



## Stratfield Mortimer Parish Council

### Unadopted Minutes of Meeting

held on Thursday 14 April 2005 @ 7.30 p.m.

**Present:** Councillors: G Puddephatt (Chairman), P Blagden, K Davies, C Lewis, J. Morden, Mrs A Philips, T Shorrocks, A Smith, Ms S Harding, P Challis, S Clark, G Parry, D Ives, N Kiley, Mrs J Kirk (Clerk), 1 member of the press.

**Apologies:** A Thorpe and K Lock (District)

**Declaration of Interest:** None

05/51 **Minutes and Matters Arising:**

**Minutes:**

The Minutes of Meeting of 10th March 2004 were approved as a true record and signed by the Chairman.

**Matters Arising:**

- The Chairman read out a letter from Mrs Mayes, Chair of Governors St Mary's School regarding the minutes of the 10<sup>th</sup> February reporting on questions asked of Mr Mark Hillyer who was present at that meeting. The letter gives the view of St Mary's Board of Governors and after some discussion the council agreed to differ with the governors on its contents.
- The Clerk reported that both Cllr Shorrocks and Cllr Clark had attended the SID (Speed Indicator Device) Training and they are both now fully qualified SID operators.
- The Clerk reported that the Custodian is now to repair the fire station car park fence.
- The Clerk reported that ESP Pipelines had replied to the letter sent after the last meeting with explanations for the matters raised.
- West Berkshire Council replied to a letter sent to them following the last meeting regarding the brick colour agreed for the Mortimer Hill Development. They have said that the materials for the development were approved on the 2<sup>nd</sup> November 2004 and did include the use of a cream coloured brick (Ibstock Ivanhoe Cream) for 22 of the dwellings, therefore 98 would be constructed in red bricks. The majority of the dwellings to be constructed with the cream bricks are to be located within the main body of the site and would not be visible from public views outside of the site and if they are visible from the road West Berkshire would need to visit the site. This has been passed to Cllr Harding to look into as houses constructed from the cream bricks can be seen from the road. She was also asked to look into the exact specification for the new barriers that were agreed for the site as they do not seem to be in place as in other neighbouring villages.

05/52 **Report from District Councillors:** Cllr Harding read out a letter from Cllr Lock to West Berkshire Council regarding the waiting restrictions in front of Budgens in which he officially asks West Berkshire to rectify the situation even if it entails amending the Traffic Order. Cllr Harding was also asked to clarify the position with Highways Department regarding the footpath, roundabout and hedge opposite the entrance to the Mortimer Hill site. She has asked West Berkshire to measure the area again and confirm that it will be possible to put a footpath and roundabout without taking out the holly hedge. Cllr Harding will report back at the next meeting.

05/53 **Planning:** Cllr Morden reported that the Committee had met three times since the last Council Meeting on the 10<sup>th</sup> March, 24<sup>th</sup> March and 6<sup>th</sup> April 2005 when 14 plans were considered.

05/00243/FULD Land to rear of 33-37 West End Road - Erection of 7 dwellings following demolition of existing bungalow.

Councillor Morden set out in the case for objecting to the proposed development and the Chairman invited other councillors and ultimately the public to express their views. It was agreed that the Parish Council would object. Reasons:

1. Back land development.
2. Overdevelopment of site.

3. Plot 1: In order to achieve the access road the proposed dwelling has been moved west of the existing property footprint and this will result in loss of light and an over shadowing of No 35 which has 4 windows, including the lounge, on its eastern elevation.
  4. Plot 7: This is too close to the common boundary with the properties in Croft Road. A blank wall some 7.5m wide by 7.5m high will compromise the amenity value of the Croft Road gardens. In addition there will be an unacceptable degree of overlooking of these gardens from the front and rear of the proposed property.
  5. Notwithstanding the developers revised intention to retain the hedge on the west boundary adjacent to the proposed parking area exhaust fumes and vehicle noise will further compromise the amenity value of the Croft Road gardens.
- 05/00181/HOUSE  
05/00336/DEMO 3 The Avenue, rooms within roof space of bungalow. No objection.  
Mortimer Mens Club. Application to demolish club and Blewburton. Object:
1. Impact on street scene. This building has been part of village heritage since 1892.
  2. Lack of information as to what developers intend to do with the cleared site.
  3. Does not address problem of entrance to and from The Street at a blind bend.
- 05/00425/OUTD 54 Victoria Road (car park of Victoria Arms). Demolition of toilet, store and shed, construction of 3 dwellings. Object:
1. Loss of parking and amenity area of licensed premises.
  2. Access onto Victoria Road inadequate for 3 houses and public house trade.
  3. Back land development.
  4. Impact on adjacent properties in Croft Road.
- 05/00429/HOUSE  
05/00524/HOUSE 14 St John's Road. Conservatory. No objection  
Hathaways Cottage, Kiln Lane. First floor rear extension, single storey side extension and single storey front extension.  
No objection subject to the first floor windows in the north elevation being obscured glass to avoid overlooking.
- 05/00568/HOUSE  
05/00583/LBC Heath Cottage, Hammonds Heath. Conservatory. No objection.  
Councillor A Philips declared an interest  
Little Park Farm, Beech Hill Road. Removal of two internal walls, addition on new main bathroom and addition of new plumbing and central heating.  
No objections as there are no external alterations.
- 05/00603/HOUSE  
05/00528/HOUSE 81 The Avenue. Proposed rear extension; first floor roof conversion. No objection.  
27 The Avenue. Two storey side extension about existing garage and kitchen. No objection.
- 05/00568/HOUSE  
Amendment Heath Cottage, Hammonds Heath. Conservatory and new bay window to replace existing door. No objection.  
05/00620/FULMAJ Land adjoining Mortimer Hill House. Substitution of dwellings on plots 43-46 and 57-64. This is moving larger properties onto bigger plots and vice versa. No additional properties are proposed. No objection.
- 05/00628/RESMAT Colthouse, Swetzer's Piece. Demolition of existing dwelling and erection of 2 new houses. The proposed new dwellings have now had their roof line reduced to be in keeping with adjacent properties. No objection.
- 05/00661/FULD Councillor P Challis declared an interest and withdrew taking no further part in the meeting. 6 King Street. Demolition of house and workshops. Two pairs of semi detached houses. No objection.
- Recommendations under delegated powers received from West Berkshire Council:
- 03/00116/FUL 54 Victoria Road (The Victoria Arms). Detached annex to provide family accommodation. This was approved in 2003 subject to the applicant entering into a Section 106 agreement. The applicant has failed to do so and the application is consequently refused. See, however, application 05/00425/OUTD above for construction of 3 dwellings in the car park to which the Parish Council has objected.
- 04/02219/HOUSE  
04/02723/FULMAJ 5 Groves Lea. Single storey extension for garage and breakfast room. Withdrawn.  
Mortimer Mens Club. Demolition of rear extensions and outbuildings. Conversion to 6 flats and 6 new dwellings. Refused:
1. Highway safety
  2. Lack of section 106 agreement.
- 04/02891/FUL Broadwell, 17 Victoria Road (The old Telephone Exchange) change of use from D1 Dental to B1 Offices. Approved.
- 04/03064/HOUSE Redwoods, The Street (previously St John's March). Various additions and alterations.

- 04/00033/FUL Approved.  
St Catherines, Sweetzers Piece. New 3 bed house in garden. Refused:
1. Impact on street scene.
  2. Overdevelopment.
  3. Impact on neighbours.
- 04/00192/HOUSE Abbey Croft, The Street. Construction of 3 car garage, staff accommodation, pool changing rooms, plant room and sauna. Approved.
- 05/00375/HOUSE 6 Orchard Road. Conservatory. Approved.
- 05/00415/HOUSE 101 The Avenue. Single storey side extension, garage extension and replace porch. Approved.
- 05/00243/FULD Land to rear of 33-37 West End Road. Erection of 7 dwellings following demolition of No 33. Refused.

Site Visit West Berkshire Council planning Officers and Eastern Area Planning members will be conducting a site visit on 26<sup>th</sup> April 2005 at 10.15 am to view 05/00628/Resmat - The Colt House, Sweetzers Piece.

- 05/54 **Co-Option of Parish Councillors:** The Chairman reported that following the two vacancies advised last month these had been re-advertised as required by law. The interview panel had considered the names of the applicants on file (following the last co-option in December 2004) and recommended that Mr Dudley Ives and Mr Neil Kiley be co-opted. It was unanimously resolved that they be co-opted onto Stratfield Mortimer Parish Council.

05/55 **Roads, Footpaths and Commons:**

- i. **Update on Brewery Common Title:** Cllr Davies reported that the Council is still waiting to hear back from the Land Registry and that the solicitors have been asked to chase again.
- ii. **Update on Brewery Common gas main:** Cllr Davies reported that a meeting had taken place on Monday 4<sup>th</sup> April between 2 representatives of the Parish Council, Michele Sherman of West Berkshire Council, Christopher Raven of Transco, Jim Kelly of Transco, Peter Short (consultant and adviser to Parish Council Clerk). At the meeting it was agreed that the offending length of gas pipeline runs under the grass of the common and not in the highway verge and the Transco representatives conceded that the pipe was and remains a trespass. It was made clear that any suggestion that the pipeline be legitimised by agreeing a wayleave/easement was unacceptable to the Parish Council as it would prejudice the use by Stratfield Mortimer Parish Council and West Berkshire Council of that part of the land, e.g. by putting bollards (dragons teeth) to deter travellers. It was agreed that the pipe is to be re-sited correctly under the road, i.e. a new section of pipe be inserted and the offending section be disconnected and removed. The Parish Council were advised that this can be put in hand after preparation and submission of a scheme of works which could be produced in approx 8 weeks, all costs to be borne by Transco. Cllr Davies recommended that the above course of action be approved and it was unanimously agreed. The Chairman asked about a possible compensation agreement for the trespass, as the gas pipe has been in use since 16<sup>th</sup> September 2001, and the Clerk is to write to Transco regarding this.
- iii. **Update on continuous footpath/traffic calming The Street:** Cllr Davies reported that there was a special meeting of the Roads, Footpaths and Commons Committee on the 10<sup>th</sup> March which was attended by members of the Parish Council, Mark Cole West Berkshire Council Highways Department, Cllr Lock (District) 15 members of the public to discuss:-
  1. The provision of a continuous footpath along The Street. (This was also discussed at a special meeting at St Mary's School on 8<sup>th</sup> March regarding the School Travel Plan, which has been submitted to West Berkshire Council and aims to provide a safe route by a continuous footway along the south side of The Street). Existing sections of the footway need to be linked with a new section between The Avenue and Monkton's Lane. The estimated cost is £21,000 and a contribution of £15,000 out of Section 106 money from the Mortimer Hill Development is already available. The project will require the acquisition of a continuous strip of frontage land 1.5 metres wide. A restrictive covenant on a holly hedge along the rear of properties in Orchard Road will have to be relaxed or waived and compensation will need to be assessed. There is also an ancient boundary hedge which may have protected status, and a large redwood tree close to the road. These problems and costs of resolving them are being looked into by West Berkshire Council as a matter of priority.

2. Road Markings and Traffic Calming in The Street: West Berkshire Council claims that recent road markings have been installed in accordance with official requirements. Converting the 40mph speed limit along The Street (between Kiln Land and Monkton's Lane) to 30mph is being considered, but 'pinch points' are not permissible in the absence of street lighting. The delay in creating a mini-roundabout at the road entrance to Mortimer Hill is being dealt with by West Berkshire Council as a failure to comply with planning requirements. Encroaching vegetation and soil along the footway will be cut back (by WBC). West Berkshire Council has agreed that gateway entrances are to be installed at all entrances to the village and will be paid for by them.
- iv. **Update Car Park West End Road:** Cllr Davies reported that The Clerk is to obtain advice on rental values for a new lease for the car park (at present it is a nominal rent of £10 per annum) and is to contact the Fire Authority.

05/56 **Fairground, Trees and Amenities:**

**Report:** Cllr Blagden gave an update on the monthly Fairground maintenance. There is to be an Activity and Pond Dip Day on Saturday 18<sup>th</sup> June. The Cricket Club are organising the multi-sport activities which will include short rugby, tennis cricket etc to try and encourage young people to get involved in local sporting activities. On the same morning The Kennet and Pang Valley Countryside Project will be organising a pond dip for youngsters in the village to see what ins in our ponds.

- i. **To discuss use of Parish Council's Brush Cutter and possible purchase of a replacement:** Cllr Blagden reported that a demonstration of the Parish Council's brush cutter was carried out on Saturday the 9<sup>th</sup> April at the monthly working party. The Fairground committee are satisfied that the brush cutter will do the work needed which will be carried out by the Custodian (via the Clerk). Because of its effectiveness it will not be necessary to purchase another brush cutter.
- ii. **Monthly Play Area Inspection Report:** Cllr Smith reported that the ground around the safety surfaces has settled in a couple of places and this could be a potential trip hazard (to be rectified by the Custodian). The surfaces at the entrances to the play area have settled and these need to be rectified (in hand). There has been some vandalism to the multi-play suspended bridge (although it does not appear to have compromised the safety of the structure). Somebody has tried to burn or melt through one of the supporting cables underneath the bridge. As there is an impending Annual Rospa Play Area Inspection due this month we will ask his advice and report back.
- iii. **Fairground Trust - to appoint 2 Parish Council trustees on new Fairground Trust:** Cllr Davies reported that the trustees appointed so far are:
  1. Mr Graham Beer - The Englefield Estate
  2. Mr John Mazillius - Clarke's Educational Foundation.
  3. Mr John Bull - Elected at the Stratfield Mortimer Annual Parish Meeting.
 Cllrs Graham Puddephatt and Christopher Lewis put themselves forward for nomination as the Parish Council representatives, Councillor Kiley seconded these nominations and it was unanimously resolved that Cllrs Puddephatt and Lewis would be the Parish Council representatives on the new Fairground Trust.  
 Cllr Davies read out a letter from the Charity Commission which states that the only outstanding requirement is to inform them of the names of the five trustees.
- iv. **Update on Pavilion Project & Review of the provisional plans submitted by architects Halson Mackley:** Cllr Smith reported that the working party met on the 13<sup>th</sup> April. An update of progress had been submitted to the Stratfield Mortimer Relief in Need Charity at their March meeting which had received positive feedback regarding the momentum that the working party had achieved. A further update will be required for their meeting in the Autumn. The runner in the London Marathon representing the Project (Gerry Crawford) is to run on Sunday 17<sup>th</sup> April and it hoped that in excess of £1,000 will be raised. Provisional plans have been drawn up by architects Halson Mackley at a cost of £125 + VAT (already approved at the last meeting). The outline plan covers the requirements of the community and a building could be constructed should the target of £420,000 be achieved. It is intended that this plan is a provisional design and will only be used for submission in applications to fund granting bodies. It is not intended for general display to the public as no commitment to the

construction of this particular design can be made at this time.

05/57 **Cemetery:** The clerk reported that she had completed a lengthy Home Office Burial Ground survey. The purpose of which is to establish the identity, location and operational status of every burial ground in England and Wales because no comprehensive listing of this kind exists.

05/58 **Communications Committee:**

- i. **Report:** Cllr Blagden reported that another six-week beginner's computer course is being planned, hopefully to start on 26<sup>th</sup> April. As requested by parishioners the sessions will be run in the evenings. The next Parish Council Newsletter is planned to be distributed in mid May. Initial sponsorship agreements have been made to help fund the cost of printing the newsletter from two local businesses.
- ii. **Business Forum:** The second Business Forum took place on 17<sup>th</sup> March. Cllr Puddephatt chaired the meeting and Cllr Morden gave an interesting overview of the local planning process. Other topics included, the recent traffic survey, the proposed Neighbourhood Action Group, Car parking and its impact on businesses, street lighting for shops, local business communications, and sponsorship of local events. The date of the next Forum is 16 June.

05/59 **Burghfield/Mortimer Neighbourhood Action Group (Police Reassurance Project) Update:** Cllr Davies reported that Cllrs Keith Davies, Angie Philips, Pete Blagden and the Clerk were present at a meeting of the Burghfield Neighbourhood Action Group (BNAG) on 15<sup>th</sup> March, which was addressed by Inspector Andy Talbot of Thames Valley Police.

1. This new neighbourhood policing system involves: a) A public meeting, at which members of the public are invited to vote on matters of concern, and prioritise them. The 3 or 4 concerns gaining the most votes are then to be forwarded to the next meeting of: b) The Neighbourhood Action Group, in order to agree tasks to deal with those 3 or 4 concerns.
2. In Mortimer a public meeting (see (a) above has already been set for Monday 23<sup>rd</sup> May at 7pm in St John's Hall; and Inspector Talbot will give a brief preview of it at the Annual Parish Meeting on 7<sup>th</sup> April.
3. It would thus make sense for SMPC to be included in the enlarged Action Group (see b) above) which may also include the parishes of Wokefield, Beech Hill Sulhamstead and Ufton Nervet. There is no obvious reason to foresee extra expenditure, apart from hall rental some out-of-pocket expenses, for those attending meetings.
4. Cllr Davies therefore recommended that SMPC should resolve to join the enlarged Action Group. This was unanimously agreed. The Clerk was asked to find out how many representatives Stratfield Mortimer can have on the Action Group.

05/60 **Update on The Rural Housing Trust Housing:** Held over until the next meeting

05/61 **Update on Leisure in the Rural Communities Initiative:** Cllr Smith reported that: Health Walks The start of this scheme has been delayed until Tuesday 19 April to allow for the completion of preparatory work being done by West Berkshire Council staff – checking routes, safety aspects etc. Posters have been put up to advertise the start of the six-week course of walks.

Youth Club: Two more volunteers have come forward to lend their support to this initiative. Mary Spanswick from the West Berkshire Council department promoting this project in Mortimer will be organising an initial meeting with her team and our local volunteers hopefully later this month. A review meeting on the project status is booked for 20<sup>th</sup> April.

05/62 **Clean Neighbourhoods and Environment Bill - outline of measures.** Held over until more information available as bill was only passed by Parliament last Thursday.

05/63 **To consider renewal of CCB Membership £75.00:** The Chairman proposed that this worthwhile membership be renewed at £75.00; this was seconded by Cllr Shorrocks and unanimously agreed.

05/64 **Flooding Update:** Mr G Mayes (flooding adviser to the Parish Council) reported that on the morning of 8<sup>th</sup> January 2005 at 7am sewage flooded onto the Grazeley Road near Saddlers, flooded the road before flowing down a road gully directly into Foudry Brook. The location is where the Beech Hill foul sewer joins the Mortimer sewer. Mr Mayes notified both the Environment Agency and Thames Water and apparently the flooding was caused by a rag at the manhole. On the 25<sup>th</sup> February Mr Mayes met with Mr Keith Pace-Ramsey of the Environment Agency to discuss the previously reported blockage. This has since been cleared by the EA who are the responsible agency. Mr Mayes asked Mr Pace-Ramsey to determine what action the Environment Agency had taken against Thames Water for the pollution caused. Mr Pace-Ramsey has said he would contact them to determine what

action would be taken to prevent a recurrence of the pollution from the manholes in Grazeley Road. (To date no satisfactory response has been received and the Parish Council are to chase). On 31<sup>st</sup> March 2005 at 10am the same manhole was again blocked and sewage discharged over the roadway and into the Foudry Brook. This was reported to the Environment Agency. Thames Water were also informed who removed a brick and silt from the manhole by jetting. This indicates a damaged sewer.

05/65 **AWE Local Liaison Committee Report:** A report from Mr W Taylor (LLC Representative for Stratfield Mortimer Parish Council) on the AWE Local Liaison Committee Meeting on the 17<sup>th</sup> March 2005 (already circulated). A full copy of the report and supporting documents will be held in the Parish Office. The Chairman offered a vote of thanks to Mr Bill Taylor for attending the meeting and producing this information.

05/66 **Election of Chairman & Vice Chairman at May AGM:** The Chairman advised that he had been in office for five years (one year longer than normal for a Chairman) and that he will be standing down at the AGM next month.

05/67 **Finance:** In accordance with the Council's Financial Regulations all the following items for payment were considered together. Cllr Puddephatt proposed that they be paid; Cllr Davies 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. Thrive - gardening contract Cemetery – not submitted this month.
- vi. Butlers Lands - hedge o/s Fairground £129.25 inc VAT.
- vii. G W Roffe - spare part for equipment £22.50 inc VAT.
- viii. BALC - subscription renewal £657.25.
- ix. P Blagden - reimbursement of expenses Business Forum £19.93.
- x. Newbury Weekly News - public notice £43.48 inc VAT.
- xi. West Berkshire Council - photocopying charges £57.99 inc VAT.
- xii. Dads Shop £43.85 inc VAT.
- xiii. Forbuoys Ltd - delivery of newspapers £3.06
- xiv. Stewarts of Mortimer Ltd - Mortimer Link £734.38
- xv. BT - quarterly telephone bill Parish Office £258.95 inc VAT.
- xvi. Halson Mackley Partnership - fee for plans Pavilion £146.88 inc VAT.
- xvii. Confederation of Burial Authorities - subscription renewal £40.00.
- xviii. G Mayes - reimbursement of expenses £9.82.

05/68 **Correspondence:**

WBC - confirmation of date for planning road show for Councillors - 16<sup>th</sup> May 2005 at the Calcot Centre.

05/69 **Minor Matters/Future Agenda Items:**

Cllr Challis advised that part of the Fair had gone beyond the agreed line of the tennis courts. The Clerk agreed to visit the fair the next day to sort out the situation.

**Date of Next Meeting:**

AGM Thursday 12<sup>th</sup> May 2005 at 7:30 p.m.

The Meeting closed at 9:45 p.m.