

## **ST. NICHOLAS HURST PARISH COUNCIL**

MINUTES OF THE MEETING OF THE PARISH COUNCIL  
HELD IN THE COMMITTEE ROOM, SCHOOL ROAD, HURST  
ON MONDAY 1<sup>st</sup> October 2018 AT 7.30 p.m.

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

PUBLIC: Seven parishoners (in part); and  
Andy Meader, Pegasus Group (in part).

OFFICERS: Mrs. M. Bradshaw (Clerk).

### **8746 Apologies for Absence**

There were no apologies for absence.

### **8747 Prejudicial Interest**

There were no prejudicial interests to declare.

### **8748 Minutes**

The Minutes of the Meeting held on the 3<sup>rd</sup> September 2018 were approved as a correct record.

### **8749 Matters Arising**

The following matters were noted:

- The Church Hill petition gained 485 signatures and the Chairman thanked Councillor Stephenson for his recent presentation to Members at Wokingham Borough Council (WBC). The Chairman confirmed that WBC has asked to meet with him and Councillor Stephenson said he would like to be present at this meeting also; and
- The Chairman confirmed that he would be meeting Ms McGrail, the Headteacher of St Nicholas CE Primary School, this coming Friday to discuss CIL support.

## Public Forum

8750 The Chairman welcomed seven parishoners to the public forum along with Andy Meader, Regional Director, Pegasus Group. Mr Meader was in attendance, on behalf of his client, to gain the Parish Council's views ahead of the submission of a planning application for a residential dwelling at the site of The Old Rose Garden, Orchard Road.

He thanked Members for the opportunity to speak to them. The aim of his presentation was as a matter of courtesy, given the previous history of this site and also to request comments and views from Members at this pre-application stage. The previously planned property (whose application was withdrawn before determination) was for a residential dwelling of approximately 368m<sup>2</sup>. The Planning Officer at the time was unhappy with the site being positioned outside of the settlement boundary. Mr Meader did note, however, that there had been significant local support for the development at the time.

Subsequently, notable changes have been made and a certificate of lawfulness has been issued allowing storage and distribution. Mr Meader noted that everything at the site today is lawful with consent, including warehousing. New plans have now been drawn up for a slightly reduced dwelling of approximately 325m<sup>2</sup>. However, initial feedback is that WBC are still wary of the size of the proposed dwelling and its position which remains outside of the settlement boundary.

Mr Meader circulated to Members copies of the plans and proposed elevations. He invited comments from Members which he considered would be extremely helpful prior to the application being formally submitted. Discussions followed including queries regarding the size of the property, whether Mr Meader's client intended to live in the property and concerns regarding the roof ridge height. Mr Meader believed that his client intends to live in the property and reassured Members that the ridge height was normal for a two-storey property. He felt that the site was able to accommodate a property of this square meterage comfortably.

The Chairman invited questions from Members and the Parishoners in attendance. Concern was expressed that the approval of such an application would set a precedent for development outside of the settlement boundary. Mr Meader responded that this could be justified for three reasons – firstly, it was a previously developed site, secondly it offers the opportunity for more appropriate use and thirdly, the character of the area largely accommodates mainly large five-bedroom houses and this would be considered infill. The site he believed was sustainable given its physical positing near the school, church, pub and village halls.

A Parishoner queried on what grounds the Parish Council had supported the previous application. Discussion followed and Councillor Lyon recalled that support had been given previously as the alterative was an eye sore and not what the majority of the village wished to see. The Chairman reported that, at the time, Members of the Parish Council had been subjected to vicious comments and that approximately 80 people had attended the Parish Council largely providing their support to a dwelling which was seen as more aesthetically pleasing than the storage site.

Another Parishoner expressed their disgust at the Parish Council's support. They reported that WBC are unable to confirm whether the site is brown field or not and therefore their view was being influenced by this. The Chairman noted that other sites in the Parish, which are brown field and outside of the Parish envelope are being built upon.

The Parishoner asked if Mr Meader's client had support for the proposed development. They noted that Mr Meader's client is largely antagonistic to local residents and that the site has been made to deliberately look as unpleasant as possible. As a result, some feel they are being bullied into a decision. The Chairman gave an example of how the Village has been antagonised - the unhelpful positioning of Mr Meader's clients advertising truck in the layby at Christmas. This was in the very position of the St Nicholas night tree lighting celebrations and it was felt that this had been done with deliberance to cause maximum inconvenience.

The Chairman concluded that no further decision could be made until a formal application was submitted for consideration.

Mr Meader thanked Members for their time and left the meeting. Seven members of the public also left.

#### **8751 Neighbourhood Planning Update**

The Chairman updated Members following the last meeting of the Neighbourhood Planning Working Group held on the 26<sup>th</sup> September 2018. He confirmed that all businesses and landowners within Hurst had now been contacted inviting them to an informal drop-in session on the 25<sup>th</sup> October 2018. This is to be held in the School hall between 4pm and 8pm. This will be the final major consultation ahead of the questionnaire being designed and hopefully distributed in January 2019.

Councillor Curry confirmed that she had taken the lead on co-ordinating the questionnaire distribution and stressed the need for this task to be split amongst volunteers and Councillors who could hand deliver questionnaires, explain the importance of completing them, and then ensuring collection. She considered that a personal touch would be helpful and more effective.

Councillor Lyon thought it may be helpful if advance notice could be provided that questionnaires were to be shortly delivered. For example, St Nicholas Night may be a mechanism for reminding parishoners. This was agreed as a good idea. Consideration may also be given to positioning visible notices in the village encouraging parishoners to take part.

**RESOLVED:** the Clerk to pursue the concept of signage to be placed in the village encouraging residents to complete their questionnaires and ensure their voice is heard.

## 8752 **Community Asset Transfers**

The Chairman confirmed that the Parish Council is waiting to receive all three signed leases back from WBC – these are imminently expected.

With regards to the request for quotations for the Grounds Maintenance Contract, the Clerk confirmed that three had been received from the five Contractors invited to quote. She would evaluate the quotations and report back to Members imminently.

RESOLVED: the Clerk to evaluate the grounds maintenance quotations and report back to Members ahead of the next Parish Council meeting.

## 8753 **Planning Applications**

Members discussed the applications attached to these Minutes. It was noted that the WBC planning portal had been down and therefore there had been a delay in accessing plans. Comments relating to applications 181920 and 182579 would therefore follow.

Councillor Larkin reported that he had drafted no further comments regarding the Lodge Road appeal at this stage. Further comments may be provided in due course as appropriate.

RESOLVED:

- The Clerk to communicate the Parish Council's planning comments to WBC.

## 8754 Finance

The following accounts were presented for approval this month:

| Oct-18  |  |  |                      |  |        |                  |             |                                  |              |
|---|--|--|----------------------|--|--------|------------------|-------------|----------------------------------|--------------|
|   |  |  |                      |  |        | <b>Main Fund</b> | <b>CIL*</b> | <b>Neighbourhood Planning **</b> | <b>Total</b> |
| Previous Balance  |  |  |                      |  | £      | 26085.83         | 36551.62    | -303.42                          | 62334.03     |
| The following accounts are presented for approval this month: |  |  |                      |  |        |                  |             |                                  |              |
| <b>Ref</b>  | <b>Expenditure - Payee</b>   |  |                      |  |        |                  |             |                                  |              |
| 7.1   | Cannon (Dog waste removal August 2018)                             |  |                      |  |        | 66.72            |             |                                  |              |
| 7.2   | Ty Bolton (August 2018)  |  |                      |  |        | 420.00           |             |                                  |              |
| 7.3   | M Bradshaw (reimbursement for cloud storage)                       |  |                      |  |        | 40.00            |             |                                  |              |
| 7.4   | Country Care Southern Ltd (spraying & cutting of Church Hill site) |  |                      |  |        | 576.00           |             |                                  |              |
| 7.5   | M Bradshaw   |  | Salary (Sept 18)     |  | 969.27 |                  |             |                                  |              |
|   |  |  | (National Insurance) |  | -32.07 |                  |             |                                  |              |
|   |  |  | (Pension)            |  | -23.26 |                  |             |                                  |              |
|   |  |  | Office               |  | 40.00  |                  |             |                                  |              |
|   |  |  | Phone                |  | 25.00  |                  |             |                                  |              |
|   |  |  | Mileage              |  | 2.35   | 981.29           |             |                                  |              |
| 7.6   | HMRC (Employee's National Insurance)                               |  |                      |  |        | 32.07            |             |                                  |              |
| 7.7   | NEST (Employee pension £23.26 + Employer pension £19.38)           |  |                      |  |        | 42.64            |             |                                  |              |
|   | <b>Total Expenditure</b>   |  |                      |  |        | 2158.72          | 0.00        | 0.00                             | 2158.72      |
|   | <b>Income</b>  |  |                      |  |        |                  |             |                                  |              |
|   | Precept (50%)  |  |                      |  |        | 20000.00         |             |                                  |              |
|   | <b>Total Income</b>  |  |                      |  |        | 20000.00         | 0.00        | 0.00                             | 20000.00     |
|   | <b>Revised balance c/f</b>   |  |                      |  |        | 43927.11         | 36551.62    | -303.42                          | 80175.31     |
| <b>* CIL Breakdown:</b>                                       |  |  |                      |  |        |                  |             |                                  |              |
| The following CIL income has been received to date:           |  |  |                      |  |        |                  |             |                                  |              |
| Jun-16  | Fox and Hounds   |  |                      |  |        | 1560.38          |             |                                  |              |
| Oct-16  | Fox and Hounds   |  |                      |  |        | 1560.38          |             |                                  |              |
| Apr-17  | Fox and Hounds   |  |                      |  |        | 1560.38          |             |                                  |              |
| May-17  | Fox and Hounds   |  |                      |  |        | 12797.27         |             |                                  |              |
| Nov-17  | Fox and Hounds   |  |                      |  |        | 1560.45          |             |                                  |              |
| Apr-18  | Fox and Hounds/Misbourne, Carters Hill                             |  |                      |  |        | 20202.76         |             |                                  |              |
|   |  |  |                      |  |        | 39241.62         |             |                                  |              |

## 8755 Purchase of Speed Detection Device

The Chairman reported that, owing to demands on time, no progress had been made on this matter and requested that it be carried forward to the next meeting of the Parish Council.

8756 **Correspondence**

Request for a permanent pedestrian crossing at Dinton Pastures

The Clerk confirmed that she had written to WBC requesting a permanent pedestrian crossing at Dinton Pastures. This followed the seeming success of the temporary crossing which had been placed there during the Marvellous Festival this July. The response from WBC was circulated to Members which indicated that WBC were unwilling to take any action at this moment in time but would monitor the situation.

Members considered this an unsatisfactory response and requested that a gap analysis be undertaken.

RESOLVED: the Clerk to request a gap analysis be undertaken and an Officer present findings to Members at a further Parish Council meeting.

Provision for recycling at the Village Halls

Councillor Larkin asked Councillor Curry, in her capacity as the Village Halls representative, to enquire as to whether the provision for recycling could be increased at the Village Halls complex. It was noted that Peter Baveystock from WBC has previously asked whether recycling stations could be placed at the Village Halls.

RESOLVED: Councillor Curry to ask the Village Halls and report back to the Parish Council.

Storage Facilities

The Chairman reported that various items of Parish Council equipment (e.g. strimmer, ladder, litter pick equipment, PA systems, gazebo etc) are currently being stored at Councillors' houses. The Clerk also houses paperwork on behalf of the Parish Council albeit she noted that, when appropriate, this is transferred to Berkshire Record Office. Without Parish Offices, it was agreed that a perfect storage solution is hard to achieve. Lock ups can be up to £1000 per year.

An alternative structure such as a secure lock up shed was considered. However, as Councillor Lyon indicated this could result in a fire risk and attract break ins.

RESOLVED: further consideration be given to this problem and Councillors report back to the next meeting.

Village Pond

The Chairman confirmed that he had made enquires for a new Duck house to replace the existing worn one. An anonymous donation of £200 has been pledged which Members gave their thanks for. Councillor Curry asked to put on record her thanks to both Councillors W. Smith and Holdstock for their significant efforts in clearing the over hanging trees and vegetation around the pond. It has greatly improved the aesthetics and tidied up the pond in anticipation of the Autumn rainfall.

Councillor Holdstock reported that he had sought some initial quotes to have the pond dredged. These ranged from £3k to £7k and the work would not be able to be undertaken before the Spring at the earliest owing to Contractor availability.

RESOLVED: the pond dredging to be considered for the Spring and carried forward.

**8757 Information Reports**

Tape Lane Re-development

The Chairman and Councillor Curry reported that they had met with Simon Price, Assistant Director, Housing, Income and Assessments (WBC) and the Site Foreman at the Tape Lane site - possession of the site has been taken today for work on the re-development to commence. Mr Price will attend the December 2018 meeting of the Parish Council to update Members.

Apologies for Absence

Councillors Larkin, Pilgrim and Stephenson gave apologies in advance as they would be unable to attend the November meeting of the Parish Council.

The meeting ended at 9.15 p.m.

Signed.....

Date.....