

MINUTES OF THEALE PARISH COUNCIL

Minutes of the full council meeting of Theale Parish Council held on Monday 2nd November 2020 via online video conference

Present: Cllrs D Baker, A Clark, S Coker, K Gash, I Hopcroft & C Rolfe.

Clerk: P Manley

Administration Officer: J Crisp

Public/press: None

In the absence of the chairman and vice-chairman, the councillors present elected Cllr Baker to act as chairman for this meeting, as per standing order 1.4.d.

77/20/21 To receive apologies for absence and declarations of interest

Apologies of absence were received from Cllrs Clifford, Cox, Richardson and Williams.

Cllr Coker declared an interest in agenda item 11 (87/20/21 below) as he is a member of the club.

78/20/21 Chairman to receive any matters raised by members

None received.

79/20/21 Clerk's update

The clerk delivered his update on ongoing matters. Cllr Hopcroft wanted the council's reassurance that it could spend around £100 for the replacement hedge at the north-most corner of North Street Playing Fields. The clerk stated this expenditure could be authorised by himself and the chairman under financial regulation 4.1.

80/20/21 To adopt the minutes of the parish council meeting on 5th October and authorise their signing later

Proposed by Cllr Coker, seconded by Cllr Clark, it was

RESOLVED to adopt the minutes of the parish council meeting on 5th October and authorise their signing later.

81/20/21 To consider and agree a formal response to planning applications and appeals received since the last council meeting

20/02368/FUL	Erection of new insulated timber framed activities building for use by the Care Home residents	Oaklands 5 The Green Theale RG7 5DR Voyage Care
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No objection		
20/02162/TELE56	Installation of a new 20.0m column supporting 6 no antennas, together with ground-based equipment cabinets and ancillary development thereto	Telecommunications Mast Brunel Road Theale MBNL and H3G
No objection		
20/02421/NONMAT	Application for a non-material amendment following a grant of planning permission 16/01846/OUTMAJ - Residential development comprising the erection of 25 dwellings with associated access, parking and landscaping works. Matters to be considered Access. Amendments: The condition which refers to the access arrangement is condition 4 of the approval. Condition 4 states that: The site access shall be laid out and constructed in accordance with the approved plan, Stuart Michael Associates Drawing No. 5232.002 (included within the Planning Portal Reference: PP-09167074 SMA Transport Statement reference 5458.TS, issue 03, dated May 2016). No dwelling shall be occupied until the access has been provided in accordance with these approved details". The NMA seeks a change to the access plan referred to in condition 4. We are replacing SMA drawing no. 5232.002 with SMA drawing number 5458.007.	North Lakeside The Green Theale Central Corporation Estates Ltd
As members wanted more time to consider this application, the clerk offered to ask the planning authority whether an extension might be granted for the council to consider at its meeting on 7 th December.		
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 Theale
As members wanted more time to consider this application, the clerk offered to ask the planning authority whether an extension might be granted for the council to consider at its meeting on 7 th December.		

82/20/21 To note West Berkshire Council Planning Decisions for Theale Parish since the last parish council meeting

20/1367/FUL	Erection of 2no. 2 bedroom chalet bungalows with vehicle parking, landscaping. Proposal includes dropped kerb and vehicle crossover.	10 Church Street Theale RG7 5BT Mr and Mrs Earl	Refused
20/01864/COND3	Application for approval of details reserved by condition 20 (external lighting) of approved application 19/01977/COMIND - Section 73: Variation of Condition 2 'Approved drawings' of previously approved application 18/00182/COMIND: Demolition of three existing industrial units and the erection of two replacement industrial units with front service yard for flexible B2 and/or B8 uses, with ancillary office.	Total Park Station Road Theale Total Developments	Approved
20/01887/PACOU	Application to determine if Prior Approval is required for the Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops or Casinos (Sui Generis Uses) to a Barista Coffee Shop (Class A3), and for building or other operations for the provision of facilities for ventilation, extraction and the storage of rubbish.	38 High Street Theale RG7 5AN Mr Andrew Goss	Approved
20/01980/HOUSE	Rear single storey conservatory	Willows End 22b Blossom Lane Theale RG7 5BD Mr and Mrs Abery	Approved

83/20/21 To authorise payments as listed on payment schedule 560 dated 2nd November 2020

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

RESOLVED to agree to the payment of the items listed on payment schedule 560 dated 2nd November 2020.

84/20/21 To receive the completed Section 3 of the Annual Governance and Accountability Return for the year 2019–20

Members received the completed Section 3.

85/20/21 To agree a priority order of council projects for the next financial year

Due to the magnitude of this decision and the small proportion of the council present, it was decided to defer this decision. Cllr Hopcroft suggested the council acquire professional guidance on what projects would be viable. Suggested projects included:

- repair of the floodlights south of the cricket pitch
- replacement of the playground and
- installation of an outdoor gym.

It was suggested the decision be made during extraordinary council meetings to allow more time for discussion. It was also suggested the council engage the public to ascertain what it would like the council to do. But due to the current COVID-19 restrictions, it was recognised this would be difficult to achieve.

The parish office agreed to obtain rough costs for the council to use as a basis for discussion and then schedule an extraordinary meeting.

86/20/21 To consider options to increase use of the recreation ground by sports teams

Cllr Baker delivered his paper on how the recreation ground is used by sports teams, and how this compares to other local councils. A protracted discussion followed.

Proposed by Cllr Baker, seconded by Cllr Gash, with unanimous approval, it was

RESOLVED to allow sports teams to use the recreation ground for training subject to a formal contract with the parish office and provided sports teams book with the parish office.

Proposed by Cllr Baker, seconded by Cllr Gash, with four for and three against (chairman used a casting vote, as per standing order 1.4.i.), it was further

RESOLVED not to apply a charge for sports teams to use the recreation ground for training, in line with similar arrangements at local councils.

87/20/21 To accept or not a proposal to waive some of the charge for the hire of the council's facilities by the Theale & Tilehurst Cricket Club for the 2020 season

The clerk proposed that, due to the club's limited use of the Pavilion, the charge be waived for meetings and the youth match, and that a 30% discount be applied to the remaining charge.

Proposed by Cllr Hopcroft, seconded by Cllr Gash, with one abstention, it was

RESOLVED to accept the proposal to waive some of the charge for the hire of the council's facilities by the Theale & Tilehurst Cricket Club for the 2020 season.

88/20/21 To approve the installation of a bench outside Theale Library in memory of Roy Townsend

Proposed by Cllr Gash, seconded by Cllr Hopcroft, with unanimous approval, it was

RESOLVED to approve the installation of a bench outside Theale Library in memory of Roy Townsend.

89/20/21 To approve the replacement of the parish council noticeboard on Theale High Street

Proposed by Cllr Coker, with unanimous approval, it was

RESOLVED to approve the replacement of the parish council noticeboard on Theale High Street.

90/20/21 To agree to fund fifty percent (£1,265.96) of Theale Village Hall's replacement sewage pump on receipt of an invoice

The clerk reported that, since the agenda had been publicised, further work to the pump's pedestal had been identified at an additional estimated cost of £1,233.80 + VAT, for which the parish council had been asked to contribute fifty percent (£740.28).

Proposed by Cllr Clark, seconded by Cllr Coker, with unanimous approval, it was

RESOLVED to agree to fund fifty percent (£1,265.96) of Theale Village Hall's replacement sewage pump on receipt of an invoice and the further work reported by the clerk at an estimated cost to the council of £740.28.

91/20/21 As part of the annual review of the council's policies, to approve the:

- a. **Sickness Absence Policy 2020**
- b. **Social Media Policy 2020**

Cllr Gash proposed the council have some form of social media presence. However, this was deemed outside the scope of the present item.

Proposed by Cllr Coker, seconded by Cllr Clark, it was

RESOLVED to approve the Sickness Absence Policy 2020 and Social Media Policy 2020.

92/20/21 To approve an increase in the charges for hire of the Peter Gooch room and kitchen to match those of the John Cumber Hall, that is £12 for ad-hoc bookings and £10 for regular

Proposed by Cllr Hopcroft, seconded by Cllr Baker, it was

RESOLVED to approve an increase in the charges for hire of the Peter Gooch room and kitchen to match those of the John Cumber Hall, that is £12 for ad-hoc bookings and £10 for regular, on the basis that the refurbishment had been completed and the fee had not changed for many years.

There being no further business, the meeting ended at 9:38 pm.

Signed _____ Dated _____