Neighbour and Community Consultation - from representation during the Parish Council's public participation session it was clear that neighbours and the local community had not been consulted about the proposal prior to the submission of this application and objections were confirmed.

This application is a retrospective application but the form of building set out in the application does not appear to be consistent with the caravan on the site.

The description of development in the application form is 'change of use - private gypsy caravan site', which might cover a number of dwellings whereas the application is listed by West Berkshire Council as change of use of land to place private gypsy caravan.

At the time of consideration no Design and Access Statement had been provided to the Parish Council or available on the Public Access website so services and other matters could not be considered.

The Parish Council have been advised that the orange planning notice has been removed from the boundary of the planning application site.

The Parish Council confirmed there were no objections or observations for the remaining planning applications listed on the schedule. The Parish Council approved the planning schedule.

The meeting was suspended for 5 minutes
Reconvened at 8.23

06.06.10 Curridge Footway Project. To consider footway options and finishes proposed by West Berkshire Council for the new footway from the corner of Curridge House, Curridge Road down to Crabtree lane and agree action.

Cllr Crispin introduced Mr Winstanley, Projects Manager, Highways, West Berkshire Council to the Parish Council.

Mr Winstanley confirmed that S106 funding was available for the project to go ahead. West Berkshire Council has put forward two proposals with two surface options in this location. One proposal has a kerb and one involves part of the highway being dressed in a coloured tarmac. Have taken horse riders into consideration but on balance it was recommended that the proposal with a kerb would provide the safest option for pedestrians in this location. With installing a kerb and path adjacent to the highway this could impact on drainage. Proposed to improve the ditch along the back of the newly formed path to get water off the road.

Cllr Crispin confirmed he was aware that residents along this section of road had been consulted on the two proposals. Grass bloc was a preferred option by one resident. West Berkshire Council confirmed grass bloc is only suitable for flat surface areas. Having visited the site before the meeting it was confirmed that this location was too uneven and grass bloc would not be suitable for this surface area.

The Parish Council asked Mr Winstanley if other surfaces could be suitable for this rural location. It was confirmed there is a resistance to other surface finishes due to cost and maintenance implications to West Berkshire Council. The Parish Council was reminded that the path should be a continuation of the existing path in look and materials.

Cllr Cole confirmed there is concern the footpath could urbanise the location but safety is important for pedestrians and particularly children going to school.

Cllr Friend confirmed the supporting role of the Curridge School Governors' for an extension to the footway to complete a safe route for children going to school.

The Parish Council asked for further investigation to take place regarding the surface finish to mitigate the impact of a tarmac surface.

The footpath extension will be 1.5m wide with a granite sett edge and a precast concrete retaining edge at the back of the path.

It was proposed by Cllr Friend that the Parish Council agree to have a granite sett kerbed footway. Seconded Cllr Hamlin. Vote 5 in favour, 2 abstentions due to interests declared.

Mr Winstanley agreed to look at surface options and costs and will report back if an improvement can be made to a tarmac finish in this location.

07.06.10 MUGA Project in Chieveley. To receive a report on the MUGA project from Cllr Hamlin

Councillors were reminded that at the last meeting it was reported that a sub contractor had damaged the old tennis court surface just as the tarmac was due to be laid. The repair work to the damaged area has been carried out by Safe & Sound Playgrounds at their expense.

At the last meeting a contingency fund for the project was agreed. The Project Manager, clerk and two Councillors agreed to the additional costs associated with increasing the tarmac depth from 20mm to 30mm, extending the tarmac warranty and some labour cost to the value of £3,600 plus VAT.

It was proposed by Cllr Crispin that the Parish Council accept the additional cost of £3,600 plus VAT. Seconded: Cllr Cole

The Practical Completion meeting is due to take place on 10 June 2010. The Parish Council were advised that when practical completion is achieved the fourth payment under the contract will become due for immediate payment.

The Parish Council agreed to add the newly laid tarmac surface on the old tennis court area and the MUGA fencing and gates to its insurance policy. **Action:**
Clerk

Cllr Cole asked if an opening ceremony will take place. A discussion took place. It was agreed that as soon as the line markings are done a ceremony will take place to mark the formal opening of the new facility. The Clerk confirmed that BACyP could organise activities and provide CRB checked staff. It was agreed a Saturday afternoon would be preferred.

It was proposed by Cllr Cole that £200 from the Parish Council reserves be allocated for the event. Seconded Cllr Ramsay. This was unanimously agreed.

08.06.10 CRC/CPC Liaison Group update. To receive a report

The MUGA project was discussed at the CRC/CPC Liaison meeting held on held on 20 May 2010. The Parish Council discussed with the CRC representatives the insurance policy cover available for the tarmac surface and the fencing and gates against impact.

A discussion took place. The Parish Council agreed that any organisation insuring the facility should insure the tarmac surface and fencing and gates against impact.

The Recreational Centre is to ensure that preventative measures are put in place in the tennis club car park to prevent the MUGA fencing being damaged.

The meeting was suspended so a MUGA site visit could take place. The meeting was reconvened at 8.46

8.06.1 Playbuilder funding grant and agreement for the skate park project

The Parish Council were please to acknowledge a grant offer from Playbuilder of £14,000 towards the skate park project. The Parish Council will be the recipient of the grant fund. Conditions are attached to the grant offered including information on the planned start and completion dates, three competitive tenders (quotes) for the work to be undertaken, statutory requirements met i.e. planning permission/building regulations and the appropriate insurance cover both during the work and for the duration of the grant period which is 5 years.

A discussion took place. The Parish Council will be providing the skate park modules and fitting at the Chieveley Recreation Centre in the area between the children's play area and MUGA. The Parish Council cannot sign the agreement until Chieveley Recreational Centre gives formal approval for the project to proceed.

The Clerk and Mr Vaughan are to provide a brief for the project and invite quotations.

Cllr Cole confirmed that £14,000 has been allocated as a result of a Member's Capital bid.

Cllr Cole expressed concern about the skate boarder's safety as they are currently using local roads for their activity. Chieveley Recreational Centre has a duty to provide the facility as soon as possible.

Deadline for the Agreement to be completed and returned has been extended to 14 September 2010.

09.06.10 Standing Orders. To adopt new Standing Order document for 2010.

All Councillors have received a copy of the standing order document for consideration prior to the meeting. It was proposed by Cllr Cole the document be approved. Seconded Cllr Hamlin. Unanimously agreed.

10.06.10 Parish Plan Consultation. To provide feedback on the Parish Plan document and confirm support

Preliminary comments had been provided by Cllr Cowan prior to the meeting for consideration. The Parish Council accepted the comments and asked the clerk to provide a copy to the Chairman of the Parish Plan Steering Committee.

The Parish Council request that once the amendments have been carried out that a new draft is sent to David Cowan, Vice Chairman, for checking and formal confirmation the document can go to West Berkshire Council and the next consultation stage.

The Parish Council agreed that the documents are the result of a comprehensive process, careful consideration and a great deal of hard work by the Parish Plan Steering Committee. All of that effort is borne out in the results and the PPSC should be commended for its efforts and the document supported by the Parish Council.

11.06.10 **Clerk's Report (including correspondence)**

11.06.1 **Consultation on draft Energy National Policy Statements**

Acknowledgement from the Department of Energy & Climate Change for the contribution Chieveley Parish Council made to the consultation.

12.06.10 **Report of the Responsible Financial Officer, Cheque Signing and other financial matters**

Year to date financial statement for 2010/2011 with budget figures and a Receipts and Payments summary were provided for Councillor's information.

It was proposed by Cllr Hamlin and Seconded by Cllr Cole and the Parish Council resolved to pay the accounts for June 2010.

Cheque No	Payee	Description	Amount
DD	BT	Broadband and Telephone Charges	£ 122.41
691	Safe & Sound Playground Equipment Ltd	MUGA project 3rd Payment	£ 17,591.21
692	D Carter	Bus Shelter cleaning April/May	£ 80.00
693	T Snook	Clerk fees Expenses & allowance	£ 676.53
694	Curridge Residents' Association	Grant	£ 300.00
695	Chieveley Recreational Centre Grants	Grant	£ 2,950.00
696	Chieveley Baby & Toddler Group	Grant	£ 180.00
697	Chieveley Pre School	Grant	£ 250.00
698	1st Hermitage Scout Group	Grant	£ 250.00
699	Chieveley Cricket Club	Grant	£ 500.00
700	Chieveley PCC	Grant	£ 400.00
701	Chieveley & District Gardening Club	Grant	£ 100.00
Total Payments for June 2010			<u>£ 23,400.15</u>
Receipts			
Total Receipts for June 2010			<u>£ -</u>

Financial Position as at 8 June 2010

Balance carried forward 31/03/10 (incl S106 contributions 31/03/10)	£ 77,249.53
Receipts for year to date including April/Sept precept received	£ 12,750.00
Less payments for year to date	<u>£ 44,159.90</u>
Total	<u>£ 45,839.63</u>

12.06.1 Internal Audit Report and Annual Return

The clerk reported that Mr Goody had carried out the Internal Audit work and completed the audit test sheet. Mr Goody had completed the Annual Return and the clerk confirmed that there were no outstanding matters to report or actions. Notice of appointment of date for the exercise of electors' rights has been displayed since 17 May 2010 advertising the period of 2 June – 30 June 2010 for interested persons to inspect the Annual Return.

12.06.2 Other financial matters

The Parish Council noted and agreed the Project Manager, Clerk and an authorised person can approve payment as agreed in the contract when Practical Completion has been achieved and report the matter at the next Parish Council meeting.

13.06.10 District Councillor's Report

None

14.06.10 Councillors' Reports (Information Only)

14.06.1 Curridge Park Street Lighting Survey

The survey is likely to take place in October when the evenings are drawing in.

14.06.2 Junction 13 M4 Truck Parking

Cllr Friend reported that on 1 June and 2 June an average of 10 trucks were parking under or near the flyover bridge near Moto Services. The green verges have been badly damaged. Cllr Cole agreed to find out if it was West Berkshire Council's responsibility or Highways Agency.

14.06.3 Showground bunded compound

Vehicles are being parked outside this area.

14.06.4 P A Noise at Newbury Showground

The P A system was too loud on 31 May and 5 June. Residents to be encouraged to report their concerns directly to the showground.

14.06.5 Curridge W I Hall

Cllr Friend confirmed a quotation has been sent to the Clerk. The Parish Council have written to West Berkshire Council to seek support through S106 agreements generated in the Curridge Ward and Cllr Cole confirmed that West Berkshire Council are looking into this.

14.06.6 **Old Kiln Farm Quarry Site**

Cllr Cole reported that she had spoken to Mr Meldrum regarding the site and he had confirmed he was waiting for the legal department to respond.

The Ombudsman will only look at the process not the decisions made by West Berkshire Council. Will write to Mr Meldrum and Mr Holling for legal update.

14.06.7 **Middle Farm**

The site has become active. The road needs to be kept clean. No signage for site access has been erected.

14.06.8 **The Bungalow, Downend**

Concern has been expressed about the bungalow being almost completely demolished but Cllr Cole has been advised this is in line with the planning approval given.

15.06.10 **Any other items which the Chairman decides are urgent (Information Only)**

The Chairman asked fellow Councillors to observe the protocol of ringing before dropping off any Parish Council documentation to another councillor.

16.06.10 **Date of the next meetings**

Tuesday 13 July 2010 at Chieveley Village Hall & Recreational Centre, Chieveley at 7.30pm

Tuesday 14 September 2010 at Curridge W I Hall, Curridge Road, Curridge at 7.30pm.

There being no further business the meeting closed at 9.48pm.

Signed _____

Dated _____

Planning Applications For the Parish Council Meeting on 8 June 2010

Planning applications for consideration

Planning applications can be viewed on the West Berkshire Council website www.westberks.gov.uk under planning applications

Planning No	Type	Location	Description	Observation	Members End Date
10/00711	HOUSE	3 Middle Farm Close, Chieveley	Demolition of garage and erection of 2 storey side extension	Objection	10-Jun-10
10/00625	FULD	Arlington Grange, Curridge Road	Demolition of Arlington Grange, currently 6 one bed flats the bungalow/the bakery - currently 2 houses storage and workshop unit. Erection of 3 houses with garages and two semi detached live/work houses	No obj/comment	10-Jun-10
10/00619	COMIND	Priors Court School, Priors Court	Erection of two storey construction comprising four terraced houses each with ensuite 6 bedrooms on the first floor and living accommodation below. Accommodation is sized to allow for carer's to attend pupils in keeping with the required care provision and ancillary accommodation including laundry and medical facilities. Revision of approved reference 09/00774/COMIND	No objection	10-Jun-10
10/00968	HOUSE	Friars Cottage, Long Lane, Cold Ash (adjoining Parish)	Retrospective erection of flue/vent to the north side of the property for an indoor BBQ	No objection	10-Jun-10
10/00421	FULD	The Old Village Hall, School Road Chieveley	Demolition of existing workshop and erection of a chalet bungalow	No objection	10-Jun-10
10/01037	FUL	Moto Ltd, Chieveley MSA, Oxford Road, Chieveley	Installation of two x side screens, one either side of truck wash installation (approved 11/02/2009 reference 08/02226/FUL), wash control unit and six internal floodlights fixed to side screens, (3 either side)	No objection	16-Jun-10
10/00809	HOUSE	Homestead, Green Lane, Chieveley	Retrospective - change of use from workshop/study to granny annexe. Annexe to remain ancillary to main house	No obj/comment	16-Jun-10
10/01059	HOUSE	6 Sandy Close, Curridge	Conservatory to the rear	No objection	23-Jun-10
10/01017	HOUSE	Woodpeckers, Manor Lane, Oare	Ground floor extension to rear, first floor extension, demolition of existing garage and construction of new triple garage with living accommodation over	Objection	1-Jul-10
10/00958	FULD	Land at Stable View	Retrospective change of use of land to place private gypsy caravan	Objection	23-Jun-10
10/01082	FUL	Telecommunications Mast, Oare	Removal and replacement of 3 no antennas, the addition of 1 no equipment cabinet within the existing cabin and development ancillary thereto	No Objection	1-Jul-10

Planning Application Decisions and Appeal Decisions Notification

Planning No	Type	Location	Description	Decision
10/00529	HOUSE	20 The Green, Chieveley	Demolition of existing conservatory and bay window and construction of new conservatory	Approval
10/000737	FUL	42 Survey Engineer Group, Denison Barracks	To replace the side panels; and to over clad the roof. New external box gutters are to replace internal gutters to roof, replacement downpipes to connect into the existing storm water drainage system	Approval
10/00770	FUL	Gable End, Freshfields Lane, Chieveley	Section 73. Removal of condition 6 Sustainable Homes (Code 3) of application reference 09/01423/FULD	Approval
10/00572	FUL	Oakland Cottages, Marsh Lane, Curridge	Demolition of existing houses and erection of 2 detached houses	Approval
10/00275	XHOUSE	Old Farmhouse, Downend, Chieveley	Application for renewal of 05/00185/HOUSE - first floor extension above existing garage	Approval

For Information

10/00454	FULD	Torne Trask	Erection of 4 bedroom dwelling in the rear of Torne Trask. Amended plans received showing reduced ridge height of property and window providing light to the roof space removed	
10/00572	FULD	Oakland Cottages	Demolition of existing house and erection of 2 detached houses. Amended Plans	