

## MINUTES OF THEALE PARISH COUNCIL

*Minutes of Council Meeting held on Monday 4<sup>th</sup> December 2017 in the Peter Gooch Room, The Pavilion, Englefield Road, Theale.*

*Present: Councillors B. Williams (chair), S. Coker, J. Richardson, D. Baker, A. Macro, I. Hopcroft & P. Clifford.*

*Apologies received: Cllrs Z. Fenwick, D. Wood, D. Lye & A. Clark.*

*Present: Jo Friend (Clerk) in attendance. Steven Brown (Woolf Bond Planning) and his colleague from T A Fisher were present, in addition to seven members of the public.*

*Declarations of Interest: None declared.*

The chairman asked if any members of the council or members of the public were intending to record or film the meeting. The answer was negative.

### Planning Presentation:

Steven Brown (Woolf Bond Planning) provided a set of plans of T A Fisher's proposals for 19 High Street to councillors. The clerk made these documents available to the public present.

In brief, T A Fisher are proposing to demolish 19 High Street and replace it with a building housing 2 retail units on the ground floor with flats above. The proposal includes building more flats in the rear car park – in total 17 flats, 2 retail units & 18 parking spaces (no parking for staff at retail units). The developer claims to have had extensive pre-application discussions with WBC and reported that these had gone well. He suggested that the conservation officer and highways officer were happy with the proposals. 19 High Street is in a Conservation Area and T A Fisher already has permission, under permitted development rights to convert it into 9 or 10 flats.

Parish councillors asked numerous questions and points made included: Developer stated that demolition was necessary as the condition of current building is poor and the state of the building at the rear was very bad; claimed there was plenty of room at the rear for construction traffic to enter the site, turn around and then egress onto Crown Lane (this claim was later amended by the applicant – only certain size construction vehicles could be used which would result in more vehicle movements); a Heritage assessment has been done (this will be forwarded onto TPC); the heritage advisor they have employed has tried to replicate elements of the character of the conservation area; this is the third scheme they have provided to WBC, amendments were made to the first 2 (they will forward the pre-application to TPC); retail units will be retained and leased out, flats will be sold; refuse bin store along pedestrian entrance at front of site, refuse lorry will pull up in High Street and a site manager will put the bins back in the store; scaffolding will be required therefore pavement will have to be closed (at least during demolition process), possibility that some of the parking in High Street will be lost too whilst work carried out; T A Fisher have been talking to Bridle Eye Care, King Wok and Tasty Bites, these businesses know exactly what is being planned; they will consult with some of the Crown Lane residents that will be affected (residents will be invited to a meeting at T A Fisher's offices), TPC suggested they consult with all neighbouring properties including the businesses; asked where the trades will park during construction, there could be up to 40 sub contractors working on it; the right of way that exists for the neighbouring property will be retained throughout the build and afterwards.

Steven Brown offered to arrange a site visit for parish councillors.

The chairmen thanked Mr Brown and his colleague for attending with their presentation and for answering people's questions.

*Mr Brown and his colleague left the meeting.*

### **150/17/18 Open Forum for Members of the Public**

One member of the public wished to complain about the fact that water runs down his drive as a result of the pavement being raised by WBC and the nearby drains always being blocked. He has already spoken to Cllr Macro about the problem.

Another member of the public wished to thank all those at the council who were involved in putting on the Christmas event at the weekend. She said she was aware of how much hard work was involved and said their efforts were appreciated.

There being no further comments, the chairman closed the public open forum.

*Notifications of Chairman’s remarks – There were none to be raised.*

**SECTION A**

**151/17/18 MINUTES OF MEETING OF 6TH NOVEMBER 2017.**

Members adopted the Minutes of the Meeting of 6th November 2017. Proposed Cllr Richardson; seconded Cllr Baker. Approved nem con.

**152/17/18 MATTERS ARISING FROM THE MINUTES OF THE MEETING OF 6TH NOVEMBER 2017.**

140/17/18 Cllr Hopcroft suggested that the parish council keep a list of people who have volunteered to assist on Remembrance Sunday road closures in the past, and contact them each year when planning the event. Cllr Hopcroft said he was happy to ‘own’ this action. The clerk reminded council that if a list is to be kept then council must comply with the new GDPR regulations coming into effect. It was agreed to put the matter on a future agenda.

**SECTION B**

**153/17/18 District Council Report**

Cllr Macro read out his report. This contained updates on WBC’s latest round of cuts; an update on the call for sites; a report that the care home in Newbury taken over by WBC had been QCC rated as ‘inadequate’; and that the national social mobility survey had shown West Berks wasn’t such a good place to live in terms of young peoples’ opportunities for social mobility.

**154/17/18 Clerk’s Report**

Noted.

**155/17/18 Planning Applications**

17/02275/HOUSE <i>Additional drawings/ revised plans – removal of garage; alteration to outbuilding</i>	Addition of porch & rear extension, erection of outbuilding in rear garden, erection of boundary fence & gates	7 Lambfields, Theale RG7	Adam Wise	Difficulty in checking plans on WBC website therefore unsure if previous objections have been addressed. Clerk to check.
17/03182/ADV	1 x internally illuminated fascia; 1 x int. Illuminated co-op projector; 7 x non illuminated post mounted panels; 1 x non illuminated wall mounted panel	2 High Street, Theale	Food Programme Delivery Orchid	No objection

17/02932/FUL	Construction of new ancillary cafe pod unit (Class A3) & alterations to existing car park, landscaping & associated works	1530-1600 Arlington Business Park, Theale	Muncaster Properties Ltd	No objection
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### 156/17/18 Theale Library & the Gateway Centre

Update on meeting of 22<sup>nd</sup> November with WBC was provided by the clerk in the form of a written report. Clerk to follow up with Paul Anstey regarding setting a date for another meeting.

Library Service Update – councillors would like to see details of residents' library use for the parishes of Tilehurst and Holybrook. Also would like to see figures for other libraries so as to compare changes in library use at Theale with other branches.

Members would like clarification on terms of reference for WBC's proposed working group. There are multiple demands on a parish councillor's time and so Members want to know what's involved before agreeing to sit on such a group.

Members were of the opinion that the conditions for TPC's financial contribution for 2017/18 (see 261/16/17) had been met. Clerk to arrange payment. With regard to making the same financial contribution in 2018/19, councillors would require the same conditions to be met, namely an equivalent level of service be maintained, including but not limited to opening hours, staffing levels, maintenance & circulation of stock; that the funds are used directly to fund the service provided at Theale library; the service continues to be delivered from the current library building; decisions on any further contributions will be made on an annual basis.

### 157/17/18 WBC Budget Cuts

Waste collection charge - Members discussed the possible impact of WBC's proposal to introduce charges for garden waste collection. It was felt that many people would not buy into the scheme and there could well be an increase in flytipping and of bonfires. There could also be incidents of sticker or bin theft. Members noted that the consultation didn't include any information on how much it would cost to implement and run this subscription service. Clerk to submit TPC comments.

*Two members of the public left the meeting.*

Citizens' Advice Bureau – Members were of the opinion that Theale residents used the Reading CAB branch rather than the Newbury one therefore village residents would probably not be affected by this cut. It was noted that TPC do support Reading CAB with grant funding. No comment to be made.

Planning notices – Members opposed the proposal to stop sending out orange planning notices for reasons including: often a considerable delay in conducting site visit therefore very little time between orange notice going up and end of comment deadline; those affected by the application may not see it (example being residents in Meadow Way who back onto Red Lion would not have seen orange notice on the front); suggest WBC set up an alternative notification system ie system whereby residents can request automatic email notification for a certain area for example.

### 158/17/18 Closure of Pangbourne Police Station

Members surprised that this was announced before the planning decision on the fire station had been made. Cllr Macro confirmed that WBC was due to make the decision on the new fire station on 7<sup>th</sup> December.

### 159/17/18 Holy Trinity Church

Members expressed concern over Englefield's desired split from Theale as the two communities have always had close links. The view was that it is important to retain a full

time priest in Theale, especially in light of all the extra development that is being planned for the village. Clerk to submit comments to consultation.

**160/17/18 General Data Protection Regulation.**

Report noted. Clerk to ask BALC to arrange an evening training session on the subject in order that more councillors are able attend.

*Two members of the public left the meeting.*

**161/17/18 Cricket – Licence/Contracts**

This is a work in progress. Cllr Hopcroft is arranging a meeting with representatives of the club.

**162/17/18 Closure of Theale’s Future Group**

Members noted the group’s intention to close. Cllr Wood will attend the meeting on 12<sup>th</sup> December.

**163/17/18 District Parish Conference - Update**

Noted.

**164/17/18 BALC AGM - Update**

Members noted Cllr Williams’ update.

**165/17/18 WBC Falls Prevention Campaign**

Noted.

**166/17/18 Update on Theale Christmas Event – Saturday 2<sup>nd</sup> December 2017**

Cllrs Williams and Richardson reported on a very successful event. The market stallholders were all very happy with how things went and Father Christmas had 137 children visit his grotto – a record number for Theale. Cllr Richardson thanked all those who volunteered either before the event or on the day itself and gave special mention to the clerk for her hard work. It was agreed that the council should write a letter of thanks to Gary Nelson who, once again, had given up so much time to assist with preparations for the event and had worked on it all day on the 2<sup>nd</sup>, returning on the 3<sup>rd</sup> to help with the clear up.

**167/17/18 Authorisation of Payments**

It was RESOLVED that items on sheet no.505 and dated 4th December 2017 be approved for payment. Proposed Cllr Clifford; seconded Cllr Coker. Approved nem con.

Members noted the October Direct Debit sheet.

**SECTION C**

**168/17/18 Items for Information**

Noted.

**SECTION D**

**169/17/18 CHAIRMAN'S REMARKS**

There were no Chairman's Remarks.

**170/17/18 Part II**

In view of the confidential nature of business to be conducted it is in the public interest that the public and press be excluded and are instructed to withdraw.

*The chairman told the public that the Part II section would not take long to conduct and, although they would have to leave the room whilst it was being conducted, they were welcome to return afterwards to share mince pies with the councillors. The remaining three members of the public thanked her for her offer and left the meeting.*

There being no other business the Meeting closed at 10pm.

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*Chairman to the Council*