

MINUTES OF THEALE PARISH COUNCIL

Minutes of the ordinary meeting of Theale Parish Council held in the Peter Gooch Room, Pavilion on Monday 7th February 2022.

Members present: Cllrs A Clark, P Clifford, S Coker, K Gash, R Gallop, M Paul & J Richardson (chairman)

Others present: Nigel Lynn (chief executive, West Berkshire Council), Alan Macro (district councillor)

Clerk: P Manley

Meeting started 7:30pm

FUL/139/21/22 To receive apologies for absence and declarations of interest

Apologies for absence were received from Cllrs Cox, Fenwick, Hopcroft and Rolfe.

Cllr Richardson declared an interest in planning application 22/00255/HOUSE as the applicant was a neighbour.

FUL/140/21/22 Welcome and Q&A with Nigel Lynn (chief executive, West Berkshire Council)

Nigel Lynn introduced himself and summarised his professional background, before addressing the challenges facing West Berkshire Council – including the adoption of the new Local Plan.

Members raised issues around communication, housing and infrastructure and waste collections.

Nigel expressed support for the parish council's environmental objectives and its play area and MUSA project.

FUL/141/21/22 To adopt the minutes of the meeting on 10th January 2022

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

RESOLVED to adopt the minutes of the meeting on 10th January 2022 as an accurate record of the meeting.

Cllrs Clark and Richardson abstained due to their absence.

FUL/142/21/22 Public forum

No members of public present.

FUL/143/21/22 Chairman's remarks

None.

FUL/144/21/22 District councillor's report

Received. Items included: concerns over the latest planning application for the Lakeside development (21/03256/RESMAJ); the refusal of the application for development on Pincents Hill (19/00113/OUTMAJ); and the consultation to expand pupil numbers at The Castle School, Newbury, thus allowing the school to manage the SEMH facility in Theale as a satellite school

FUL/145/21/22 Clerk's update

Received.

FUL/146/21/22 Committees & working groups update

The council received the administration officers report on lessons learnt from the Christmas event.

FUL/147/21/22 To respond to planning and licence applications and appeals received since the last meeting

21/03255/MDOPO2	Request under section 106A subsection (1)(a) to modify the planning obligations within the section 106 legal agreement dated 9th February 2017 in relation to planning permission 15/02842/OUTMAJ. Proposed modification: remove the late-stage review mechanism and to deliver 30% on-site affordable housing.	Lakeside The Green Ridgepoint Homes
Objection against removal of late-stage review mechanism and the avoidance of the requirement to provide 40% affordable housing.		
21/03256/RESMAJ	Application for approval of reserved matters (appearance, landscaping, layout and scale) following outline planning permission 15/02842/OUTMAJ (allowed on appeal) - 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 The Green Ridgepoint Homes
Objection on the following grounds:		
<ul style="list-style-type: none"> a The scale of the proposed buildings are out of keeping with other buildings in Theale, particularly those on The Green. There are no other four-storey buildings in Theale. b The appearance and character of the proposed buildings are out of keeping with the nearby buildings on The Green, the majority of which were built between the 1930a and 1960s. c Increase in traffic and parking issues, including on The Green. d Lack of noise barrier to shield against noise from the A4 bypass. e Concerns over removal of existing trees along the boundary. 		
22/00100/DEMO	Application to determine if prior approval is required for a proposed: General site clearance and demolition of 3 derelict temporary class room modules	Former Theale Church of England Primary School West Berkshire Council
No objection		
22/00178/HOUSE	Lowered kerb and driveway for 2 vehicles. This is a change to vehicular access from the public highway.	10 Station Road RG7 4AR
No objection		
22/00146/RESMAJ	Section 73 application for variation of condition 2, to allow for 9 dwellings, following grant of planning permission 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 The Green Ridgepoint Homes

Objection on the following grounds, exacerbated by the increase in number of units:		
<ul style="list-style-type: none"> a Parking arrangements unsatisfactory b Infringement of neighbouring properties' privacy due to attic rooms in proposed development c St Ives Close is inadequate for construction access: the surface will not tolerate heavy vehicles and it is too narrow 		
21/03272/FULD	Single storey dwelling on the land rear of 14 Lambfields	14 Lambfields RG7 5DB Susie Wittig
No objection		
21/02298/PAD56	Application for prior approval under Schedule 2, Part 18, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015: Provision of an improved access road off Wigmore Lane.	Land at Wigmore Lane
Objection on the following grounds:		
<ul style="list-style-type: none"> a Proposal removes parking for the fishing club. Visitors may be compelled to park in front of residences. b Lack of privacy for those living on Wigmore Lane 		
22/00255/HOUSE	Demolition of existing outbuilding and construction of rear single storey extension	36 Blossom Lane RG7 5BD Mr Mike Hanham & Mrs Hanham
No objection		

FUL/148/21/22 To note West Berkshire Council planning decisions for Theale parish since the last meeting.

21/02957/COND1	Application for approval of details reserved by condition 3 (CMS) of approved 20/00749/FUL – Extend the existing second floor office space and introduce a roof terrace with new external spiral staircase	Second Floor Theale Court 11–13 High Street T A Fisher (Holdings) Ltd	Approved
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	Withdrawn
21/02822/HOUSE	Two storey side and rear extension	4 Roundhead Road Theale Rg7 5DL Mr D Smith and Mrs Smith	Approved
21/02913/FULC	Section 73 variation/removal of condition 2 (approved plans) of approved 15/00807/FULC – Re-use and adaptation of existing redundant agricultural buildings to a farm shop, associated dry storage and cold storage of produce and ancillary goods and materials, farm shop cafe to include wc, the provision of parking and a new footpath linking Wickcroft Farm to Englefield Road.	Wickcroft Farm Pangbourne Road RG7 5EA Englefield Estate	Approved

21/03012/HOUSE	Proposed outbuilding following removal of existing.	1 Blossom Avenue RG7 5AY	Approved
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FUL/149/21/22 To authorise payments as listed on payment schedule 575 dated 7th February 2022

Proposed by Cllr Gallop, seconded by Cllr Coker, with a vote in favour, it was

RESOLVED to authorise payments as listed on payment schedule 575 dated 7th February to a total of £2,577.51.

FUL/150/21/22 To review the grant awarding policy

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

RESOLVED to ratify the grant awarding policy with no changes.

FUL/151/21/22 To review the CCTV policy

It was noted that the compliance checklist on the CCTV policy had not been updated since 2017. The clerk said he would implement this.

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

RESOLVED to ratify the CCTV policy and regular completion of the compliance checklist.

FUL/152/21/22 To consider a grant application from Berkshire Multiple Sclerosis Therapy Centre

The council received the charity's completed grant application, constitution and most recent annual report and accounts.

Proposed by Cllr Gallop, seconded by Cllr Coker, with a vote in favour, it was

RESOLVED to award the applied for sum of £250 to Berkshire Multiple Sclerosis Therapy Centre.

FUL/153/21/22 To resolve that the public leave the meeting, pursuant to the Public Bodies (Admissions to meetings) Act 1960, section 1(2)

Duly resolved.

FUL/154/21/22 To approve temporary staffing cover

See Part 2 minutes.

The meeting ended at 9:08pm.

Signed _____ Dated _____