

## CHIEVELEY PARISH COUNCIL

### Minutes of the Meeting of Chieveley Parish Council held at the Curridge W I Hall, Winterbourne Road, Curridge, Berkshire RG18 9DZ on Tuesday 10 June 2008 at 7.30pm

**Present:**

Cllr R Crispin

Cllr Cowan

Cllr Spence

Cllr Ramsay

Cllr Friend

Cllr Fidler

Cllr Hamlin

Cllr Taylor

**In Attendance** Mrs T Snook (Clerk), 3 members of the public

**1.06.08 Apologies and Acceptance of Absence**

Apologies were received from Cllr Cole. This was unanimously accepted.

**2.06.08 Declaration of Interest by Councillors on the agenda items listed**

None

**3.06.08 Minutes of the Parish Council meeting held on 13 May 2008 to be agreed and signed as a true record.**

The minutes of the meeting held on 13 May 2008 were unanimously agreed as a correct record of the meeting and the Parish Council resolved to sign them.

**4.06.08 Planning Schedule and Planning Issues (Appendix I)**

**4.06.1 Weggis, Sandy Lane, Curridge 08/00743/HOUSE**

**Two storey and single storey extensions to include conversion of the garage to domestic use and improvements to existing detached dwelling. Construction of new 1.2m high brick front boundary wall and 5 bar gate with oak posts**

The Parish Council commented that:

There was no objection to the new plans for the house improvements provided that the garage/car port was removed from the plans.

The Parish Council objected to the garage/car port in a previous application and this objection stills stands.

**4.06.2 Terra De Ouro, Curridge Road, Curridge 08/00813/HOUSE  
New Access (revised application)**

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

The existing access is adequate and can be adapted to meet the needs to be met.

No proper proposal to prevent loss or damage of important trees.

There is concern it will set a potential precedent for back land development.

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.

**5.06.08 NAG. To receive information from Sgt Andrew Bone on the Neighbourhood Action Group (NAG) set up for the Downlands Area.**

The Chairman introduced Sgt Bone to the Parish Council and thanked him for attending.

Sgt Bone outlined the purpose of NAG and confirmed it was a problem solving forum. It will be made up of partner agencies including representation from the public, Parish Councils, Police, West Berkshire Council, Housing Associations and other bodies. It will have a Chairman independent of the Police.

Sgt Bone confirmed that it was a Government initiative to be instigated by the Police and nationwide.

NAG's will aim to meet four times in a year and will identify at each meeting 3 priorities from public feedback to be addressed i.e. speeding, littering, anti social behaviour. Some identified items will stay with the police to action; others will be addressed by the appropriate NAG members.

The Chairman explained to Sgt Bone that all the Parish Council wants is to have an easy link to Police to feedback issues or concerns affecting their electorate. A clear mechanism.

Will Neighbourhood Watch still continue? Sgt Bone confirmed they would continue. Cllr Friend confirmed that the public just wanted to be able to find a policeman when matters need to be addressed.

Sgt Bone confirmed that to make the NAG effective Councillors and public members should attend the meeting on 12 June 2008 and become a member of the NAG Committee.

Do NAG meetings take place in an open forum? Sgt Bone confirmed they would be held in a closed room not open to the public due to confidential items and information being shared with the NAG members.

How do we contact NAG as a Parish Council? Sgt Bone confirmed that after 12 June 2008 contact details will be made available for the elected Chairman. In the meantime to contact Sgt Bone with any issues to be investigated. Clerk has contact details.

NAG will receive issues and information from the public, profile them and deal with the highest priority issues.

Cllr Hamlin requested an example of how an issue was brought to the NAG's attention and how it was fed through the profile, priority and action process.

The Chairman thanked Sgt Bone for the information and attending the meeting.

**6.06.08 Denison Barracks. To receive information from Cllr Crispin. To discuss and agree action**

The Chairman reported that Defence Estates had chosen a consultant, Drivers Jonas, to act on their behalf. They are keen to meet with the Parish Council to discuss the plans for the redevelopment of the Barracks. Cllr Crispin has been in contact with Hermitage Parish Council and Cold Ash Parish Council Chairs who have confirmed they have also been approached.

Chieveley Parish Council agreed that a meeting should take place. The Parish Council agreed that it was important to meet with the Chairs of Hermitage Parish Council and Cold Ash Parish Council to agree collective ideas and issues before Drivers Jonas is invited to a joint Parish meeting.

The Parish Council agreed to have a quorum of Councillors to represent them at meetings with the other Parish Councils and the agent for Defence Estate. Cllr Crispin, Cllr Hamlin, Cllr Friend.

Clerk to contact Hermitage Parish Council and Cold Ash Parish Council to confirm what has been agreed. **Action: Clerk**

**7.06.08 Parish Plan update. To receive a written report**

The clerk apologised but a written report was not available. It was reported that the Parish Plan Steering Committee had invited 14 testers to test the draft questionnaire and provide feedback. Cllr Cowan and Cllr Crispin had also provided feedback on the draft questionnaire. It was confirmed that the package being used for the questionnaire format did have limitations but that all feedback would be considered and accommodated where possible.

The Chairman confirmed that if the package was limiting the questionnaire format that it would support the Parish Plan Team in obtaining quotations to have a bespoke questionnaire and data analysis. Costs need to be investigated. **Action: Clerk**

**8.06.08 Bardown Redevelopment. To receive information (Appendix II)**

The Chairman read out the press release provided by Sovereign Housing Group and confirmed that the same release had been sent to Newbury Weekly News. A different press release will be provided for local Parish Magazines in due course.

The agent for Bardown Development Ltd has been confirmed as Thomas Merrified.

Residents in Bardown have received a letter from Sovereign. In the letter it confirms that the new owners are likely to demolish the remaining unoccupied properties.

The Parish Council asked if information about Bardown Development Ltd could be found.

Questions were raised whether the local lettings plan would still apply to the houses Sovereign will take responsibility for.

**9.06.08 Curridge W I Hall Grant 2008/2009. To discuss and agree action**

The Chairman confirmed that at the last meeting the Parish Council had agreed to buy the chairs for the community and the clerk had requested and received two quotations.

The clerk brought to the Parish Council's attention that £1,585 of reserves would need to be allocated to the general grant budget to accommodate the increase in grant commitments and for cash flow purposes. The Parish Council resolved to use £1,585 reserves to increase the general grant budget. This was unanimously agreed.

It was proposed by Cllr Crispin that the Parish Council accept the quotation received from Principal Furniture for 80 chairs and 4 upright storage trucks at £3,660.59 inclusive of VAT. Seconded Cllr Taylor. This was unanimously agreed.

The Parish Council resolved to give the chairs to the Community on delivery and for them to be stored at the W I Hall. The W I Hall Committee will not be permitted to charge for the use of the chairs as part of the W I Hall hire agreement.

A revised grant schedule and budget summary for 2008/2009 will be circulated.

**10.06.08 Curridge Footways. To receive a report from Cllr Friend. To discuss and agree action**

Deferred.

**11.06.08 Post Office. To receive information from Cllr Crispin**

Cllr Crispin reported that the Post Office has approached the Downland Practice to discuss the Outreach Post Office option.

The Post Office has provided a statement to the Parish Council. It confirms that they have agreed the principal of an Outreach and have a Post Mistress interested in providing the service from the Downland Practice.

### **12.06.08 Oare Pond. To discuss request for access**

Cllr Crispin confirmed that a letter had been received from residents at West Barn, Oare to ask if they could purchase some of the land associated with Oare Pond to improve the highway access to their property.

The Chairman confirmed that a meeting had taken place with the clerk and the residents to look at the request.

The Chairman confirmed that the clerk had looked at the Title Deed and confirmed there was a covenant. The covenant restricts the land to being used only as a village pond.

A question was put to the Parish Council whether it would agree to take legal advice to establish what the covenant means and whether another legal access option is available to be considered.

The Chairman confirmed that he had made it clear it was not appropriate for the electors to pay for legal representation in this matter. The residents of West Barn have agreed to pay any legal costs incurred by the Parish Council.

A vote took place  
4 agreed to investigate  
2 not to investigate  
2 abstained

The clerk was asked to provide a copy of the Title Documentation to CML Solicitors, who acted on the Parish Council's behalf originally, to establish exactly what the covenant means and what restrictions it would impose. The clerk is to ask if there are other legal access options available for consideration. The clerk was asked to obtain a quotation from the Solicitor for investigation and legal advice in this matter. **Action: Clerk**

### **13.06.08 Bus Shelter and Noticeboard Repairs. To discuss and agree action**

The clerk confirmed that two quotations had been requested and one returned.

It was proposed by Cllr Hamlin and Seconded by Cllr Crispin that the quotation from Mr Rumens for £435 be accepted. This was unanimously agreed. **Action: Clerk**

### **14.06.08 Clerk's Report – Including Correspondence**

#### **14.06.1 Estate Agent Signs**

The clerk reported that complaints had been received from three residents in connection with estate agent boards being placed at the end of lanes and road entrances. The clerk confirmed contact had been made with the estate agents to check the signs had been erected in the correct places and to ask if this was acceptable practice.

The Planning Authority subsequently confirmed that boards should be within the curtilage of the property being sold and not tied to the road entrance street name.

#### **14.06.2 Review of Area Forums**

The clerk tabled a letter from West Berkshire Council confirming that at the Annual Council meeting on 8 May 2008. It was recommended that a review of effectiveness of the current processes including the Area Forums should be carried out. As a result the Area Forums due to take place after the end of June will be cancelled until the results of the review have been presented.

#### **14.06.3 Downland Practice Car Park**

The clerk tabled a letter from West Berkshire Council confirming that a site meeting will be taking place on 12 June 2008 at 8.45. Cllr Crispin and Cllr Taylor confirmed they would be attending.

#### **14.06.4 Community Council for Berkshire Annual conference**

The clerk tabled a letter from Christine Lalley inviting the Parish Council to the Annual Conference on Tuesday 15 July 2008. Theme for this year is Surviving Economic Change. Clerk has the other details should any Councillors wish to attend.

#### **14.06.5 Flooding Review**

The clerk tabled an email and report provided by West Berkshire Council in association with the high level of rain experienced on 4 June 2008 for information.

#### **14.06.6 Woodside Farm**

The clerk tabled a letter from West Berkshire Council confirming that the Enforcement Notice issued on 7 May 2008 has been withdrawn.

#### **14.06.7 Old Oxford Road, Chieveley**

The clerk tabled an email from a resident who had expressed concern about the road surface condition of the Old Oxford Road. To be a future agenda item.

#### **14.06.8 The South East Regional Sustainability Framework. Towards a better quality of life documentation**

The clerk tabled the document for the Councillors information. To be circulated

#### **14.06.8 Sustainable Community Strategy - A breath of fresh air**

The clerk tabled the document for the Councillors information. To be circulated

#### **14.06.9 Sub Regional Allocation of Primary Land Won Aggregates in the South East**

To be circulated.

### 15.06.08 Report of the Responsible Finance Officer, Cheque Signing and other financial matters

A copy of the Year to Date Financial Statement 2008/2009 with Financial Year Budget figures and a Receipts and Payments summary were provided for Councillor's information.

It was proposed by Cllr Spence and seconded by Cllr Hamlin and the Parish Council resolved to pay the accounts for June 2008. This was unanimously agreed.

Cheque No	Payee	Description	Amount
570	BT	Telephone and Broadband charges	£148.19
571	D Carter	Bus Shelter Cleaning Mar/April	£80.00
572	T Snook	Clerk Fees	£613.06
		Expenses and Allowance	£26.53
573	Curridge Residents Association	S137 grant payment	£150.00
574	Chieveley Village Hall & Recreation Centre	S19 grant payment	£2,950.00
575	Chieveley Toddler Group	S19 grant payment	£209.00
576	Chieveley School PTA	Grant payment	£153.00
577	Chieveley Pre School	Grant payment	£500.00
578	1st Hermitage Scout Group	Grant payment	£300.00
579	Principal Furniture	W I Hall Grant	£3,660.59
580	Chieveley Parochial Church Council	Churchyard Maintenance	£250.00
Total Payments for June			£ 9,040.37
<b>Receipts</b>			
Total Receipts for June			£ -
<b>Financial Position as at 10 June 2008</b>			
Receipts for year to date including April precept received			£ 12,500.00
Less payments for year to date			£ 11,869.19
Sub Total			£ 630.81
Add balance carried forward 31/03/08			£ 21,172.53
S106 Contribution 07/08 carried forward 31/03/08			£ 18,905.44
			<b>£ 40,708.78</b>

#### 15.06.1 Internal Auditor's Report

The clerk confirmed that the Internal Auditor had completed the Parish Council's Internal Audit Test Sheet and Annual Return documentation. The Internal Auditor had noted that it was not reported to full Parish Council in the October 2007 schedule of individual receipts that the second instalment of the precept had been received.

However it had been included in the Total Receipts to date summary. This was noted by Councillors.

All other matters were in order and a copy of the Internal Audit sheet is available at the office.

The Parish Council asked the clerk to thank Mr Goody for carrying out the internal audit and attending to the Annual Return documentation. **Action:**  
**Clerk**

**16.06.08 District Councillor's Report**  
None

**17.06.08 Councillors' Reports (Information Only)**

**17.06.1 Parish Assembly**

Cllr Friend wished to thank The Chairman's wife for attending to the catering arrangements at the Parish Assembly. Everyone agreed.

**17.06.2 Newbury Showground**

Cllr Friend confirmed he had received two complaints regarding noise from the Showground. The Chairman reminded Cllr Friend of the contact telephone number that can be given out for residents to contact the Showground directly with any complaints.

**18.06.08 Any other items which the Chairman decides are urgent (information only)**  
None

**19.06.08 Date of the Next Meetings**

Tuesday 8 July 2008, Chieveley Recreational Centre at 7.30pm

Tuesday 9 September 2008, Chieveley Recreational Centre at 7.30pm

There being no further business the meeting closed at 10.10pm.

Signed.....(Chairman)

Date.....

## Planning Applications For the Parish Council Meeting on 10 June 2008

### Planning applications for consideration

Planning applications can be viewed on the West Berkshire Council website [www.westberks.gov.uk](http://www.westberks.gov.uk) under planning applications

Planning No	Type	Location	Description	Observation
08/00743	HOUSE	Weggis, Sandy Lane, Curridge	Two storey and single storey extensions and internal alterations to include conversion of the garage to domestic use and improvements to existing detached dwelling. Construction of new 1.2m high brick front boundary wall and 5 bar gate with oak posts	No objection comment
08/00868	FULD	Land at Hillier Garden Centre, Priors Court Road	One detached dwelling (alterations to previous permission 06/02883/FULD)	No objection
08/00785	HOUSE	7 Barton Copse, Chieveley	To add timber doors on the front of the existing a garage (cart shed) opening	No objection
08/00813	HOUSE	Terra De Ouro	New Access (revised application)	Objection
08/00975	HOUSE	Cold Ash Farm, Long Lane (Adjoining Parish)	2 storey extension and internal alterations	No objection

### Planning Application Decisions and Appeal Decisions Notification

Planning application decisions can be viewed on the West Berkshire Council website [www.westberks.gov.uk](http://www.westberks.gov.uk) under planning app

Planning No	Type	Location	Description	Decision
08/00284	HOUSE	The Mount, Graces Lane, Chieveley	Construction of garden store	Approval
08/00508	HOUSE	4 Barton Copse, Chieveley	Application for the addition of barn style timber doors on the front of the existing garage (cart shed) openings. The doors would be constructed of solid, vertical timber and new detached car port	Approval
08/00566	HOUSE	Weggis, Sandy Lane, Curridge	Alterations to part of existing dwelling and construction of	Refusal
07/00690	LBC	Lanolee House, Marsh Lane	Alterations to part of existing dwelling and construction of	Dismissed
07/00687	HOUSE	Lanolee House, Marsh Lane	Alterations to part of existing dwelling and construction of	Dismissed
08/00367	HOUSE	3 Barton Copse, Chieveley	Garden shed and kennel	Approval
08/00354	HOUSE	4 The Old Nursery, Hermitage	Conservatory to rear of house	Approval
08/00391	HOUSE	Mole Corner, Red Shute Hill	Two storey extension and revision of approved application	Approval
08/00503	HOUSE	35 Kiln Drive, Curridge	Conversion of existing loft space into bedroom and en-	Approval
08/00499	HOUSE	5 Barton Copse, Chieveley	Barn style wooden doors to be put on existing cart shed	Approval
08/00383	HOUSE	Chiltern House, High Street, Chieveley	Proposed 2 storey extension together with modifications to	Approval
08/00379	FUL	Priors Court School, Priors Court	Erection of temporary shade canopy	Approval
08/00611	HOUSE	Park Farm, Curridge	Erection of one open unit/workshop	Approval

### For Information

08/00528	FUL	Gable End, Freshfields Lane	Change part of garden from residential land to commercial land to enable running of Dog Breeding Establishment	Withdrawn
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Heather Bowman, Sovereign's Divisional Director, explained:

“After six months of negotiations we have unfortunately not found a developer willing to deliver the Bardown scheme we had planning permission for.

“As a result, we have instead agreed to sell the site to a developer, **Bardown Development Ltd**. If and when they achieve planning permission for another scheme, our agreement means that Sovereign would take on any new affordable homes.

“We are disappointed not to be able to progress our own scheme for Chieveley, and at the time these negotiations have taken, but recognise that the housing market across the country is becoming tougher for everyone, including affordable housing providers.

“We will use the income from this site to reinvest in other affordable housing, such as the 50 homes we are currently building at St Donat's in Newbury and Play Platt in Theale.”

## **Notes to editors:**

Sovereign originally submitted a planning application for the Bardown site nearly two years ago. The application was initially rejected by West Berkshire Council but upheld at appeal in October 2008.

Chieveley Parish Council and the remaining owner-occupiers have been informed of the decision to sell and given contact details for the developer's managing agent, who has now taken over responsibility for all aspects of the site.

## Chieveley Parish Council

### Grants 2008/09

**Section 137** Statutory Limit = £5.86 per elector 1983 = £11,620.38 limit for 2008/09  
1024 Electors Chieveley 859 Electors Curridge & Oare

Approved 10 June 2008

**Free Resource. In the interests of all, and will bring direct benefit to its area or any part of it or all or some of its inhabitants. If a specific spending power exists you cannot use S137**

No.	Applicant	Purpose	Requested	Agreed
			2008/2009	
1	Curridge Residents Association CPRE	Running costs	£ 300	£ 300
2		Donation	£ -	
Total			£ 300	£ 300

**Donations - Section 137**

			2008/2009	2008/2009
				0
				0
				0
Total			£0	£0

It was resolved that in pursuance of the powers conferred by S137 of the Local Government Act 1972 and being of the opinion that the expenditure satisfies the requirements of that section, the Council approves expenditure in the sum of £300

Date: 13-May-08 Minute reference: 12.05.08

**Section 19**

**Local Government (Miscellaneous Provisions Act 1976, S19 (Power to provide gymnasias, playing fields, holiday camps)**

**Power to provide and equip buildings for use of clubs having athletic, social or educational objectives**

**Power to provide and contribute to buildings for offices and public meetings and assemblies ie public buildings and village**

	Organisation	Description	Total Scheme Cost	Grant request	Grant Approved
3	Chieveley Recreational Centre	Ground Maintenance			
		Facilities maintenance	£ 9,800.00	£ 5,900.00	£ 5,900.00
4	Chieveley Toddler Group	Village hall rental for the year	£ 418.00	£ 418.00	£ 418.00
5	Chieveley School PTA	Gazebo for PTA and other groups	£ 611.87	£ 306.00	£ 306.00
6	Chieveley Pre School	Rent of Chieveley Village Hall for one term	£ 1,505.00	£ 1,000.00	£ 1,000.00
7	1st Hermitage Scout Group Curridge W I Hall	Maintenance of the cub hut	£ 1,500.00	£ 600.00	£ 600.00
8		New chairs to update and improve seating in the hall for the community. To improve stacking and storage facilities.	£ 3,660.59	£ 1,830.00	£ 3,660.59
Total				£ 10,054	£ 11,884.59

LGA 1972 S215 (6)

9	Chieveley PCC	Maintenance of Churchyard	£1,630.00	£500.00	£ 500.00
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£ 12,384.59

Total Grants **£12,684.59**