

ST. NICHOLAS HURST PARISH COUNCIL

MINUTES OF THE MEETING OF THE PARISH COUNCIL
HELD IN THE COMMITTEE ROOM, SCHOOL ROAD, HURST
ON MONDAY 16th July 2018 AT 7.30 p.m.

PRESENT: Councillors W. Smith (in the Chair),
Curry, Holdstock, Lambert, Larkin,
Lyon, I Smith and Stephenson.

APOLOGIES: Councillors Mansfield and Pilgrim.

PUBLIC: Deirdre Wells, Red Kite Development Consultancy.

OFFICERS: Mrs. M. Bradshaw (Clerk).

8721 Apologies for Absence

Apologies for absence were received from Councillors Mansfield and Pilgrim.

8722 Prejudicial Interest

There were no prejudicial interests to declare.

8723 Co-Option of Parish Councillor (Village Ward)

The Chairman welcomed Christine Lambert who wished to join the Parish Council representing the Village Ward. Her co-option was proposed by Councillor Holdstock, seconded by Councillor Curry and agreed unanimously. Councillor Lambert joined the table. The Clerk acknowledged receipt of Councillor Lambert's declaration of acceptance of office and provided her with a copy of "The Parish Councillor's Guide".

8724 Minutes

The Minutes of the Meeting held on the 11th June 2018 were approved as a correct record.

8725 Matters Arising

The following matters were noted:

- The Chairman thanked Councillor Larkin for his representation of the Parish Council at the recent Planning Committee at Shute End concerning Cartref Farm;
- Following the presentation at the previous Parish Council meeting by Polehampton Charity, it was concluded that there was no specific follow up required in respect of the proposed community hub at Twyford. Councillor Lyon noted that if Twyford Parish Council were in receipt of any CIL monies these would be well directed towards this worthy project. The Chairman agreed to follow this project up with Wokingham Borough Council's (WBC) Chief Executive Officer;
- Councillor Stephenson registered his dissatisfaction with the delay in a decision being made regarding planning application 180283 – 6 Douglas Grange, Hurst. Despite his repeated conversations with the Planning Officer there appeared to be no obvious reason why a decision had not yet been reached, despite the Parish Council's comments having been provided on the 16th April 2018. The Chairman noted that this is one of six applications in Hurst where a decision is still pending;
- Following a complaint regarding the grass at the Church Hill site, WBC cut the grass within 24 hours; and
- The swings in Davis Street are estimated to be in the region of £2500 to replace. Councillor Curry expressed her concern that the play park is ill equipped and that refurbishment is long overdue. Councillor Lyon, having completed this month's risk assessment, concurred that the old play equipment is ill placed and ageing. He commended an excellent playpark within Finchampstead Parish which is worthy of note and inspirational. Discussion followed regarding the upgrade to the park and timing of any refurbishment. It was noted that monies at present are being heavily directed towards the achieving of a neighbourhood plan and that, until such time grant funding is secured, a tight budget needs to be run. It was concluded that future refurbishment of the park may be viable in approximately eighteen months time. In the meantime, equipment will be maintained as best as possible to a safe level. The Chairman suggested that the drop-in session to be held on the 1st September 2018 at the Wheelwrights Arms would be the ideal situation in which to ask residents what they would like to see in the park.

Public Forum

8726

Presentation by Deride Wells, Red Kite Development Consultancy

The Chairman welcomed Deirdre Wells to the public forum. She thanked Members for their time in allowing her to present to them a proposed planning application at Ashridge Manor, Forest Road. She presented her Client's vision to Members and explained how lengths had been taken to produce a high spec, sympathetic development within an area of great beauty. It was noted that the plan to demolish the existing 18 unit building (12 of which are residentially occupied) with a new 17 unit building increased the footprint by less than 50%. The new units will be larger and consist of 1 and 2 bedroom properties. The area will be tastefully designed with a manor style gardens and car ports, additional parking spaces and secure lock ups for all properties. The driveway will be gated and set back from the main road with a turning circle for vehicles inadvertently entering from the Forest Road. Members queried whether the properties would be free or leasehold and Ms Wells confirmed that, at this stage, no firm decision had been reached by her Client. Either way, the properties will all be privately owned.

Ms Wells explained that an ecology survey had been undertaken and the site does not have any listed status, conservation or flood issues to work around. She positively promoted the potential CIL monies which could be received from this development.

Ms Wells informed Members that she had worked very hard to ensure that the development is sympathetic to the surroundings and asked Members directly if there was anything she appeared to have missed. The Chairman recommended that the development was not overly ornate and recommend that she visited neighbouring Bonhomie Court which was a similar, well planned, development within the Parish. Councillor Holdstock queried why cedar trees had been removed for no apparent reason on the site and Ms Wells confirmed that they had been identified as being at risk.

The Chairman asked when the application was likely to be submitted and Ms Wells confirmed it would be imminent following her meeting with Members that evening. Plans she believed would be with the Parish Council by September for consideration. She invited any Members to the site if they wished to see it.

Ms Wells asked if she could remain in the meeting to hear the Parish Council's discussions regarding neighbourhood planning.

8727 Neighbourhood Planning Update

The Chairman updated Members following the last meeting of the Neighbourhood Planning Working Group held on the 27th June 2018. Three drop in information sessions have been planned in the three Village Wards throughout September. In addition, two additional sessions are to be planned inviting business and land owners to be brought up to date. The Chairman confirmed that Bell Cornwell has now been formally commissioned to project manage the process on behalf of the Parish Council. Grant funding of up to £15k is hoped to be secured with their help.

Councillor Larkin reported that he and Mrs Lou Robinson had held a very informative meeting with Officers from WBC who are forwarding details of critical key information.

Ms Wells queried whether sites had yet been called for and suggested that the development she had previously presented on could be included in any call.

The Clerk distributed flyers which she had produced for the purposes of advertising the planned drop in sessions. These were distributed amongst Councillors for delivery to all households.

Ms Wells thanked Members for their time and left the meeting.

8728 Community Asset Transfers

The Chairman confirmed that the lease in respect of Church Hill had now been signed by him on behalf of the Parish Council, witnessed in front of the Vice-Chairman and a Solicitor and returned to WBC. The two remaining leases relating to Martineau Green and Tape Lane allotments had been received that day. Councillor Lyon proposed that the Chairman should sign both leases on behalf of the Parish Council. This was seconded by Councillor Larkin and agreed unanimously.

Councillor Holdstock presented a quote from Country Care Southern Ltd which had obtained in respect of the Church Hill site. The quote was to cut vegetation and spray the area with weed killer. The quote in the value of £480+VAT was considered reasonable. It was noted that timing was of the essence and this work has to be completed swiftly. The huge delays experienced in obtaining the final lease for this site had already delayed the spraying by a year and therefore the Clerk recommended that this quote, from a known reliable contractor, be accepted and the work commissioned as soon as possible.

RESOLVED:

- the Chairman to sign both Martineau Green and Tape Lane leases, have them witnessed by a Solicitor and return them to WBC; and
- Country Care Southern Ltd be commissioned to undertake the weed spraying in Church Hill.

8729 **Planning Applications**

Members discussed the applications attached to these Minutes. It was agreed that Members had no adverse comments with regards to all applications – 181535, 181534, 181660, 181587 and 181725.

Councillor Larkin reminded Members that the appeal regarding the site at Lodge Road commences on the 21st August 2018 and is expected to last up to three days. Councillor Larkin is able to attend on day one but requires cover on the following two days.

RESOLVED:

- The Clerk to communicate the Parish Council's planning comments to WBC; and
- Cover to be arranged for second and third day of Lodge Road appeal as Councillor Larkin will be unavailable.

The Chairman reported that he had enquired as to whether the Hurst Show would be able to provide any donation towards the Community Orchard planned at Church Hill. He is awaiting a response.

8731 Purchase of Speed Detection Device

Enquires have now been made regarding the purchase of a Sentinel speed detection device, as previously recommend by Thames Valley Police (TVP) for Community Speedwatch programmes. The cost of the device is currently £3304+VAT.

Councillor Stephenson reported that he had been in contact with the Police and had received feedback that the Police may not be able to follow up on data collected. It was recommended that we liaise with Finchampstead Parish Council (FPC) who are involved heavily with Speedwatch initiatives and seek their advice. The Clerk to follow through with the Police and try and gain clarification.

The Chairman reported that he had received a complaint regarding speeding traffic in School Road. Councillor Mansfield has undertaken to position our current speed detection device along School Road and re-collect data. At present, we have no evidence of accidents in what is already a 20mph zone during school hours.

RESOLVED:

- the Clerk to contact TVP regarding the purchase of the Sentinel device and Councillor Mansfield to speak with FPC; and
- Councillor Mansfield to re-visit School Road and position the speed detection device there.

8732 **Correspondence**

Quotes for outside work at St Nicholas CE Primary School

Following attendance of the Head teacher and Chair of Governors at the July 2017 meeting of the Parish Council, the Clerk presented three quotes which had been received in relation to outside work. Quotes ranging from £4670 to £6000 had been provided to clean the exterior stonework and prepare fascias for painting.

Members discussed the quotes and concluded that they seemed high for cleaning work. It was felt that Members would need a greater understanding of precisely what the work would cover before they could commit. The Chairman noted that a latent defect period of 10 years on the primary contractor would exist. As the new extension is less than 10 years old, the School should contact WBC in the first instance regarding any cracks/defects in the outside stonework and the resulting condition.

RESOLVED: the Clerk to seek clarification from the School's Bursar and recommend they contact WBC in the first instance regarding the latent defect period.

Gazebo for Horticultural Show

Councillor Curry asked if anyone had access to a small pop up Gazebo for use at the Horticultural Show. The one owned by the Parish Council is too large and space at the event is extremely restricted.

8733 Information Reports

Councillor Larkin reported that he had attended the recent briefing by Highways England regarding the M4 Smart Motorway. The meeting was informative and presentation slides are available for anyone wishing to see.

The meeting ended at 9.40 p.m.

Signed.....

Date.....