

MINUTES

- 1. Present:** - Sue Tulloch (ST) -Chair, Councillors: - Peter Smith (PS), Jonathan Rabbitts (JR), Deana Carpenter (DC), Chris Tonge (CT), Annabelle Eyre (AE)
Clive Hooker – District Councillor
Clerk: Sonia Coyle (SC).
5 members of the public (2 apologies)
Meeting started at 7:04pm
- 2. Declarations of Interest:** None
- 3. Minutes** Councillors then RESOLVED UNANIMOUSLY to confirm and adopt the Minutes of the Parish Council Meeting held on Thursday 3rd November 2022.
- 4. Questions/comments from members of the public.**
None
ST proposed that a separate finance/budget meeting be held at a future date due to the planning matters. It was agreed that subject to the hall being available the meeting would take place on Thursday 19th January. *Post meeting note; Hall not available on the 19th. Meeting will take place 7pm on Friday 20th January.*
- 5. Planning matters**
ST & SC had both attended the recent planning enforcement sessions held by WBC. A copy of the enforcement plan was issued to all councillors prior to the meeting.

22/03047/HOUSE Weighbridge Cottage, Pounds Farm

NO OBJECTIONS

Replace existing roof with new raised roof to provide bedroom accommodation at first floor. 6 number conservation style rooflights to new roof. Single storey extensions to north-west elevation.
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/03047/HOUSE>

22/02870/FUL

Greengates, Front Street

OBJECT

Demolition of existing structurally compromised cottage and provision of a replacement cottage, with provision for access and related landscaping.
Councillors were unanimous in their objections for the following reasons;
The Parish Council did not feel that any of the original concerns and reasons for objecting had been addressed within this application.

- 1. Size** - should be proportionate in size to the existing dwelling. This application has an increase of 69 square metres which results in being 62% larger than the original application (which was withdrawn). In addition, the building has gone from a 1.5 storey building to a 2 storey building.
- 2. Design** - the PC are suspicious about this design. The original cottage has been replaced and in addition there is a second building joined by a walkway. The second building is substantial with a kitchen, dining room, bedroom and bathroom. In the future if a kitchen were installed in the first building this could result in two separate dwellings which would be an overdevelopment of this plot.
- 3. Access** – the access discussed in the proposal is not wide enough without some alteration to the neighbour's boundary walls (which are listed) and the neighbour's adjoining garage. This has not been agreed to. The sightlines will not be improved due to the wall to the west and a hedge to the east.
- 4. Flooding** – Flood risk assessment refers to the original application and in no way further addresses the concerns of the Parish Council.
- 5. Street Scene** – The rear double storey building will be clearly visible from Front Street which comprises of a group of one and a half storey grade II listed cottages. East Garston sits within an AONB and the PC feels this proposal will have a detrimental effect on the character of the rural area as well as a negative impact on neighbouring properties.
- 6. Consultation** – There has been no consultation with neighbours or the Parish Council
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02870/FUL>

21/02941/FUL

The Sheiling, School Lane

(Part Retrospective) Proposed change of use of the land to a countryside business use (sui generis) and erection of ancillary storage building. Retention of 2x buildings, hardstanding and external alterations to stable building

Information only no decision required – this has now been referred to the Planning Inspectorate.
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02941/FUL>

Signed



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Date

2/3/23

6. Receive Reports

Representatives from Outside Bodies – District Cllr Hooker.

CH had emailed details of a Tesco Grant – clerk to share with Councillors, this could be considered for play areas.

Details to request bike stands were given to the Clerk to look into.

The district parish council meeting will take place on 31st January.

1 lane in Hungerford High Street will be closed for 9 months following a recent car accident.

A copy of the newsletter is available by clicking [here](#)

Chairman's Report

ST informed councillors the Thames Water Bockhampton sewer repair project in the Millenium Field has been further delayed and will now require the newly planted hedge being dug up. Date still tbc.

A member of the public has requested to remove rubble that has accumulated in the river bed. An agreement from ARK has been obtained. Rubble is to be put in a pile on the side and JR will remove.

There has been a request for a wedding to be held on 19th August in the Jubilee Meadow – no objections. Clerk to locate previously agreed terms.

The search for website administrator is ongoing.

Clerk's Report

SC attended BALC meeting there has been a low turnout at the recent meeting. Clerk suggested the next meeting to be held in East Garston to try and ensure a higher turnout from parishes in the locality. Councillors agreed. There is free training available but unfortunately the uptake has been low resulting in some courses being cancelled.

SC to review NALC Civility & Respect project and present in March.

West Berkshire taxi/liftshare scheme was attended by Penny Locke and 3 WBC staff. For further information please click on the link <https://liftshare.com/uk/community/westberkshire-public>

The missing "slippery road" sign next to the white gates as you enter the village has been reported & replaced.

7. Parish Meeting Dates for 23/24

The Following dates were agreed for the year ahead;

20th April Annual Parish Meeting

11th May Annual General Meeting

6th July Bimonthly Parish Council Meeting

31st August Bimonthly Parish Council Meeting

2nd November Bimonthly Parish Council Meeting

11th January Bimonthly Parish Council Meeting

7th March Bimonthly Parish Council Meeting

8. Jubilee Meadow

ST received quote for rubber mulch for £2,300. This proposal will be discussed at the finance meeting to include the possibility of the Tesco Grant.

9. Village Maintenance & Millennium Field

The Rospa report for the outdoor gym was reviewed. Clerk to contact Caloo to inform them the resistance adjustment switch on the seated row is not working. There is also a cap missing on the cross rider.

10. Community Speedwatch

PS had still not been contacted by PC Turnham.

6 speedwatch sessions were carried out in October during which time 331 vehicles were monitored and 202 were travelling at more than the speed limit.

11. AOB

Chris Tonge has stood down as the flood forum representative. This role is now being carried out by Martyn Wright.

Meeting ended – 8.52pm

Finance Meeting Friday 20th January 7pm

Parish Council Meeting Thursday 2nd March 2023 7pm

Signed



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Date

21/3/23