

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

MINUTES OF THE MEETING OF THE PARISH COUNCIL  
HELD IN THE COMMITTEE ROOM, SCHOOL ROAD, HURST  
ON MONDAY 3<sup>RD</sup> DECEMBER 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: Three parishoners.

OFFICERS: Mrs. M. Bradshaw (Clerk).

APOLOGIES: Simon Price, Wokingham Brough Council (WBC).

### **8758 Apologies for Absence**

Apologies for absence were noted from Simon Price, WBC, who was unable to attend this meeting as planned. The Clerk confirmed that he would be attending the January 2019 meeting of the Parish Council to update Members regarding progress with the Tape Lane redevelopment.

### **8759 Prejudicial Interest**

There were no prejudicial interests to declare.

### **8760 Minutes**

The Minutes of the Meeting held on the 5<sup>th</sup> November 2018 were approved as a correct record.

### **8761 Matters Arising**

The following matters were noted:

- Councillor Larkin was thanked for his attendance at the recent four-day Lodge Road appeal;
- The new Duck house has been commissioned although progress is slow. Alternative suppliers may need to be considered; and

- Speed counting devices have now been placed in two locations in Church Hill. Members discussed the various alternative speed reduction measures which could be considered for Church Hill. It was noted that a 20mph limit would necessitate either speed humps or street lamps- neither of which are favoured. Various ideas were muted including “dragon’s teeth” road markings, red textured surfacing and signage to the effect “Beware on coming vehicles in middle of road”. The Chairman noted that the support of the Police would be essential in achieving any change to the current arrangements in Church Hill, in terms of both signage and speed limits. He urged neighbours and Parishoners to alert the Police to any incidents occurring on this road.

RESOLVED: the Clerk to write to Inspector Alastair Lloyd seeking the Police’s support with Church Hill.

## 8762 **Public Forum**

The Chairman welcomed three parishoners to the public forum.

Mrs Lou Robinson was in attendance to express her concerns to Members regarding planning application 183093, The Old Rose Garden, Orchard Road. Her extensively researched presentation was given in her capacity as a local resident and not as a member of the Hurst Village Society. She highlighted to Members the following points:

- clarification as to whether the site is a ‘previously developed site’ (PDL), also known as a Brownfield Site. Mrs Robinson noted that being a PDL does not override planning policy CP11;
- she noted that with regards to the previous application at this site, local residents were informed that it was a brownfield site. She, therefore, thought it seemed odd that the applicant chose to withdraw their application, particularly given that it had so much local support;
- the DAS confirms that this site is outside the Development Limit by some 165 metres and she posed the question as to whether the proposed building would bring about environmental improvement;
- concerns regarding the size of the proposed dwelling;
- the permitted development rights with regards to the existing storage containers;
- the area being an Area of Special Character (ASC);
- having examined the letters of support regarding the previous application, only two residents mentioned the CP11 issue. Mrs Robinson, therefore, doubted that any of them truly understood what the implications of their support meant in terms of allowing development outside the development limit and what this could mean for the rest of the countryside in Hurst;

- the current land use has a negative impact on the amenities of the adjoining properties and there is no denying that the applicant has 'punished' the adjoining properties and the local residents relentlessly by his anti-social behaviour;
- sustainability - WBC states that Hurst does not have a 'good' bus service with residents being very car dependent. In addition, Hurst has no Doctors surgery and the Village Shop has limited supplies;
- housing numbers – Mrs Robinson drew to Members attention that Wokingham currently has over 7 years housing supply;
- design – the proposed house is large, but it is smaller than the previous application and there are some characteristics which make it far more attractive than the previous application. There is a conflict between the two elevation plans, in that the North elevation shows the chimney stack lower than the ridge but the West elevation shows it as higher. In addition, she felt that the large ground to roof window in the North elevation was out of keeping with the rest of the vernacular in the ASC. The design of the large window is not enhancing the traditional special area and in conflict with policy TB26; and
- landscape – she hoped that if WBC were minded to approve this application that there would be a condition requiring a natural hedge planted on the road frontage.

Mrs Robinson thanked Members for their time and hoped that they would consider these issues in compiling their own response to WBC. She was saddened that the Parish Council had not mentioned CP11 in their response to the previous application at this site. The Chairman thanked her and all three parishoners left the meeting.

#### 8763 **Neighbourhood Planning Update**

The Chairman updated Members that the next meeting of the Neighbourhood Planning Working Group would be held on the 9<sup>th</sup> December 2018, specifically to discuss the draft questionnaire which had been produced by Bell Cornwell. A further meeting will take place before Christmas scheduled for the 19<sup>th</sup> December 2018.

#### 8764 **Planning Applications**

Members discussed the applications attached to these Minutes. They objected to applications 182957, 182521 and 183061. They had no adverse comments with regards to 183023, 182455 and 182935.

Councillor Larkin gave feedback regarding the four-day appeal for Lodge Road. He suspected that the outcome would not be known until February 2019.

RESOLVED:

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

8765 Finance

The following accounts were presented for approval this month:

Dec-18									
						<b>Main Fund</b>	<b>CIL*</b>	<b>Neighbourhood Planning**</b>	<b>Total</b>
Previous Balance					£	41007.02	36159.62	-432.67	76733.97
The following accounts are presented for approval this month:									
<b>Ref</b>	<b>Expenditure - Payee</b>								
9.1	Triple C Engineering (Brackets for Martineau Green benches)					108.00			
9.2	W Smith (expenses)					25.00			
9.3	M Bradshaw (reimbursement for St Nicholas Night prize)					19.18			
9.4	SLCC (annual membership 2019)					156.00			
9.5	OCS (dog waste removal)					66.72			
9.6	Ty Bolton (Oct 18)					420.00			
9.7	Castle Water (Allotments 1/8/18-1/11/18)					99.74			
9.8	SSE (Phone box)					45.80			
9.9	SSE (School Rd)					41.26			
9.10	M Bradshaw		Salary (Nov 18)	969.27					
			(National Insurance)	-32.07					
			(Pension)	-23.26					
			Office	40.00					
			Phone	25.00					
			Mileage	2.35					
			Reimbursement for prize	4.00		985.29			
9.11	HMRC (Employee's National Insurance)					32.07			
9.12	NEST (Employee pension £23.26 + Employer pension £19.38)					42.64			
	<b>Total Expenditure</b>					2041.70	0.00	0.00	2041.70
	<b>Income</b>								
	Precept (10%)					4000			
	Locality Neighbourhood Planning Grant							6900.00	
	<b>Total Income</b>					4000.00	0.00	6900.00	10900.00
	<b>Revised balance c/f</b>					42965.32	36159.62	6467.33	85592.27
<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			

The Clerk informed Members that an accounting adjustment had been made to this month's brought forward figures as she had identified that they had been carried forward incorrectly in April 2018 going into May 2018. The adjustments have been made and now accurately reflect the true position.

RESOLVED: all payments were approved.

#### Draft Budget 2019/20

The Clerk presented to Members the draft budget in respect of 2019/20. She reported that the Chairman had already provided inputs and sought further input from remaining Members.

RESOLVED: Members to consider the outline draft budget over the Christmas break with the final budget being ratified at the next Parish Council meeting in January 2019.

#### 8766 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. A volunteer from the Parish Council needs to own this project.

#### 8767 **Correspondence**

##### Quote from SCS for Martineau Green

The Clerk presented to Members a quote from SCS to undertake a final grass cut at Martineau Green and undertake pruning work of all shrubbery in the area. The quote in the Value of £916 + VAT was approved unanimously.

RESOLVED: SCS to be contracted to complete grass cutting and pruning works at Martineau Green.

##### St Nicholas Night

The Chairman reported that St Nicholas Night had been very well attended and thanked the many supports of the event.

RESOLVED: the Clerk to formally thank all supporters for their generosity.

##### End of Davis Way

Councillor Stephenson reported that he had received complaints regarding the end of Davis Way. This included concerns regarding the non-existent turning circle and building rubble and mess encroaching onto the highway.

RESOLVED: the Clerk to contact the Highways Inspector at WBC and request that a site visit be undertaken.

Footpath/bridge at Lodge Road

The Clerk informed Members that clarification had now been received from WBC regarding the cost of the potential repairs to the footbridge at Lodge Road. These were in the region of £4000 and WBC had requested whether the Parish Council would be minded to support this expenditure from community infrastructure levee. Members discussed the quote and considered that this appeared very expensive given the works required.

RESOLVED: the Parish Council to seek alternative quotes asking contractors to quote for two parts:

- Part 1 - repairs to existing damage; and
- Part 2 – full replacement of the bridge.

**8768 Information Reports**

There were no matters of information to bring to this meeting.

The meeting ended at 9 p.m.

Signed.....

Date.....