

# CHIEVELEY PARISH COUNCIL

## Public Participation and Neighbourhood Policing Public Open Forum Summary

PC Alex De Meyer and PC Easton attended

An accident in Northfields on Saturday evening was reported. Car had been speeding. Speeding still a concern in this road.

PC Alex de Meyer reported that he had spoken with the Headteacher at Curridge School regarding the erratic parent parking outside the school. He has patrolled the area and reminded car owners to park responsibly.

Parking on the footway outside Quackers was reported and vehicles reversing out onto the highway. The police agreed to speak to Quackers to ask them to remind parents and staff to park responsibly. The clerk will also speak to the Manager.

Suspicious incident involving a JCB type machine was raised. The Police were informed at the time.

Evidence of drinking in the Curridge car park was noted on 9 November 2009. Bottles and cans were left.

## **Minutes of the Meeting of Chieveley Parish Council held at the Curridge W I Hall, Curridge Road, Curridge, Berkshire RG18 9DZ on Tuesday 10 November 2009 at 7.30pm**

### **Present**

Cllr R Crispin	Cllr P Fidler	Cllr E Friend	Cllr Taylor
Cllr D Cowan	Cllr N Hamlin		

In Attendance      Mrs T Snook (Clerk) 1 member of the public

### **1.11.09      Apologies and Acceptance of Absence**

Apologies were received from Cllr Ramsay and Cllr Cole. These were unanimously accepted.

### **2.11.09      Minutes of the Parish Council meeting held on 13 October 2009 to be agreed and signed as a true record**

The minutes of the meeting held on 13 October 2009 were unanimously agreed as a correct record of the meeting and the Parish Council resolved to sign them.

### **3.11.09      Declaration of Interest by Councillors on the agenda items listed**

None.

The Parish Council resolved to change the order of the agenda

**5.11.09 Sand Extraction Sites in the Parish. To receive information from Mr Meldrum, Principal Minerals and Waste Planning Officer, West Berkshire Council. To agree action**

Cllr Crispin welcomed Mr Meldrum and thanked him for responding to the Parish Council's request to attend the meeting to discuss the concerns regarding the sand extraction sites in the Parish.

**Old Kiln Farm**

Mr Meldrum outlined the history of the site to the Parish Council. He confirmed that currently Grundons are in breach of a planning condition and West Berkshire Council have been reminding them of this fact and monitoring the site. Grundons have been invited to submit a Section 73 application for ongoing extraction to the planning authority. If a Planning Authority believes a breach could be acceptable to the planning authority they will encourage the operator to apply for the breach to be regularised by submitting a Section 73 application.

Grundons are fully aware they are in breach of planning control.

Cllr Friend asked how long it will be before the planning authority will take action. Mr Meldrum confirmed the authority will monitor the matter closely. Should dialogue with the operator cease or enough time is felt to have been given enforcement action will take place.

There is a financial incentive for Grundons to submit a Section 73 application before April 2010 as a Section 73 is substantially cheaper. After April 2010 a full application will be required as at this stage the site would change from unauthorised but in breach of a condition to fully in breach of a planning permission.

**Copyhold Farm Quarry**

Concern was expressed about the apparent lack of following up the conditions of the planning permission. It was confirmed that Copyhold Farm Quarry has extended the extraction period and the use of the waste facility with the current temporary extraction permission.

They are expected to return the site to as near as possible the original condition.

Cllr Friend expressed concerned that they do not appear to be monitored or controlled as they roll the programmes forward and do not appear to carry out the appropriate restoration works.

Mr Meldrum confirmed that no phasing conditions were outlined in the planning permission. Therefore he would have difficulty getting any legal support to enforce it.

The Parish Council asked Mr Meldrum whether he was satisfied that only extraction is taking place on the site.

The Parish Council asked that any future permission should include firm timescales and accurate planning control through the appropriate conditions set.

Cllr Cowan asked for confirmation that the waste management on Copyhold is still under planning control and restoration conditions. Mr Meldrum confirmed it was under planning control.

General concern was expressed that if a site operates for too long outside planning control/conditions it could establish unlawful use on the site for various other uses if unchallenged. It was confirmed that a site would have to be in breach for more than 4 years with no action being taken for established use. Hard for mineral extraction sites to get established use. Waste process facility could possibly get established use through planning.

Further discussions took place.

Cllr Crispin noted that it was possible a Section 73 would be submitted by Grundons before April 2010 to regularise the matter at Old Kiln Farm. Cllr Crispin asked Mr Meldrum to keep the Parish Council informed of progress and should a Section 73 is submitted. The Parish Council confirmed its willingness to let the matter rest for 6 months. April 2010 is the key date when the site becomes an unauthorised site with no planning permission if a Section 73 is not submitted. The Chairman asked for assurances from Mr Meldrum that the necessary phased restoration work conditions will be included in future permissions.

Regarding Copyhold Farm Quarry. The Parish Council requested the significant dates associated with the site for the landfill and waste process facility.

Parish Council agreed to monitor the matter. Clerk to check the site progress for Old Kiln Farm with the Planning Authority in Feb/March.

The clerk was asked to email Mr Medrum to thank him for attending the meeting.

**Action: Clerk**

#### 4.11.09 **Planning Schedule and Planning Issues (Appendix I)**

##### 4.11.1 **09/01899/HOUSE Down End House, Downend Two storey extension and alterations**

No objection. Commented that the materials to be used should be in keeping with the property.

##### 4.11.2 **09/01896/HOUSE Snowdrop House, Chapel Lane, Curridge Erection of garage**

Objection. Out of character with the area and intrudes into the rural aspect of Chapel Lane. The proposal is in front on the building line. Potential loss of parking area within the curtilage of the property.

##### 4.11.3 **09/02052/HOUSE 14 Sowbury Park, Chieveley Dog run with garden sheds**

No objection. The Parish Council request that Environmental Health is invited to comment on this application re a potential environmental impact on the neighbours due to odours and faeces.

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.

#### **6.11.09 Land adjoining Pantiles. To receive information on Byway Rights of Way**

Cllr Crispin reported that correspondence regarding the site had been received or copied to the Parish Council.

Concern was expressed regarding the building and whether it complied with the planning permission given. Cllr Cole and West Berkshire Council have been looking into the matter. It was reported that the Enforcement Officer had visited the site and after a full investigation confirmed that it has been built in accordance with the recent planning permission given.

Residents have raised concern about the positioning of a fence line in relation to the byway and whether it encroaches into the legal width of the byway. West Berkshire Council was asked to look into the matter. The West Berkshire Council PROW Officer visited the site and carried out subsequent investigations. He has concluded that the curtilage has moved forward by approximately 2m.

The residents of the property have met with the Public Rights of Way Officer and working with West Berkshire Council to resolve the matter.

Cllr Friend reported that the byway/highway matter should have been addressed through the planning process and the inconsistency in the site layout plan should have been noted and addressed.

The Parish Council noted that the byway and incursion on the PROW is in the process of being resolved.

#### **7.11.09 Bus Shelter Risk Assessment**

The clerk reported the risk assessment had been carried out.

#### **8.11.09 Highway safety improvements in Chieveley Parish. To discuss the proposals and agree priority order for West Berkshire Council.**

Cllr Crispin reported that West Berkshire Council has been made aware of the Parish Plan highway concerns and Parish Council concerns. £75,000 in S106 funding is available and West Berkshire Council has carried out some initial investigations. Comments and costing are included in the letter provided prior to the meeting.

Additional information was tabled regarding pedestrian safety improvements at the junction of Downed Lane with Northfields

A discussion took place. The Parish Council agreed that the main criteria would be to ensure pedestrian safety around the villages in Chieveley Parish.

On this basis priority should be given to the following:-

Improvement of pedestrian safety at the junction of Downend Lane with Northfields £15,000 approx. To include the verge embankment tidying works adjacent to the Bardown estate area.

Safety improvements in Graces Lane between School Road and the Red Lion Pub £4,500

Construction of new footway from W I Hall to Crabtree Lane, Curridge £40,000

Construction of new dropped kerb crossing at the junction of High Street/Middle Farm Close £1,400

Safety improvement at the junction of Arlington Lane/New Oxford Road £3,500

A discussion took place regarding Downend Lane/Old Oxford Road junction. Accurate costs required after West Berkshire Council have completed their enquiry about land ownership.

The clerk asked the Parish Council to consider carrying out a new survey for the proposed extension between Curridge House and Crabtree Lane to complete the footway route from Curridge School to Crabtree Lane. Parish Council confirmed that the Curridge footway survey carried out in 2005 provided evidence a path was required. The Parish Council indicated that once action points associated with minute reference 5.07.08 are completed and if it supports the extension that this should be included in the request to West Berkshire Council.

**9.11.09 MUGA project in Chieveley. To receive a report on the MUGA project from Cllr Hamlin**

The Chieveley Parish Council and Chieveley Recreational Centre Liaison Group met on 22 October 2009 to discuss the project. The final size of the MUGA was discussed in depth. The Chieveley Recreational Centre has confirmed they will permit a 33m x 21m MUGA. The MUGA's western fence line will run parallel and 2m in from the existing conifer tree line, subject to arbocultural advice.

The provision of electric cabling/ducting and tree root barrier work has been added to the specification and forms part of the revised quotation. This will allow lighting to be provided in the future when funding is available and will protect the MUGA surface from future root damage.

Additional fencing is proposed between the MUGA and children's' play area. To prevent cars getting between the MUGA and to keep the children safe. This has been included in the revised quotation.

The tennis club have expressed concern regarding the position of the goal end and representatives have met on site to assess the matter. The goal ends proposed are now enclosed modules.

Revised quotations and specialist advice from two arboriculturalists, EJM and Arbocare have been sought regarding the new position of the MUGA in relation to the conifers and tree reduction works.

Cllr Crispin proposed that the Parish Council accept the revised quotation of £59,930 including the ducting, root barrier work, enclosed goal ends and additional fencing. Also to accept the revised quotation for the tree works. Seconded: Cllr Cowan This was unanimously agreed.

Cllr Hamlin confirmed that there would be some minor changes to the Terms and Conditions and legal advice may be required.

It is hoped that Safe & Sound will be instructed to do the project by the end of November. Start on site likely end of January. On the placement of the order a 25% deposit would be required in line with the payment programme.

Cllr Hamlin suggested that the Parish Assembly event could be an opportunity to officially open the MUGA.

#### **10.11.09 NALC Salary Pay Scales for 2009/2010 Update**

It was reported that in September 2009 NALC issued the 2009/10 National Salary Award for Local Council Clerks. Effective from 1 April 2009.

The Parish Council noted the information and accepted the new scale information. **Action: Clerk**

#### **11.11.09 Commemorative Bench. To discuss material and design information provided. To agree action.**

A proposed seat and specification was circulated prior to the meeting for Councillors consideration. The clerk reminded the Parish Council that the new seat would have to be included on the Council's insurance schedule. Concern was expressed regarding the use of softwood and not hardwood for the seat.

The Parish Council recorded that a decision could not be made at present. The junction may be undergoing some small highway changes to improve pedestrian safety and a new assessment would have to be carried out. The clerk was asked to write to the family to advise them. **Action: Clerk**

#### **12.11.09 Curridge W I Hall. To discuss the hall's future and consider the formation of a Parish Council and W I Liaison Group.**

Concern about the long term future of the hall was reported to the Parish Council. The hall was originally built in 1923 and has had some minor additions. The original materials used to build the hall now need upgrading, repairing or replacing. A plan needs to be drawn up to attend to this matter. Initial cost investigations indicate that £22,500 would be required to attend to the roof, cladding, insulation and guttering. The single pane windows are rotten and need replacing. £6,000. To fully refurbish the hall it could potentially cost £40,000.

Cllr Hamlin recommended that a Liaison Group be created to investigate the future of the hall as an important community facility. The Parish Council confirmed that Cllr Crispin, Cllr Friend and Cllr Hamlin will act as the representatives. The clerk was asked to contact the W I President. **Action: Clerk**

**13.11.09 Clerks Report's (including correspondence)**

**13.11.1 The Herb Collection, Woodside Farm**

The clerk tabled a letter from the Inspectorate enclosing the appeal decision for APP/W0340/C/-0/2102469

The appeal against the enforcement notice for material change of use of the land has been allowed.

**13.11.2 Children 1<sup>st</sup> West Berkshire**

The clerk tabled an invitation to the Parish Council to attend a silent auction on 22 November at the Hilton Hotel Newbury. Information at the office

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

A copy of the year to date financial statement 2009/2010 with financial budget figures and a Receipts and Payments summary were provided for Councillors information.

It was proposed by Cllr Cowan and Seconded by Cllr Hamlin and the Parish Council resolved to pay the accounts for November 2009.

**Payments**

Cheque No	Payee	Description	Amount
659	D Carter	Bus shelter cleaning sept/oct	£ 80.00
660	T Snook	Clerk Fees	£ 652.67
		Expenses & allowance	£ 24.21

Total Payments for November 2009 £ 756.88

**Receipts**

Total Receipts for November 2009 £ -

**Financial Position as at 10 November 2009**

Receipts for year to date including April/Sept precept received	£ 25,014.24
Less payments for year to date	<u>£ 20,178.50</u>
Sub Total	£ 4,835.74
Add balance carried forward 31/03/09	£ 20,796.43
S106 Contribution 07/08 and 08/09 carried forward 31/03/09	£ 28,073.21
S106 Contribution 09/10	<u>£ 11,613.60</u>
	<u>£ 65,318.98</u>

15.11.09 **District Councillor's Report**

None

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

16.11.1 **Greening Campaign**

Cllr Taylor provided information on the Greening Campaign and invited Councillors to give the initiative some thought.

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

None

18.11.09 **Date of the next meetings**

Tuesday 8 December 2009 at Chieveley Village Hall, Chieveley

Tuesday 12 January 2010 at Chieveley Village Hall, Chieveley

There being no further business the meeting closed at 10.15pm.

Signed \_\_\_\_\_

Dated \_\_\_\_\_

## Planning Applications For the Parish Council Meeting on 10 November 2009

### 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	Members End Date
09/01896	HOUSE	Snowdrop House, Chapel Lane	Erection of garage	Objection	18-Nov-09
09/01899	HOUSE	Down End House, Downend	Two storey extension and alterations	No obj/comment	18-Nov-09
09/02052	HOUSE	14 Sowbury Park, Chieveley	Dog run with garden sheds	No obj/comment	25-Nov-09
09/02068	HOUSE	13 Sowbury Park, Chieveley	Conservatory	No objection	25-Nov-09
09/02044	LBC2	Chieveley House, High Street	Retrospective - Replacement iron gates to front drive	No objection	2-Dec-09
09/02044	HOUSE	Chieveley House, High Street	Retrospective - Replacement iron gates to front drive	No objection	2-Dec-09
09/02154	HOUSE	Ascendune, Sandy Lane, Curridge	Single storey side extension	No objection	2-Dec-09
09/01732	LBC2	Downend Lodge, Downend, Chieveley	Cavity wall insulation	No objection	2-Dec-09

### Planning Application Decisions and Appeal Decisions Notification

Planning No	Type	Location	Description	Decision
09/01348	FUL	Chieveley Primary School	New building comprising 7 class bases, other accommodation and new link structure. Work to existing school comprising alterations and refurbishment of existing school buildings, demolition of existing modular classroom building, highway and parking alterations and landscaping and playground works	Approval
09/01557	HOUSE	9 Heathfields, Chieveley	Rear alteration and extension to the existing building to remove an existing conservatory and replace with a new garden room	Approval
09/01438	CERTP	Chieveley Recreational Hall, High Street	Refurbishment of the old tennis court to provide a multi use games area comprising resurfacing, 3m steel fencing, goals, tennis nets and posts, hoops and marking	Lawful
09/01754	FUL	Moto Ltd, Chieveley MSA	Installation of 3.9 tonne LPG storage vessel, compound, dispenser, 1.8m high palisade fence and ancillary external works	Approval
09/01678	FUL	Moto Ltd, Chieveley MSA	Extension to petrol filling station forecourt building	Approval
09/01632	HOUSE	Cheriton, Downend, Chieveley	Single side and two storey rear extension including loft conversion	Approval

### For Information

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