



Stratfield Mortimer Parish Council

Unadopted Minutes of Meeting held on Thursday 11 September 2008 @ 7.30 p.m.

Present: Councillors: T Shorrocks (Chairman), N Kiley (7:50pm), P Challis, D Morsley, K Davies, P Blagden, A Colaço, D Ives, M Lock, S Clark, J Morden, A Smith and the Clerk. 1 Member of the Public was present.

Apologies: Councillor: A Philips

Declaration of Interest: None.

08/117 **Minutes and Matters Arising:**

Minutes: The Minutes of the Meeting of 16th July 2008 and were approved as a true record and signed by the Chairman.

Matters Arising: No matters arising.

08/118 **Parish Council Vacancy:** The Chairman advised the Council that Cllr Titman-Reade had tendered his resignation from the Council on health grounds. The vacancy has been advertised in accordance with the Local Government Act 1972 and a By-Election for this vacancy has been called by ten electors. The returning officer has confirmed that the cost to Stratfield Mortimer Parish Council for the By-Election will be approx. £1,625 and at an additional cost of £700 poll cards will be issued to all electors. The date for the election has not been set but will be in November. An article will be placed in the forthcoming Newsletter asking for all persons interested in standing for election to contact either the Clerk or West Berkshire for more information or an election pack. Cllr Clark proposed that poll cards be issued and this was seconded by Cllr Morden and carried unanimously. The Clerk to advise West Berkshire Council and was also asked to send a letter of thanks to Mr Titman-Reade.

08/119 **Report from District Councillors:** Cllr Mollie Lock reported that it is expected that the footpath in St Catherine's Hill will be completed by the 19th September. The 75 bus (shopper service to Newbury) has been so successful that an additional bus service will run on Tuesdays (same times) starting on 7th October. Not every house has yet received their Green Bin and affected residents are asked to contact West Berkshire Council. Elderly or disabled people can arrange to have their bins, bags and boxes collected from their back door. West Berkshire Council is still having difficulty with Taylor Wimpy regarding the completion of landscaping, repairs to lights, drains etc at the Mortimer Hill Development. A new post box is to be installed shortly near the main entrance. A capital bid for an additional 30 mph/slow down sign to be located outside Holm Oaks (The Street) has been applied for. Cllr Lock gave an update on the clearing of vegetation etc from The Street (see 08/121(i) below). She did point out that a motion was put to West Berkshire Council to install 20 mph signs outside every school but this was voted down due to cost.

08/120 **Planning:** Cllr Morden reported that the Planning Committee had met twice since the July meeting, on the 29th July and 3rd September 2008 when nine plans were considered.

08/00867/HOUSE Rehoboth, King Street. Two storey rear extension and conversion of garage to garden room. No objection.

08/01008/HOUSE 109 Windmill Road. Change of roof profile to single storey extension. Change of position of door and window. No objection.

08/01202/FULD 1 Campbells Green. Proposed three bedroom end of terrace house. Object.

1. Insufficient attention has been given to surface storm water disposal.
2. Currently heavy rain running down the rear accesses to Campbell's Green causes flooding through 27-29-31 The Avenue and the block paving proposed for car parking will exacerbate this problem.
3. Removal of the existing hedge will drastically change the street scene (to be replaced by 1m 2'2" fence).

4. The proposed building will be only 1m from the road and will be visually intrusive.
- 08/01374/HOUSE 26 Damson Drive. Conservatory. No objection.
- 08/01414/HOUSE Woodlands, Summerlug. Conversion of gym, games room and shower room to granny annex.
No Objection but must comment that the previous application 05/01929 for an 'elderly couples' residence was objected to by this council and refused by West Berkshire Council. However the building was erected under 'Permitted Development Rights' and now exist and its use as a dwelling will impose no more impact on the immediate locality than as a 'gym'. Notwithstanding that the building should never have been permitted if West Berkshire Council be minded to grant the change of use a condition must be imposed so that the annex be tied in perpetuity to the main property and never separately sold.
- 08/01507/FULD Land to South East of Mortimer Railway Station. Provision of car park for 100 cars to serve Mortimer Station.
Support:
1. Provision of additional parking at Mortimer Station has been identified in the Parish Plan adopted by West Berkshire Council.
2. This application should be brought before the Planning Committee because of its importance locally, because it is seen as controversial and because an open public discussion should be permitted.
Put to the vote 5 in favour and 1 against (Cllr Philips).
- 08/01507/FULD Land adjacent to 37 Stephens Close. Erection of a new house, double garage and new access.
No objection in principle given that outline permission has been granted for a chalet bungalow. We are however concerned that the present proposal is significantly larger. We are also concerned that the 'insignificant' trees are mature oaks and a TPO should be considered.
- 08/01613/FUL Sewage Treatment Works, The Street. Motor control centre kiosk. No objection.
- 08/01662/LBC Mortimer Railway Station. Replacement of Platform 2 coping stones to accommodate track slow and installation of new tactile warning paving to comply with D.D.A. requirements. No objection.
- The following Planning Officers recommendations have been received from West Berkshire Council:
- 08/00879/HOUSE 23 Orchard Road. Demolish existing conservatory, add a rear extension and a new side conservatory. Approval.
- 08/00867/HOUSE Reboboth, King Street. Two storey rear extension and conversion of garage to garden room. Approval.
- 08/00899/HOUSE 87 Victoria Road. Single and two storey rear extension. Approval.
- 08/00908/HOUSE 25 Groves Lea. Two storey side extension and conversion of existing dining room to garage. Refusal – reason unacceptable threat to sustainability of trees.
- 08/00921/FULD The Red House, 54 West End Road. Erection of seven new residential units, conversion of existing garage into residence. Alterations and extensions to existing residence.
Refusal, reason:-
1. Shallow depth of some gardens and small size of plots are out of character with surrounding area and therefore on inappropriate infill.
2. Plots 3,4,5,7.8 and 9 would encroach upon adjacent trees.
3. Unacceptable threat to sustainability of trees. See Tree Preservation Order (below).
4. 6 dwellings to be served by a private drive but maximum of 5 before road needs to be constructed to adoptable standards.
5. Absence of bat survey.
- 08/00978/HOUSE 22 Bilberry Gardens. Conservatory and new obscured glass first floor side window. Approval.
- 08/00996/FULMAJ 33-35-37 West End Road. Demolish existing 3 bungalows, redevelop with 11 houses, new access road, parking and garages. Refusal - reasons:
1. Plots 10 and 11 create a poor relationship with plot 9 and also with 6, 8 and 10 Croft Road resulting in cramped development and significant loss of amenity for dwellings in Croft Road.
2. Dwellings on West End Road have frontages turned to face new proposed access and are not in keeping with character of West End Road.
- 08/01008/HOUSE 10 Windmill Road. Change of roof profile to single storey extension, change of position of door and window. Retrospective to application 06.0091. Approval.

08/01281/FUL The Fairground, The Street. New community building and replacement cricket changing room. Approval.

08/01203/FULMAJ Squirrels Lodge, West End Road. The application to redevelop this site with 12 houses has been withdrawn.

Tree Preservation Order: Cllr Morden reported that the land at The Red House 54 West End Road. This means no one is allowed to cut down, top or lop without permission any of the trees described as ALL trees of varying species anywhere on the site.

Proposed New Car Park at Mortimer Station: It is understood that the Parish Council's Planning Application is likely to be considered by the Eastern Area Planning Committee of West Berkshire Council on Wednesday 24th September 2008. Early indications are that the Officers' recommendation is for Refusal. The Clerk has sent a letter to West Berkshire Council Chief Executive expressing the Parish Council's disappointment that the Planning Department does not support a project identified in the Parish Plan that has been adopted by West Berkshire Council. The Parish Council's representatives will speak at the forthcoming meeting.

08/121 **Roads, Footpaths and Commons:** Cllr Ives reported that he and the Clerk met with Paul Hendry from West Berkshire Council to look at the maintenance of the common. After two or three reminders the work has been carried out and the large log removed. There is still some tidying up to do and West Berkshire has agreed to re-stim and re-seed the bank. Cllr Lock advised that she was disappointed that West Council has not carried out the promised work on the pond and drain at Brewery Common to help eliminate the problem residents have been having with mosquitoes. It was agreed that the Clerk would write to West Berkshire.

i. **Proposal that the Parish Council works together with St Mary's School and Parents and other interested parties to resolve the following issues:**

a). **The regular cutting back of hedges along the Street to ensure safe passage along footpaths;**

b). **To look at the introduction of a 20mph speed limit past school premises;**

c). **To look at easing the issue of car parking along the street at school times;**

d). **To look at alternative transport schemes to reduce car usage by parents;**

e). **To examine the feasibility of an alternative route to school. :**

The points above were discussed and Cllr Smith proposed that the Parish Council vigorously and actively support those community groups that are working to improve pedestrian access along the Street. This was seconded by Cllr Lock and carried unanimously. This has been passed to the Roads, Footpaths and Commons Committee to recommend action.

08/122 **Fairground, Trees and Amenities:** Cllr Blagden reported that a pond clearance in conjunction with the Pang and Kennet Valley Project will be held on Saturday 13th September. Mr Nick West has kindly restored the seat inside the tennis court. The Clerk has been asked to send a letter of thanks. Cllr Morden advised that the horse chestnut trees on the Fairground (near the road) appear to be diseased and it was agreed to get them assessed.

i. **Monthly Play Area Inspection Report:** Cllr Smith reported that the report for August and September was that the play area has been well used and no damage. A complaint had been received that a dog had fouled the play area but in order for a dog to enter the play area the gate would have to be held open. The Clerk was asked to arrange for the log step on the multiplay unit and the foot rest on the rocking horse to be repaired.

ii. **Update on Stratfield Mortimer Community Centre:** The Chairman reported that planning permission has been granted for the new community building and that he, Cllr Blagden and the Clerk met with Mr P Edwards of the CiC to discuss some minor details in the planning conditions e.g. location of cycle rack, bin storage etc. It is hoped that the sub-lease will be put to the Parish Council meeting in October for adoption and Cllr Smith confirmed that demolition is to take place this month and the new building finished in the late Spring.

08/123 **Cemetery:** Cllr Clark reported that everything is in order and that he and the Clerk is to attend a Cemetery Management Course in Taunton on the 30th September.

08/124 **Communications Committee:** Cllr Blagden reported that he had been elected as Committee Chairman for the year to May 2009. Cllr Colaço has agreed to assist the Chairman with the compilation of the Newsletter. The original objectives and Terms of Reference for the Newsletter dated 2004 were reviewed. The next newsletter is scheduled to go out at the end of September 2008.

08/125 **Update on Community Policing/BMNAG:**

BMNAG: Cllr Ives reported that there was a NAG meeting on the 22nd July and improvements to the

structure of the meetings are likely to improve as there has been a change of Police personnel.

Community Policing: Cllr Ives attended a Thames Valley Police seminar in Thame on the 21st July. The date for the opening of the Police Office has not been announced but is likely to be the end of September. Positive feedback from the PCSO has been received an up-date meeting with the Parish Councils has been arranged for the week commencing 15th September.

08/126 **Update on Parish Plan Refresh:** Cllr Morsley reported that the Parish Plan Refresh Working Party has met twice since the last Council meeting. The previously mentioned launch event on Saturday 4th October is well in hand. It will be publicised using posters around the village and will feature on the front page of the Parish Council Newsletter going out to all residents before the end of September. The launch event will take place between 10am and 12 noon on Saturday 4th October in St John's Hall. The Parish Plan Refresh Group ask all councillors to try to attend this event to speak to the many parishioners they hope will be dropping in. Parishioners will be able to see:

- The original Parish Plan, associated Action Plan and the Village Design Statement.
- A display about completed actions derived from the plan.
- A display explaining why some actions have not been achieved.
- A time line showing the original process and how this is to proceed into the refreshed plan.
- Plans for the new Community Centre.
- Plans for the proposed additional station car park.
- A display of information about energy saving.

It is hoped that the PCSO and a representative from West Berkshire Youth Services will be present. Visitors to the event will be encouraged to discuss their ideas for what is needed in the village with councillors and other members of the refresh group. These will be recorded on flipcharts and in the tear-off portions of the leaflet which will be given to each visitor. The leaflet also asks for residents to volunteer to be involved in working parties developing the parish refresh and in working with ideas coming from it. After the event, leaflets will also be placed in the library, post office etc. to gather input from more residents. The information from these forms will be collated and fed into the next phase.

08/127 **Community Major Incident Plan:** The Clerk reported that a further Town and Parish Emergency Planning Training Meeting is to be held at West Berkshire Council on the 15th October. Councillors Blagden and Lock have agreed to attend and report back to the November meeting.

08/128 **Update on Flooding Meeting 2.9.08:** Cllr Clark gave an overview of the flooding meeting held on the 2nd September 2008. In attendance were representatives from the Environment Agency, Thames Water, West Berkshire Council, Mr G Mayes (flood advisor to the Parish Council), Cllr Clark, Cllr Ives and the Clerk. The main points from this lengthy meeting were:

- Neither Thames Water nor West Berkshire Council admits responsibility for bank repairs of the Foudry Brook at the location of Tun Bridge, under Riparian ownership. The Environment Agency has the authority but not the obligation to maintain the stream bed. The Clerk is to check ownership with the Land Registry.
- The debris on the bed needs to be removed so that the surface water flap valve can operate. The Environment Agency and West Berkshire Council have agreed to liaise to determine whether a deflector wall could be built in the stream bed to deflect the flow and prevent debris deposition and flooding onto the Grazeley Road.
- West Berkshire Council has said they would be cleaning the Surface Water Sewer in The Street using newly available equipment. They also confirmed they had repaired the damaged roof of the brick arch culvert at Foudry House following the flood in July 2007.
- Thames Water said they were expecting to be asked to adopt either/both the foul sewer and the surface water system on the Mortimer Hill Development but no decision has been taken so the developers still have the responsibility for maintenance etc.
- Flood water and eroded material resulting from the building operations and waste building products dumped in the stream at The Chase (Mortimer Men's Club site) caused a raised downstream bed level and increased risk of flooding to nearby properties. The stream banks are now close board fenced to 2m height. West Berkshire Council confirmed that the developers or owners of the properties abutting the stream are the Riparian Owners responsible for future maintenance. Access is difficult due to the high fencing and overgrown

conditions. The Clerk was asked to write to the developers Thomas Homes and to residents abutting the stream on the subject.

Cllr Clark advised that the Parish Council are extremely fortunate to have the free services of Mr G Mayes as flood adviser to the parish and the Clerk was asked to write to him thanking him for his past and continuing support. A review of these actions will be discussed at the November Parish Council Meeting.

08/129 **Update on Proposed Station Car Park:** Cllr Kiley gave an update on the planning application (see also Minute Number 08/120 above).

- i. **Approve payment to Isis Surveyors Ltd for Topographical Survey for Planning Application £834.25 inc VAT:** Cllr Davies proposed that retrospective approval (in accordance with the Clerk's delegated powers) of the above payment be made. This was seconded by Cllr Thorpe and put to the vote: 12 in favour, 1 abstention (Cllr Lock). Carried.

08/130 **Finance - To agree accounts for payment for August/September:**

In accordance with the Council's Financial Regulations all the following items for payment were considered together. The Chairman proposed that these be paid and this was carried unanimously.

August

- i. Clerk's Salary.
- ii. H M Revenue & Customs (Tax and NI).
- iii. Clerk's Expenses.
- iv. Custodian's Salary.
- v. Temporary Custodian's Salary.
- vi. RBWM BACS Payment (Pension).
- vii. Stewarts of Mortimer Ltd (Mortimer Link) £900 inc VAT.
- viii. Pipex Homecall Ltd (telephone Parish Office) direct debit £27.55 inc VAT.
- ix. Co-Operative Bank Visa Direct Debit £50.97 (£34.66 National Map Centre (station car park PA), Forbuoys Ltd £9.54 and £4.77 and £2.00 Service Charge)
- x. Thames Water Direct Debit £14.80 (water trough Fairground)
- xi. Ian Philips (grass cutting Cemetery) £174.23 inc VAT.
- xii. Isis Surveyors Ltd (Topographical Survey Community Centre Fairground) £869.50 inc VAT
- xiii. Dads Shop Ltd £45.00 inc VAT
- xiv. T B Estate Services Ltd (Hire of Heras Fencing Fairground) £352.50 inc VAT
- xv. T B Estate Services Ltd (Ditch on Hammonds Heath and Windmill Road) £182.13 inc VAT
- xvi. R M Weavers (Grass cutting Fairground July) £191.72 inc VAT
- xvii. Isis Surveyors Ltd (Topographical Survey for Station Car Park Planning Application) £834.25 inc VAT
- xviii. BALC (Councillor Training Fee D Morsley) £45.00
- xix. Stratfield Mortimer Fairground Trust (rental) (standing order) £1,000
- xx. SLCC Enterprises Ltd (Conference Fee Clerk) £376.00.

September

- xxi. Clerk's Salary
- xxii. H M Revenue & Customs
- xxiii. Clerk's Expenses
- xxiv. Custodian's Salary
- xxv. Temporary Custodian's Salary
- xxvi. RBWM (Pension by BACS Payment)
- xxvii. Stewarts of Mortimer Ltd (Mortimer Link) £900 inc VAT
- xxviii. Pipex Homecall Ltd (telephone PO) Direct Debit £26.31 inc VAT
- xxix. Co-Operative Bank Visa Direct Debit £2.00 (service charge)
- xxx. Ian Philips (grass cutting Cemetery) £174.23 inc VAT
- xxxi. T B Estate Services Ltd (Hire of Heras Fencing Fairground) £282.00 inc VAT

08/131 **Correspondence:**

None

08/132 **Minor Matters/Future Agenda Items:**

- Cllr Shorrock requested a full up-date from the District Councillors at the next meeting on the S106 monies received for the Mortimer Hill Development.
- Cllr Clark requested that the forthcoming Finance and General Purposes Committee review a Dignity at Work Policy with a view to this being put to the full council meeting on 9th October for adoption.
- Cllr Ives advised that information on the AWE Local Liaison Meeting held on the 4th September is available in the Parish Office. The following Announcement has been made by AWE
Security Exercises - An exercise will take place on 22nd October at AWE Aldermaston some noise and smoke may be apparent offsite. A further exercise will take place on 21st November. Pyrotechnics and blank ammunition will be used to enhance realism. There will be restrictions to entry to site during the day. The exercise is part of normal security training and AWE apologises for any noise or disturbance that local residents may experience.
- Cllr Smith asked if Councillors could be reminded of deadline dates for Committee Meeting Agenda items and it was agreed that Committee Chairman would do this two weeks prior to meetings.
- Cllr Morsley advised that she had attended a new Councillor Training Course that day and she would prepare some notes.

Date of Next Meeting: Thursday 9th October 2008 at 7:30 p.m.

The Meeting closed at 9:45pm