



## Stratfield Mortimer Parish Council

### Unadopted Minutes of Meeting

held on Thursday 9<sup>th</sup> February 2006 @ 7.30 p.m.

**Present:** Councillors: K Davies (Chairman), C Lewis, J. Morden, , P Challis, D Ives, A Philips, G Puddephatt (from 8:10pm), A Smith, P Blagden, S Clark, Mrs J Kirk (Clerk), and K Lock (District).

**Apologies:** Councillors: T Shorrocks, N Kiley, G Parry and S Harding.

**Declaration of Interest:** Councillors: C Lewis & G Puddephatt 06/21 (iii).

06/16 **Minutes and Matters Arising:**

**Minutes:**

The Minutes of the Meeting of 12<sup>th</sup> January 2006 were approved as a true record and signed by the Chairman.

**Matters Arising:** None

06/17 **Report from District Councillors:** Cllr Lock reported that the free bus pass scheme for the over 60's is for off peak travel and is a national scheme. The Government has given £390,000 to West Berkshire to cover the additional cost and is to be added to the previous budget for concessionary travel and the tokens will continue but it is not clear as to what extent.

06/18 **Planning:** Cllr Morden reported that the Committee had met twice since the last Council Meeting on the on the 26<sup>th</sup> and 31<sup>st</sup> January 2006 when 7 plans were considered.

05/02809/FUL

Mortimer Men's Club, The Street. Demolition of existing and all out-buildings. Erection of 10 dwellings in semi-detached form. Erection of single garage for No. 1 Pitt Cottages.

No objection in principle but concerned that the access to The Street does not fully overcome the problem of traffic waiting to enter the site. The sight line for traffic travelling east is improved from 56m to say 65m and will be barely adequate in wet conditions for vehicles obeying the speed limit.

This was discussed further at the full parish council meeting on 9 February and it was agreed to amend the previous comments to read 'the Council regrets the proposed loss of a building of character at the entrance to the village. It still maintains an objection regarding the point of access onto the busy street.' The Clerk was asked to pass these additional comments to West Berkshire Council.

06/00084/HOUSE

28 The Avenue. Addition of two storey side extension and single storey rear extension. Demolish existing garage. No objection.

06/00083/FUL

The Cottage, Nightingale Lane. Demolition of existing dwelling. Erection of replacement dwelling. No objection.

06/00024/FULD

Land to rear of Victoria Arms. Demolition of toilets and shed. Construction of 2 dwellings with detached garages. No objection.

06/00091/HOUSE

10 Windmill Road. Ground floor side and first floor extensions. No objection.

06/00122/FULD

Land to rear of 33-37 West End Road. Erection of 7 dwellings following demolition of No 33 West End Road. Object. Notwithstanding the Inspector's comments in his dismissal of the appeal against West Berkshire Council's refusal of the earlier application the Parish Council find that the new application shows no substantial improvement.

1. There is a loss of amenity to the adjacent properties in Croft Road and Victoria Road.
2. 7 units is an overdevelopment of the site.
3. The access to and from West End Road is inadequate. Plot 1 causes a severe narrowing of the site entrance.

As the Inspector commented, the proposed development does not achieve design quality sought by Local Planning policy which is supported by National Policy as set out in P.P.S. 1.

06/00149/HOUSE

46 Windmill Road. Two storey side and single storey rear extensions. No objection.

Recommendations under delegated powers received from West Berkshire Council:

- 05/02590/FUL Demolition of existing pavilion at the Fairground and erection of new sports and social community Centre. Approved
- 05/02693/HOUSE 26 King Street, Mortimer. Demolition of one storey, reinstatement with 2 storey extension and conservatory.

Cllr Morden reported that he attended the Eastern Area Planning Committee on 31 January 2006 and spoke on behalf of the Parish Council in respect of:

New house to rear of Serena, Birch Lane: Following an earlier appeal against West Berkshire Council's refusal, the Inspector upheld the appeal since when the applicants have endeavoured to amend the proposal. This has now been reduced back to substantially the same footprint and height of the appeal plan. However there has always been some concern regarding the proposed passing bay in Birch Lane. This was specifically required by the Inspector as part of his upholding the appeal. Planning Permission has now been granted by West Berkshire Council on the strict condition that the passing bay is constructed before any work is commenced on the new house.

The Garden House, The Street: Following an earlier refusal to allow a two storey extension to both the east and west elevations the new proposal was to extend only to the west. The Parish Council objected because of its close proximity and over shadowing aspect to the bungalow immediately to the north. Officers' recommendation was for acceptance but this was unanimously overturned by the Eastern Area Planning Committee.

The Parish Council have received a letter from Hutchinson 3G UK Ltd informing them that they are in the process of securing a site in the parish for a new mobile radio base station. They have gone through the motions of considering 7 possible sites immediately discarding 5, a sixth they also argue against leaving only the Fire Station practice tower stating "no policy designations affect the site". Their proposal would add a further 2.5m to the tower increasing its height to 19m. The earlier installation by T Mobile increased the original tower by 2.6m and this was within permitted development. Clearly the continual additions to the tower cannot go unchallenged. West Berkshire Council was 'phoned on 24 January 2006. They had not, at that date, received any indication of the proposal from Hutchinson. They are keeping the matter under review. Cllr Keith Lock has also been advised.

06/19 **Update on Village Design Statement:** In the absence of Cllr Shorrocks Cllr Morden said that the draft plan would be ready to view at the Public Meeting on 25<sup>th</sup> February.

06/20 **Roads, Footpaths and Commons:**

**Report:** In the absence of Cllr Shorrocks the Clerk reported that the committee had met on the 23<sup>rd</sup> January 2006 and as requested at the previous council meeting had looked in detail and commented on the Safer Routes to School Programme Consultation and sent to West Berkshire in time for the deadline of 27<sup>th</sup> January. The comments were all read out to the council. Some members of the committee had met with Andrew Garratt from West Berkshire Council on 17 January and four areas in the village were raised as parking issues.

1. Outside Budgens. Mr Garratt had confirmed that the 'lay-by' area outside Budgens will disappear and the kerb and pavement level raised.
2. Outside and opposite the Post Office. There is not a lot WBC can do about this. Needs Police enforcement.
3. Outside Forbuys. The present situation is not working and it was agreed to ask WBC to mark out parallel parking spaces to encourage parallel parking.
4. Outside the Bank. Again there is not a lot WBC can do about this and it was suggested to ask local police to discuss parking/enforcement.

The wording and size of the car park disclaimer signs were discussed for the West End Road Car Park and the Fairground Car Park and it was agreed they could be ordered. It was reported that some of the verge restoration work had been carried out by McNicholas. It was also agreed to write to all the residents near the restored areas e.g. Stephens Road and Stephens Firs to ask for their co-operation in not parking on the newly seeded verges. Heath End Common: It was agreed to allow the Fairground Committee to continue with the maintenance of this with their monthly working parties but that proper advice must be sought for any work on the pond. The Clerk reported that she had chased WBC re the progress with the installation of the dragon's teeth on Brewery Common and was told by Simon Barnett that the application to DEFRA had been submitted just before Christmas. The Clerk

confirmed that she had spoken to Andrew Garratt at WBC regarding their Speed Review Meeting. They confirmed that the speed reduction application for the Street is to be on the list and will inform the Parish Council when the meeting date has been fixed. This is not a public meeting but one representative from the parish/district council can attend and give a 5 minute presentation. The Committee had agreed that Cllr Harding would attend on behalf of the Parish Council.

Commons Registration: The Clerk reported that the Land Registry had a published objective to complete the registration of all land in England and Wales by 2012 and have invited Councils to do this under the voluntary registration scheme. By doing this they will benefit from a 25% discount on the fee normally paid and help and advice in applying for the registration. The Committee recommended to the full council that the Clerk applies for voluntary registration on behalf of the council of all council land e.g. Heath End Common, Five Oaken Common and Windmill Common. Brewery Common is already going through the registration process. Cllr Shorrocks proposed this and Cllr Smith seconded it and it was unanimously agreed. Clerk to action.

- i. **Update on Brewery Common Gas Main Compensation Claim:** Miss Sherman from West Berkshire's Legal Department advised the Parish Council that the contractor for Transco was not going to move from his offer of £100 compensation plus payment of all expenses without going to Court. Cllr Davies proposed in view of the amount involved to accept this offer and it was unanimously agreed. The Clerk to action.
- ii. **Update on Brewery Common Registration of Title:** The Chairman reported that the solicitors have sent an up-date which says the Land Registry has not yet decided the application to register the common. An interim invoice for £519.18 has been sent to cover the work carried out so far.

06/21 **Fairground, Trees and Amenities:**

**Report:** Cllr Blagden said there was no specific report and the work by the working party continues. The Clerk reported that she had received a request from the residents of Badgers Croft to cut the gorse and brambles down by their boundary wall with the Fairground. The Clerk reported that she had received an estimate of approx £120 plus VAT for this work and Cllr Thorpe proposed that this be carried out. It was seconded by Cllr Blagden and unanimously agreed. Clerk to action.

- i. **Monthly Area Play Area Inspection Report and agree annual safety inspection report order:** Cllr Smith reported that the junior swing chains will need replacing and the motor cycle rocker needs rotating. Cllr Smith proposed that the annual independent risk assessment for 2006 be carried out by RoSPA at an approximate cost of £95.00 and this was unanimously agreed. It was agreed not to ask Rospa to carry out a risk assessment of the ponds but to ask the advice of the Pang Valley Countryside Project first. **Clerk** to action.
- ii. **Update on Pavilion Project:** Cllr Smith reported that the full planning permission had been passed by West Berkshire Council and the presentation in support of the application to SEEDA is to be made to the Partnership on the 10<sup>th</sup> February.
- iii. **Fairground Trust:** Cllr Lewis and Cllr Puddephatt declared an interest (as Trustees) and left the room for this item. The Chairman gave an up-date on the situation of the Trust and the Clerk reported that the Parish Council have received documents (which were discussed) and a copy of the trustee's valuation, which is significantly higher than the parameters set by the District Valuer. Following advice from the Council's solicitor she recommended that a letter be sent to the trustees together with a copy of the District Valuer's recommendations. It was also recommended that the trustees be advised that the Parish Council is unable to agree a rental valuation which is significantly higher than the parameters recommended by the District Valuer as the Parish Councillors could be held personally liable. Furthermore it was recommended that the Trustees be advised that unless a lease for the Fairground is in place by 31<sup>st</sup> March 2006 the Parish Council cannot legally spend money on the Fairground as they will have failed to satisfy the auditors and any such expenditure will be ultra vires. The Parish Council's insurers will also be unable to insure the fairground on behalf of the trust from renewal of their policy (1<sup>st</sup> June 2006). This was discussed at length and the content of the letter was agreed. Cllr Davies proposed that the Clerk's/Solicitor's advice be actioned by sending a letter to the Trustees. Cllr Clark seconded this and it was unanimously agreed.

06/22 **Cemetery:** Cllr Clark reported that there will be a Cemetery Committee Meeting on 1<sup>st</sup> March where

the regulations and Cemetery forms will be reviewed. The deer fence has been erected and he asked for approval to install a further 22 metres of drainage pipe at an approximate cost of £1,200. This was unanimously agreed and the Clerk will put the work in hand.

06/23 **Communications Committee:** No report.

06/24 **Mortimer Link (mini bus to Station) Review:** The Clerk reported that further grant funding is being sought and will be reported at the next meeting. The final claim of the grant from SEEDA is being prepared for 64.72%. The Clerk asked that it be agreed that a pro forma invoice from Stewarts for February be paid so that the relevant paperwork could be sent to SEEDA. This was proposed by Cllr Clark and seconded by Cllr Thorpe and unanimously agreed.

06/25 **Update on Public Meeting on Saturday 25<sup>th</sup> February 2006:** The Chairman will preside at the meeting which as planned will deal with a) neighbourhood policing, b) the continuous footpath along the Street and c) the Village Design Statement. The Chairman asked councillors to attend and arrangements were made for refreshments etc.

06/26 **Stratfield Mortimer Community Award 2006:** The Chairman reported that the Community Award Committee had met and that nine nominees had been received and considered. It had been a difficult decision but the Committee had decided to recommend two awards for 2006. These are to Peggy Hood for long service to the local community in the Dramatic Society, St John's Church choir, the Volunteer Bureau etc. and the other to Mary Edwards for setting up and running the yearly art show plus the permanent display at the surgery. Cllr Davies proposed that both Peggy Hood and Mary Edwards be presented with the 2006 Award and up to £500 be spent (out of next year's budget) as the budget figure was £300 for one award. This was seconded by Cllr Thorpe and unanimously agreed. The Clerk to action. The Stratfield Mortimer Community Award will be presented at this year's Annual Parish Meeting on Wednesday 5<sup>th</sup> April at 7:30pm in St John's Hall.

06/27 **Finance:** In accordance with the Council's Financial Regulations all the following items for payment were considered together. Cllr Davies proposed that they be paid; Cllr Clark seconded this. Carried unanimously.

- i. Clerk's Salary
- ii. Clerk's/Custodian's Tax and NI
- iii. Clerk's Expenses
- iv. Custodian's Salary
- v. RBWM (Pension)
- vi. Stewarts of Mortimer Ltd (Mortimer Link) £734.38 inc VAT.
- vii. Forbuoys (newspapers) £8.30 (two months)
- viii. Caudwell Communications Ltd (telephone Parish Office) direct debit £15.32 inc VAT.
- ix. Dabs.com (new multi laser printer Parish Office) £229.54 inc VAT
- x. Mortimer Methodist Church (annual hall rental) £467.00.
- xi. Roland Sign and Graphics Ltd £82.25 inc VAT
- xii. Glasdon Manufacturing Ltd (replacement seat Cemetery) £669.56 inc VAT
- xiii. Clarkslegal LLP (interim Solicitors fees Brewery Common Registration of Title) £519.18 inc VAT.
- xiv. SPISE (payment for 4 councillors to attend Housing Design and Density Workshop 24.2.06) £48.00.
- xv. Shaw & Sons Ltd (binding of Parish Council Minutes) £99.88 inc VAT
- xvi. Burghfield Village Hall, hall rental for NAG Meeting 21 March 06 £16.50

06/28 **Correspondence:**

1. Information regarding the Kennet and Pang Area Meeting on 16 February 2006.
2. Various correspondence regarding debris left at the bonfire site at the Drury Lane Field by St John's School.
3. A number of circulars and newsletters.

06/29 **Minor Matters/Future Agenda Items:**

None

**Date of Next Meeting:** Thursday 9<sup>th</sup> March 2006 at 7:30 p.m.

The Meeting closed at 10.00 p.m.