



Stratfield Mortimer Parish Council Unadopted Minutes of Meeting held on 9th September 2004 at 7.30 p.m.

Present: Councillors: G Puddephatt (Chairman), P Blagden, K Davies, A Smith, A Thorpe, C Lewis, T Jones, Mrs A Philips, J Morden, P Challis, Mrs J Kirk (Clerk),

Apologies: Councillors: Mrs R Weiss, Ms S Harding, K Lock (District).

Declaration of Interest: Cllr A Philips declared an interest in item no 04/145(v).

04/136 **Minutes and Matters Arising:**

Minutes:

The Minutes of Meeting of 12th August 2004 were approved as a true record and signed by the Chairman.

Matters Arising:

There were no matters arising.

04/137 **Presentation from The Rural Housing Trust on Affordable Housing:** Mr Andrew Smith from the Rural Housing Trust advised that the trust is a provider of affordable housing for local people in villages and rural areas. They build/manage homes on exception sites for people who are in need within the parish. The first step would be to carry out a survey of need to be delivered to every house in the parish (by the Parish Council) before taking the scheme any further and without commitment.

04/138 **Parish Councillor Vacancies:** The Chairman reported that Tennant Barber and Bill Taylor had resigned from the Parish Council. The Council accepted these and **The Clerk** will inform the Monitoring Officer at West Berkshire Council and formally advertise the vacancies with the intention of filling them by co-option.

04/139 **Report from District Councillors:** The Clerk read out a report from Cllr Lock in his absence. This included a report on the West Berkshire school exam results and The Willink had 65% of pupils achieving 5 A to C GCSE passes, this compared with 66% last year. There will be a meeting at West Berkshire Council to discuss the revisions to the Minerals Local Plan and Cllr Morden is to attend on behalf of the Parish Council.

04/140 **Planning:** Cllr Morden reported that the Committee had met twice since the last Council Meeting on the 26th August and 8th September and considered 5 applications:

04/01661/FUL

9-11 Victoria Road (cottages adjacent to Budgen's store). Alterations and extensions to existing cottages including associated demolition of outbuildings. The rear gardens as shown on the drawings will be reduced in length from 62.5m to 15.0m (approx). The freed up land to the rear will produce a plot of approx 712 sq. m. The members of the public present were concerned to discover Budgens intentions for this piece of land. Prior to the meeting the sub-committee chairman had spoken to Rebecca Tripp, case officer W.B.C. planning, to enquire whether or not Budgens had given any indication as to their future plans. It would be preferable to consider the site as a whole rather than piecemeal. West Berkshire Council agree but enquiries of the owner's agent had only drawn a blank. No decision has been reached regarding future development, if any, of the store. At the present time, therefore, the Parish Council can only comment on the application for the cottages. This applies also to those members of the public wishing to comment. It would be in order to express concern over the vacated plot but they, along with the Parish Council, would have to await a further application before making any worthwhile comment or objection. It must be stressed at this stage that a car park, store extension, flats, houses or whatever are rumour and speculation and have as yet no substance. With regard to the current application the Parish Council has no objection subject to conditions:

1. All skips and materials to be stored off of Victoria Road (double yellow lines).
2. Hours of work to be strictly enforced to ensure no loss of amenity to the adjacent older persons residences in Badgers Court.

Access to the site to be from Victoria Road and not King Street, which is often

- 04/01858/ADV
04/018859
- constricted by, articulated delivery lorries to the rear of Budgens 60-62 Victoria Road (E. John Spratley Ltd). Various internally lit fascia letters, logos, totem pole etc. etc. together with an upgrade to the external appearance by addition of aluminium cladding and decorative canopy.
No objection but in order to preserve the street scene the overall luminosity of the signage should be subdued and the hours of illumination limited in order not to cause a nuisance to the residents opposite.
- 04/01996/FUIMAJ
- 34 St John's Road (Garth House). Demolition of existing property and re-development to form 10 number 4 bed and 4 no 3 bed dwellings together with access, parking, landscaping and amenity space.
The Chairman invited the members of the public to express their views on this application. It is clear that there is strong opposition from the St John's Road residence. Barton Wilmore Partnership representative whilst answering some of the questions was present in an observer capacity and would report the residents concerns back to Linden Homes. The members of the public and the agent then withdrew.
Object
1. This part of the parish has by and large retained its Victorian character and the 1890's Garth House should not be demolished but if necessary adopted within the existing fabric to form self contained flats.
 2. The proposed development, some presenting a 3 storey aspect to the south on the edge of the settlement boundary is out of keeping with the village scene.
 3. The provision of 28 parking spaces indicates the expected increase of traffic movement onto the western arm of St John's Road. An increase of say 30% - 40% onto an unmade, unadopted road will cause severe deterioration to the surface especially during wet weather.
 4. The access to the proposed development is too narrow for the expected traffic movements and will create a safety hazard.
 5. It is reported that the site may contain a badger sett and bats are observed in the area. These should be checked before a decision is taken.
- 04/01851/HOUSE 24a King Street. Single storey garage. No objection
- 04/02054/HOUSE 2 The Street. First floor side extension and new porch. No objection.
- Recommendation under delegated powers received from West Berkshire Council:
- 04/00541/OUT 33 West End Road. Access for proposed residential development. Refusal.
- 04/00961/FUL 7 West End Road (Nat. West Bank) external ramp and 2 lights to comply with disabled access requirements. Approval
- 04/01044/FUL Great Park Farm. Beef rearing and straw storage barn. Approval
- 04/01072/FUL 44 St John's Road. 2 detached houses. Approval.
- 04/01073/FUL St John's School, retrospective shelter with raised deck. Approval
- 04/01176/HOUSE 32 Briar Lea Road. Extend kitchen with sloping roof. Approval.
- 04/01310/HOUSE 12 Victoria Road. First floor extension over existing kitchen. Approval.
- 04/01389/HOUSE Flat 6 Carpenters Court. Change window to French door. Approval.
- 04/01419/HOUSE Penguins Cottage, Summerlug. First floor addition over existing extension. Approval
- 04/01428/HOUSE 16 Victoria Road. First floor side extension. Approval.
- 04/01489/OUT West End Lodge, Ravensworth Road. Erection of 2 storey detached dwelling with garage. Refusal.
- 04/01605/HOUSE 70 Windmill Road. Two storey rear extension. Refusal.
- 04/01757/HOUSE 73 West End Road. Extension to form garage and kitchen diner with bedroom over living room extension. Approval.

Notification has been received that an appeal has been lodged against West Berkshire Council's decision to refuse permission to erect a new 4 bed dwelling at the rear of Serena, Birch Lane. The Planning Chairman attended the West Berkshire Council Eastern Area Planning Committee Meeting on 18th August 2004 in support of 04/00192/HOUSE Abbey Croft, The Street for the construction of a 3 car garage, staff accommodation and pool changing rooms. The West Berkshire Council Officer's recommendation was for refusal. This was overturned by the unanimous decision of the committee. A letter has been sent to the Rt. Hon. John Redwood MP regarding the Planning Inspectorate's defence of their decision to allow the wall at 9 Mortimer Lane to remain. Our MP has been asked to raise the matter with the Ministers concerned.

1. Report on proposed new housing developments: On 6th September 2004 the Parish Council met with the developers, Linden Homes and their agents, Barton Wilmore Partnership to exchange views

on the proposed demolition and development at Garth House, St John's Road. There seemed little common ground and Linden Homes appear to be pressing ahead with the proposal as submitted to West Berkshire Council. See above for Parish Council's objections. An application to re-develop the Mortimer Working Mens Club has been submitted to West Berkshire Council but has not yet been formally forwarded to the Parish Council for comment. The applicant has however advised the Parish Council of his proposal and outlined his intentions at the meeting. The club and Blewburton will remain but converted into 6 flats with 7 houses to the rear in the estate yard. The development, which would not change the street scene, appears acceptable except that the intended exit/entrance onto The Street posed a traffic hazard. This view was shared by the developer who would have further consultation with West Berkshire Council.

Update on The Rural Housing Trust Scheme: Further to the earlier presentation by the Rural Housing Trust (see 04/137 above) it was unanimously resolved that Parish Council ask the Trust to take the first step and undertake a survey of the village. **The Clerk** to action.

04/141 **Roads, Footpaths and Commons:**

- i. **Update on BT Poles Windmill Road:** Nothing further heard from BT. It was agreed that The Clerk would follow the legal route of action.
- ii. **Update on Traffic Management:** Cllr Davies reported that a project proposal for Mortimer had been received from TRL (Traffic Research Laboratory). This is a preliminary report and was passed to the Roads, Footpaths and Commons Committee to progress further at their meeting on the 20th September with TRL.
- iii. **Update on Brewery Common Title:** No update.
- iv. **Update on Brewery Common Gas Main:** No update.
- v. **Unauthorised Parking on Brewery Common:** Cllr Davies reported that two travellers' caravans with other vehicles are parked without authorisation on Brewery Common, and are therefore trespassing. It was unanimously resolved to proceed on a legal basis and instruct West Berkshire Council to take legal action and apply to the court for the appropriate orders. It was also unanimously resolved that the Clerk, Mrs Jayne Kirk, as the Proper Officer of the Parish Council, be authorised to pursue this course of action on behalf of the Parish Council, in conjunction with West Berkshire Council and speak or act as necessary on behalf of the Parish Council. It was further unanimously resolved that Stratfield Mortimer Parish Council will meet the costs incurred by West Berkshire Council in acting on the Parish Council's behalf.

04/142 **Fairground, Trees and Amenities:**

- i. **Report:** Cllr Blagden reported on the work carried out by the monthly maintenance working session. After receiving three quotations for waste disposal from the maintenance sessions on the Fairground Cllr Blagden confirmed that a quotation for £90 per collection has been accepted. The Committee is to decide whether to continue with this collection every other month or look into the possibility of burning the waste. Lots of vandalism has taken place this month, especially to the play area with graffiti, damage to the new safety surface around the slide, and new litter bins completely wrecked. This is in addition to the removal of a bench from the picnic table, broken glass and constant damage to the perimeter fence.
- ii. **Update on Lease to Parish Council from Fairground Trustees:** The Parish Council's solicitors confirm that this is slowly progressing.
- iii. **Update on Pavilion Project:** No update.

04/143 **Cemetery:** Cllr Thorpe reported that a detailed plan has been received from Thrive for work in the Cemetery. This has been accepted and work will commence on 4th October.

- i. **To consider purchasing new notice board for Cemetery approx. £400 plus VAT:** Cllr Thorpe advised that the Cemetery Committee had chosen a man made timber notice board for the Cemetery at a cost of £394.49 plus VAT and Delivery and this was unanimously agreed. **The Clerk** to action.

04/144 **Update on Warden/Police Schemes:** No update.

04/145 **Parish Council Newsletter (September):** Cllr Blagden reported that the Draft Newsletter has been passed to the Clerk, Chairman and Vice Chairman and would be distributed shortly. A vote of thanks was proposed to Pauline Rabbitts for all her hard work on the Newsletter.

04/146 **Finance – To Agree Accounts for Payment:**

- i. Clerk's Salary.
- ii. Clerk's/Custodian's Tax and NI.
- iii. Clerk's Expenses Nil.
- iv. Custodian's Salary.
- v. Ian Philips – grass cutting Cemetery & Churchyard £497.85 inc VAT.
- vi. Bridgewood Landscape Services – grass cutting Alfred Palmer Field £160.00.
- vii. R M Weavers – grass cutting Fairground £160.08.
- viii. Stewarts of Mortimer Ltd –payment for Mortimer Link June £734.38.
- ix. Mortimer Cricket Club – donation towards security improvements £250.00.
- x. Thames Water – water trough Fairground £4.19.
- xi. SLCC – Clerks Annual Conference £310.00.
- xii. P Blagden – reimbursement of Fairground expenses £16.92
- xiii. Butlers Lands Estate Ltd – Repairs to tennis court fence £443.21 In accordance with the Parish Council's Financial Regulations all the items for payment were considered together. Cllr Davies proposed that they be paid; Cllr Thorpe seconded this. Carried unanimously.

04/147 **Correspondence:**

- i.
 - Notes from Bill Taylor (Representative on the AWE Local Liaison Committee) on the meeting on the 2nd September were distributed to all councillors. A copy will be held in the Parish Office.
 - Information that the Area Forum groups in West Berkshire have been re-grouped into smaller areas. Mortimer is now part of the Kennet and Pang Valley Area Forum. A map showing the areas was distributed to all Councillors.
 - Notice from WBC of the District Parish Conference, which will take place on the 7th October 2004 at WBC Council Offices from 5:30pm.
 - Consultation document from the ODPM on a Draft Code of Conduct for Local Government Employees.
 - A number of Circulars/Newsletters were distributed to councillors.

04/148 **AOB/ Future/Agenda Items:**

Cllr Blagden advised that he had received lots of support from local businesses for a Local Business Forum which is scheduled to take place later this month or early next month.

Date of Next Meeting: Thursday 14th October 2004 at 7:30 p.m.

There being no other business the Meeting closed at 9:40 p.m.