

## MINUTES OF THEALE PARISH COUNCIL

Minutes of the ordinary meeting of Theale Parish Council held in the Peter Gooch Room, Pavilion on Monday 6<sup>th</sup> September 2021.

**Members present:** Cllrs A Clark, P Clifford, L Cox, Z Fenwick, K Gash, I Hopcroft, M Paul, J Richardson (chairman)

**Clerk:** P Manley

Administration officer: J Crisp

**Others present:** A Macro (district councillor), Mark Arkwell (Deputy Chief Fire Officer) and three members of the public

Meeting started 7:30pm

### **FUL/82/21/22 To receive apologies for absence and declarations of interest**

Apologies for absence were received from Cllrs Coker, Gallop and Rolfe.

There were no declarations of interest.

### **FUL/83/21/22 To adopt the minutes of the meeting on 9<sup>th</sup> August 2021**

Proposed by Cllr Clark, seconded by Cllr Paul, with a vote in favour, it was

**RESOLVED** to adopt the minutes of the meeting on 9<sup>th</sup> August 2021 as an accurate record of the meeting.

Cllrs Clifford and Hopcroft abstained.

There were no matters arising from the minutes.

### **FUL/84/21/22 Theale Community Fire Station**

Mark Arkwell, Deputy Chief Fire Officer, gave a presentation on the new Theale Community Fire Station. The official opening will be Spring 2022 but the station will be operational as a tri station from September/October 2021. They will have a bookable community facility. Question from member of the public about access to the roundabout. There will be increased signage but no traffic lights. Question from councillor about the community room. There will be no charge and the room will be IT compliant.

### **FUL/85/21/22 Public forum**

There were three members of the public present. They were all residents of St Ives Close and they were concerned about the planned development at the end of the road. There appeared to be a lack of clarity about the development and the concern was that the access appeared to have changed from The Green to St Ives Close itself with construction traffic using the close. This would not only be a hazard but would necessitate cutting down two well established trees.

### **FUL/86/21/22 To proceed to agenda item 8a (planning applications 21/01995/RESMAJ and 21/02140/COND1)**

Proposed by Cllr Fenwick, seconded by Cllr Gash, it was

**RESOLVED** to proceed to agenda item 8a.

**FUL/87/21/22 To respond to planning and licence application and appeals received since the last meeting**

|  |   |   |
|--|---|---|
| 21/01995/RESMAJ  | Application for approval of reserved matters application for phase 1 (of the Theale development, which is for 11 dwellings located off St Ives Close, details include appearance, layout, landscape and scale) following Outline Permission Allowed on Appeal 15/02842/OUTMAJ (APP/W0340/W/16/3159722) – Outline application for Residential development of up to 325 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping. All matters reserved.   | Lakeside<br>The Green<br>Ridgepoint Homes |
| (See comments for 21/02140/COND1)  |   |   |
| 21/02140/COND1   | Application for approval of details reserved by conditions 7 (boundary treatment) and 8 (hard surfacing) of approved 20/00663/RESMAJ - Approval of reserved matters application for phase 1 (of the development, which is for 7 dwellings located off St Ives Close, details include access, appearance, landscaping layout and scale) following Outline Permission Allowed on Appeal 15/02842/OUTMAJ (APP/W0340/W/16/3159722) - Outline application for Residential development of up to 325 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping. All matters reserved. | Lakeside<br>The Green<br>Ridgepoint Homes |
| <p>Objection, on the following grounds:</p> <ol style="list-style-type: none"> <li>1. Concerns over the use of St Ives Close for access, both during construction and upon completion. The road can only just cope with current residents' use and refuse lorries struggle to exit onto the main road safely.</li> <li>2. Loss of trees, including ones recently planted or planted with personal significance.</li> <li>3. Design of proposed development out of keeping with surrounding buildings, especially the site is on the border of an Area of Outstanding Natural Beauty and Conservation Area.</li> <li>4. Development is too large and congested for the size of the area. The proposed 'doubling' of car parking spaces is evidence of this.</li> <li>5. St Ives Close residents' distress over the character of their road. Residents who participated in the parish council's public forum bewailed the loss of their peaceful neighbourhood and quiet road.</li> <li>6. No mention of improvements to village infrastructure to cope with increased demand expected from development.</li> </ol> <p>Furthermore, the council complained of the lack of clarity around how many dwellings were being proposed (seven or eleven).</p> |   |   |

*The meeting returned to agenda item 5.*

**FUL/88/21/22 Chairman's remarks**

The issue of dog mess on NSPF to be added to the next council agenda.

**FUL/89/21/22 District councillor's report**

Cllr Macro delivered his report, which had been sent to members before the meeting.

Cllr Macro agreed to raise the issue of the speed restrictions at the NAG meeting to be held on 7<sup>th</sup> September.

**FUL/90/21/22 Clerk's update**

The clerk delivered his update, which had been sent to members before the meeting. It was agreed that the clerk would obtain more information about the parish magazine and bring to the next council meeting. There were two additional items: the Remembrance Parade (who organises this) and the circus will be visiting 22–26 September.

**FUL/91/21/22 To respond to planning and licence application and appeals received since the last meeting**

|  |   |  |
|--|---|--|
| 21/02029/COMIND  | Full planning application for the construction of 3 employment units for flexible uses within Class E (light industrial), B2 and B8 of the Use Classes Order (including ancillary office provision) with associated enabling works, access, parking and landscaping | Land Bounded by Hoad Way, M4, High Street<br><br>CP Logistics UK<br>Reading Propco Ltd |
| <p>Objection on the following grounds:</p> <ol style="list-style-type: none"> <li>1. Traffic impact: There will be a massive increase in traffic movement in the area – particularly the main roundabout with the A4 – the majority of which will be industrial traffic, eg Heavy Goods Vehicles. This will result in an increase in pollution and entail considerable health and safety issues. In the event of a traffic jam on the A4, the extra traffic on Hoad Way will increase the severity of traffic jams on the High Street. As there is no bridge or footpath over this section of the A4, it is envisaged the increase in traffic will present a significant hazard to pedestrians.</li> <li>2. Theale character: The proposed development is inappropriately located, disrupting the current segregation of industrial property to the south of the A4. The proposed site is adjacent to residential properties and perilously close to Theale's historic High Street, which is a Conservation Area. Theale village is noted for its beauty and heritage; this development would spoil this.</li> <li>3. Environment: The site is liable to flooding. There is significant concern about the effects the proposed development will have on this, especially for neighbouring properties – where will the floodwater go? The site is currently home to wildlife including an array of bird species, hedgehogs and deer; this would all be lost.</li> </ol> |   |  |

**FUL/92/21/22 To note West Berkshire Council planning decisions for Theale parish since the last meeting**

|                 |  |  |         |
|-----------------|--|--|---------|
| 21/01685        | Retrospective application for garden store   | 1 Blossom Avenue<br>RG7 5AY<br><br>Miss Sally-Ann Smith                                      | Refused |
| 21/01659/NONMAT | Non-material amendment to approved planning permission 19/01722/COMIND (New 24/7 fire station with accommodation for partner services (police), community facilities, offices and support accommodation, training facilities including training tower and satellite vehicle repairs, and access points). Amendments: Louvres added to south and west elevations, Door amendments - louvre door to solid door, Wield mesh fence line updated. | Land at junction of Wigmore Lane<br>Bath Road<br><br>Royal Berkshire Fire and Rescue Service | Granted |

|                |   |  |                                     |
|----------------|---|--|-------------------------------------|
| 21/01859/PAD56 | Application for prior approval to the detailed plans and specifications of development permitted by Schedule 2, Part 18, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.<br>Development: Construction of a new station pedestrian/cycle bridge.  | Theale Railway Station Car Park<br>Brunel Road<br>Network Rail | Granted prior approval              |
| 21/01588/COND1 | Application for approval of details reserved by conditions 3 (contract works), 4 (Written Scheme of Archaeological Investigation), 5 (programme of building recording and written scheme of investigation), 6 (Construction Method Statement) ,9 (Land Contamination) of Appeal Ref: APP/W0340/W/19/3243107 of application 18/03209/FULEXT - Demolition of existing building and construction of 15 no.dwellings, 2no. retail units (use Class A1/A2/A3), associated access, parking and landscaping. | 19 High Street<br>TA Fisher Developments Ltd                   | Granted in part and refused in part |

**FUL/93/21/22 To authorise payments as listed on payment schedule 570 dated 6<sup>th</sup> September 2021**

Proposed by Cllr Clifford, seconded by Cllr Fenwick, with a vote in favour, it was

**RESOLVED** to authorise payments as listed on payment schedule 570 dated 6<sup>th</sup> September 2021 to a total of £9,535.89.

**FUL/94/21/22 As part of the annual review of council policies, to review the disciplinary policy and the grievance policy.**

The following amendments were suggested for both policies:

- given the small size of the staffing committee, that the appointment of 'a staffing sub-committee' be broadened to include other councillors in both policies
- that the option of remote disciplinary and grievance meetings be made and
- that the need for minutes of these meetings be stipulated.

Proposed by Cllr Hopcroft, seconded by Cllr Gash, with a vote in favour, it was

**RESOLVED** to update the disciplinary policy and the grievance policy, subject to the suggested amendments.

**FUL/95/21/22 To replace three exterior doors and eight windows on the Pavilion at an estimated cost of £6,535.**

Proposed by Cllr Clifford, seconded by Cllr Fenwick with a vote in favour, it was

**RESOLVED** to replace three exterior doors and eight windows on the Pavilion at an estimated cost of £6,535.

**FUL/96/21/22 To make a grant of £250.00 to Parenting Special Children, a Berkshire based charity providing specialist support services to families of children and young people with special needs and disabilities**

Proposed by Cllr Fenwick, seconded by Cllr Richardson with a vote in favour, it was

**RESOLVED** to make a grant of £250.00 to Parenting Special Children.

The meeting ended at 9:09pm.

Signed \_\_\_\_\_ Dated \_\_\_\_\_

DRAFT