

**MINUTES OF THE WARGRAVE PARISH COUNCIL MEETING
HELD ON MONDAY 19 JUNE 2017 AT THE OLD PAVILION 7.45 PM**

Meeting Ref: 17PC03

PRESENT Councillors Bush (Chairman), Luckwell, Mrs Cordell, Cattermole, Davies, Etwell and Halsall

In attendance Mr Hedges (Clerk & Proper Officer)
Mrs Quinn (Deputy Clerk/Responsible Finance Officer)

1. APOLOGIES

Councillors Cardy and Mrs Pope.

2. REPRESENTATION OF THE PEOPLE ACT

No items.

3. CHAIRMAN'S ADDENDUM

No items.

4. DECLARATIONS OF INTEREST

4.1 Item 8.1.1.1 – Cllr Luckwell reported a personal and pecuniary interest, as a business associate of the owner of the neighbouring property.

5. MINUTES

RESOLVED: THAT THE MINUTES OF THE PARISH COUNCIL MEETING HELD 5 JUNE 2017 BE APPROVED AS PRESENTED.

6. MATTERS ARISING FROM THE MINUTES

6.1 Item 8: Cllr Halsall reported that the Chief Executive had resigned from the Borough Council.

7. OPEN SESSION

There were 6 members of the public and a representative of the Henley Standard present for the open session.

WAS

Members from WAS thanked the Clerk for his hard work in getting the tenancy agreements out. In response to a question about grass cutting, the Clerk confirmed that the groundsman would be cutting the grass this week and that the Parish Council was looking at additional machinery to enable a meadow cut at the top of the allotments. The Clerk confirmed that garden inspections would be carried out in the near future.

Overgrown vegetation

A member of the public highlighted their concern about the impact of overgrown vegetation on highways and pedestrian safety. The areas that were identified included School Lane, Dark Lane, High Street near Gladdy House and the junction of Braybrooke Road/School Hill.

8. DEPARTMENTS/COMMITTEES

8.1 Planning and Highways

8.1.1 Planning Applications

8.1.1.1 171328 – 15-27 High Street, Wargrave RG10 8BU

Full planning application for demolition of existing car showroom, repair/MOT garage plus 'Suncroft' dwelling and proposed erection of 10 dwellings with provision of off-street parking, private amenity space, bin and bicycle storage.

RESOLVED: TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL OBJECTED TO THE APPLICATION.

Office

- PROPOSAL WAS SITUATED IN A LOCALITY OF PRE-EXISTING CAR PARKING ISSUES AND THEREFORE, THERE WAS INADEQUATE PARKING PROVISION FOR THE PRACTICALITY OF THE SITE (INCLUDING VISITOR OR DELIVERY);
- INADEQUATE TURNING ARRANGEMENTS FOR THE REAR ELEMENT OF THE PROPOSAL (ESPECIALLY DELIVERIES/COLLECTION OF REFUSE);
- THE OVERALL SIZE SITE DENSITY OF THE PROPOSAL IS OUT OF KEEPING WITH THE CONSERVATION AREA LOCALITY AND THEREFORE REPRESENTS AN OVER DEVELOPMENT OF RESIDENTIAL DEVELOPMENT.
- THE REAR ELEMENT OF THE PROPOSAL MAY LEAD TO AN INTENSIFICATION OF ACTIVITY IMPACTING UPON HIGHWAY SAFETY.
- THE PROPOSAL LACKS AFFORDABLE HOUSING PROVISION ON SITE.

NOTES:

- ANY PERMISSION SHOULD SEEK IMPROVEMENTS TO THE FRONTING PAVEMENT WIDTH AND BUS STOP TO IMPROVE PEDESTRIAN SAFETY.
- IMPROVEMENT TO VISIBILITY SPLAYS TO BE SOUGHT AT THE REAR.
- AFFORDABLE HOUSING PROVISION ON SITE
- WITHDRAWAL OF PERMITTED DEVELOPMENT RIGHTS
- LANDSCAPE MANAGEMENT PLAN TO MINIMISE SIGHTLINE OBSTRUCTION

IT WAS FURTHER AGREED TO REQUEST THAT THE APPLICATION BE LISTED FOR PANEL DETERMINATION BY CONTACTING THE BOROUGH COUNCILLORS.

- 8.1.1.2 171330 – Land opposite Worleys Farm, Worleys Lane, Wargrave
Full application for proposed creation of new access and realigning of existing fence and replanting of hedge plus existing access to be closed.

RESOLVED: TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL HAD NO OBJECTION TO THE APPLICATION.

Office

- 8.1.1.3 171363 – Mumbery House, Mumbery Hill, Wargrave RG10 8EE
Householder application for the proposed raising of roof of the existing single storey side to create additional habitable accommodation with flat roof dormer windows.

RESOLVED: TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL OBJECTED TO THE PROPOSAL. IT REPRESENTED AN INCREASE OF DEVELOPMENT AT A LEVEL WHICH WAS CONSIDERED HARMFUL TO THE OPENNESS OF THE GREEN BELT.

Office

- 8.1.1.4 171440 – 4 The Crescent, Crazies Hill, Wargrave RG10 8LW
Application to vary condition 2 of planning permission F/2015/1058 to remove external front corner post and alter location of side wall to enlarge ground floor of side extension, enlarge approved annexe and replace rear windows with bi-fold doors.

RESOLVED: TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL HAD NO OBJECTION TO THE APPLICATION.

Office

- 8.1.1.5 170445 – Land adjacent to Merchiston, Blakes Lane, Hare Hatch RG10 9TA
Full planning application for the proposed erection of a single storey dwelling with basement and detached garage following demolition of 3 existing structures and clearance of site.

RESOLVED: TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL OBJECTED TO THE PROPOSAL. IT REPRESENTED AN INCREASE OF DEVELOPMENT AT A LEVEL WHICH WAS CONSIDERED HARMFUL TO THE OPENNESS OF THE GREEN BELT.

Office

- 8.1.1.6 171394 – Copper Beeches, Bath Road, Hare Hatch RG10 9UT
Outline planning application with all matters reserved (except for access and scale) for the site at Copper Beeches for up to 3 dwellings and associated works.

RESOLVED: TO INFORM THE PLANNING OFFICER THAT THE PARISH COUNCIL OBJECTED TO THE PROPOSAL. IT REPRESENTED AN INCREASE OF DEVELOPMENT AT A LEVEL WHICH WAS CONSIDERED HARMFUL TO THE OPENNESS OF THE GREEN BELT. THE INCREASED HIGHWAY ACTIVITY WOULD HAVE A DETRIMENTAL IMPACT UPON HIGHWAY SAFETY.

Office

8.1.2 Highways

Cllr Halsall informed members that he would raise the issue of overgrown vegetation raised in Item 7 with the Borough Council.

Cllr JH

8.2 Recreation & Open Spaces

No items.

8.3 Environment

8.3.1 Report on Campaign for Cleaner and Greener Environment Meeting (Cllr Mrs Cordell)

Cllr Mrs Cordell commented on the Cleaner and Greener meeting that she had attended. She informed Members that there was a surplus of trees and bulbs available, and it was agreed that the Mumbery Field Volunteers and Chalk Pit Volunteers would alerted to this.

Office

8.4 Policy and General Purposes

8.4.1 Identification of Councillors for Planning Application visits (Cllr Davies)

The Clerk agreed to provide members with an idea of the likely cost.

Clerk

8.5 Buildings

8.5.1 Youth Centre – quote for maintenance contract of heating/air conditioning system.

Members agreed to the quote of £398 plus VAT provided by the Air Conditioning company for the servicing of the air conditioning units in the Youth Centre.

Office

8.5.2 Woodclyffe Hall works – update.

The Clerk informed Members that work would start within the month, and that the Office would investigate whether the hall clock could be serviced whilst the scaffolding was in place.

Office

9 FINANCE

9.1 To agree the Expenditure List

The expenditure list was approved as presented.

9.2 Grant request – Wargrave Girls Football Tournament

Members agreed to a £100 grant towards the cost of hosting the event in Kings Field on 17 June 2017.

RFO

9.3 Annual Accounts

9.3.1 Annual Governance Statement

The Clerk presented the Annual Governance Statement. Cllr Cattermole proposed that the Statement be approved as presented. Seconded Cllr Etwell. Unanimously agreed.

RESOLVED: THAT THE ANNUAL GOVERNANCE STATEMENT BE APPROVED FOR 2016/2017.

9.3.2 Approval of the annual accounts

The Annual Accounts were presented and explained. Cllr Cattermole proposed that the Annual Accounts for 2016/2017 be accepted as presented. Seconded by Cllr Mrs Cordell. Unanimously agreed.

RESOLVED: THAT THE ANNUAL ACCOUNTS BE APPROVED FOR 2016/2017.

The Chairman expressed his thanks to the staff involved.

10. CORRESPONDENCE & INFORMATION

10.1 Townlands Steering Group – membership

Members agreed to contact Mr Tony Lloyd and thank him for his update, and ask that he continue to represent the Parish on the steering group.

Office

10.2 Central and Eastern Berkshire Authorities – Joint Minerals and Waste Plan – Consultation. – ending 21 July 2017

The Clerk agreed to report back to a future Parish Council meeting.

Clerk

10.3 Citizens Advice Bureau – Review of service 2016/17

Duly noted

11 S.1(2), PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960

To consider passing the following resolution:

“that in view of the confidential nature of the business about to be transacted, it is ad public interest that the public be temporarily excluded and that they are instructed to

11.1 Staffing

The meeting concluded at 10:15 pm