

ALDERMASTON PARISH COUNCIL
Minutes of meeting 11th January 2022

Councillors Present: Mrs S Crawford (Chairman)
Mrs A Faulkner
Revd J Manley
Mrs Nurbhai
Mr R Smith
Mr D Shirt

In Attendance: Mrs C McGarvie – Clerk
3 members of the public including Mark Pettit of Fowler Architecture and Planning

1/22 Open Forum – Questions from the public including any received by phone or email

1.1 Mark Pettitt from 'Fowler Architecture and Planning' gave background information regarding planning application 21/02987/FULMAJ – Cedars Lodge. The proposal is to remove the current chalet style bungalow and replace with a two-storey house, detached garage, swimming pool and tennis court. The applicant has agreed to relocate the tennis court away from the boundary with the neighbour's property after concerns were raised by the neighbours. It is a large plot of approximately 1.7 hectares. The new house will have rendered walls and slate tiles. The floor area will increase by 165%. The site is in a low-risk flood zone 1 and the house will be 47 metres from the boundary of the plot.

A resident raised the following concerns about application 21/02987/FULMAJ – Cedars Lodge

1. Loss of privacy due to the increased height of the building and the fact that the plot has an elevated position.
2. The location of the tennis court is a concern due to noise, lack of privacy and the potential for floodlights to be added. It is hoped that this issue will be addressed as the applicant has agreed to move the tennis court to the back of the plot
3. They are concerned about flooding, as water naturally flows from the Cedars Lodge plot into their plot.

1.2 Security lights at Sasron on the A340

A resident raised a concern (via email) about the brightness of security lights at the Sasron site on the A340. This has been raised directly with Sasron and they have agreed that this an issue which will be fixed.

2/22 Apologies for absence

Mrs Woodley gave her apologies.

3/22 Declarations of Interest

No declarations of interest.

4/22 Minutes of the last Parish Council meeting

4.1 To approve and sign the minutes of the meeting held on 14th December 2021

The minutes of the meeting held on 14th December 2021 were agreed as a true and accurate record. The Chairman signed the minutes.

5/22 Planning

5.1 To note receipt of new applications and make comment see Appendix A

21/02987/FULMAJ – Cedar Lodge, Soke Road. Erection of replacement dwelling.

The Parish Council resolved to respond with no objections but to make the following observations

- The Parish Council would like to see a landscaping plan which would address neighbours concerns about possible loss of privacy.
- The Parish Council understand that the applicant has agreed to move the tennis court away from the boundary with the neighbours and would like to suggest that a condition is added to prevent floodlights being installed.
- The Parish Council would like to ask that the neighbours concern about flooding on the site are addressed before permission is given.

21/03206/COMIND – Land adjacent to Ravenswing Farm, Lidl variation of condition 28 delivery hours

The Parish Council resolved to **object** to the proposed expansion of hours for deliveries due to the impact on the Conservation Area of Aldermaston Village

In our initial response to the Lidl Planning Application, we did not object, but expressed concern regarding the impact of traffic on the A340. Subsequent to expressing this view, in the light of cumulative impact of such traffic on the A340, Aldermaston Parish Council adopted a policy of objecting to any planning application that would result in additional HGV's travelling through the Conservation Area. As a consequence, if the application was submitted today, we would object to it for that reason

In his report, the Appeal Inspector stated in para 62 that "I note the objection from Aldermaston Parish Council about the traffic impact. However, such a store would be serviced by only 3 lorries a day, so the resulting increase would be minimal." This is a good example of what we mean by "cumulative impact", and the decision to allow subsequent planning applications (eg the new Industrial Estate in Paices Hill, 20/02527/OUTMAJ) only exacerbates the situation)

We note in his application for expanded hours, the Applicant states "In the absence of any significant impact on residential amenity these extended hours should be noncontentious." As any deliveries to the store from the North would have to pass through the Conservation Area, we believe the extended hours would be contentious. Living in historic properties with minimal foundations, our residents are already complaining about the noise and vibrations from such traffic, and the proposed extension of delivery hours would only add to their disturbance

Aldermaston Parish Council therefore believes the Developer should comply with the hours of delivery as imposed by the Appeal Inspector.

5.2 To note receipt of any approvals, refusals or withdrawals

See Appendix A below.

It was agreed that Form B applications should be added to the planning report so that they can be reviewed by the Parish Council. Although the Parish Council are not statutory consultees on Form B applications it may choose to raise issues with applications via our ward councillor Domonic Boeck if there are concerns.

Action: Clerk

6/22 Highways and Footpath matters

6.1 To receive an update on the use of the TME in the Parish

The TME is now repaired and currently being used in Brimpton.

It was agreed that when the TME is back with Aldermaston, monitoring would be carried out in Wasing Lane, opposite Rosebourne and also in Church Road.

Mrs Crawford to find out if the TME could be used in the 40mph zone on Reading Road, near to Kestrels Mead.

Action: SC

Currently West Berkshire Council are not able to carry out Community Speedwatch sessions at the moment but they are meeting with Thames Valley Police to discuss this.

6.2 Frouds Lane footpath

West Berkshire Council are still waiting to hear from Wasing Estate's Land Agent whether they would be willing to allow a footpath on their land. Mrs Crawford to ask Andrew Perkins, Chief Executive of Wasing Estate what their view is.

Action : SC

7/22 Parish Environment

7.1 To discuss the Skate Ramp Project

Information on estimated maintenance costs of the new skate ramp were reviewed and considered acceptable. However, it was noted that although materials for repair were relatively cheap that contractor costs could substantially increase the financial burden. It was agreed to ask residents driving the replacement ramp project to set up a Volunteer Community Committee working group who would carry out any repairs to the skate ramp.

Action: Clerk

It was agreed that the Clerk would work with Mr Smith on a tender document to be approved by the Parish Council at the February meeting. The request for quotes would then be put on Contracts Finder from February onwards.

Action: Clerk/RS

It was agreed that a meeting with Maverick was not necessary at this time.

7.2 To discuss the request for horse aware posters in the Parish

Mrs Faulkner has drafted a response to West Berkshire Council to ask them to reconsider their decision not to allow the signs in light of upcoming changes to the Highway Code and the number of horses in the area.

Clerk to send the response to West Berkshire Council.

Action: Clerk

7.3 To discuss repairs to the lock up

The Conservation Officer at West Berkshire Council has indicated that their preferred solution to the leaking roof would be to add lead flashing over the top of the concrete fillets. Clerk to seek quotes before listed building consent is sought.

Action: Clerk

8/22 Consultation documents requiring consideration

Mr Shirt reported that the Conservation Area appraisal report will be completed by the end of the week. It was agreed that the Clerk would put the report and appendices on the Parish Council website. The final report will then be sent to the Conservation Officer at West Berkshire Council for approval.

Action: Clerk

9/22 AWE to include updates from LLC

AWE will be carrying out a site tour for LLC members on 3rd February.

The amount of noise coming from AWE site has increased over the last few months. It was agreed that if the noise is still an issue it will be raised at the next LLC meeting on 16th March.

10/22 Reports

10.1 Clerk's report

The Church will be sending in a grant request for grass cutting for consideration at the February meeting. The Hall Committee has also indicated that they will be sending in a grant request for the February meeting.

11/22 Finance

11.1 To approve payments, bank reconciliation and receipts

The bank reconciliation was checked by Chairman before the meeting.

The payment list in appendix B was agreed. Mrs Crawford and Mrs Faulkner to approve the payments via online banking.

Action: SC/AF

11.2 To confirm precept for 2022/2023

The final version of the budget was discussed and approved.

It was agreed that the precept will be set at £13500. Clerk to send precept request to West Berkshire Council.

Action: Clerk

12/22 To receive items for information only

12.1 Mrs Nurbhai reported that a building that was set on fire at the end of Kestrels Mead has been demolished. The fire was caused by arson and is being investigated by police. The property and adjoining land are currently for sale.

12.2 Mrs Crawford to put eco-plugs in the tree stump near the fountain on the Loosey.

Action: SC

12.3 Mr Shirt met with the manager of the new nursery that have purchased the Cedars School. They hope to open in February or March. They will have a capacity of 40 children. There were concerns raised about parking issues during drop off and pick up times. Staff will park in the car park.

12.4 Revd. Manley asked whether there are any plans yet for the Platinum Jubilee as any road closures or a beacon lighting will need to be registered soon.

13/22 The next meeting will be held on 8th February 2022 at 7.30pm in Billiard Room, Parish Hall

Signed by Chairman _____

Date _____

Appendix A

Aldermaston Parish Council –January 2022

Planning Applications for Consideration

1	21/02987/FULMAJ – Cedar Lodge, Soke Road. Erection of replacement dwelling and garage following removal of existing with associated tennis court, outdoor swimming pool and access	Deadline 30th December but extension granted
2	21/03206/COMIND – Land adjacent to Ravenswing Farm, Lidl variation of condition 28, delivery hours	Deadline 12th January

Planning Application Decisions

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Planning Applications Awaiting Decisions

1	21/00642/FUL – Land Adjacent to Barlows Plantation. Retrospective use of car parking area for site training
2	21/02447/CERTP – Rag Hill Cottage The provision of a twin unit mobile home

Appendix B

Meeting Report 11th January 2022

Bank Balance as at 31/12/2021	Cashbook balance as at 31/12/2021	Cashbook balance after new payments made
£45,078.54	£45,078.54	£44,658.37

New items for payment

Cheque No	Payee	Details	TOTAL COST
SO	Mrs C McGarvie	January salary	288.00
EP	Digital House MD Ltd	Annual SSL certificate for website	90.00
EP	Aldermaston Parish Hall	December hire and affiliation fee	29.00
EP	Mrs C McGarvie	Noticeboard magnets	13.17
TOTAL			£420.17

Payments made since last meeting

Cheque No	Payee	Details	TOTAL COST
SO	Mrs C McGarvie	December salary	288.00
EP	Triangle Management Co. Ltd	November grass cutting	208.50
EP	Digital House MD Limited	Website hosting	172.80
EP	Aldermaston Parish Hall	Hall hire july - nov	70.00
EP	Brimpton Parish Council	SID repair	175.00
TOTAL			£914.30

Receipts since last meeting date

Receipt Date	Payer	Details	TOTAL AMOUNT
09/12/2021	Lloyds Bank	interest	0.33
TOTAL			£0.33

Payments not yet presented

Cheque No	Payee	Details	TOTAL COST
TOTAL			£0.00

Receipts not yet cleared/or on statement

Receipt date	Payer	Details	TOTAL COST
TOTAL			£0.00

Appendix C

Bank reconciliation - as at 6th January 2022

Balance from cashbook spreadsheet	45078.54	
Add unpresented payments at 31st December 2021		
	0.00	
Subtract receipts after 31st December 2021	0.00	
Net bank balances as at 31st December 2021	<u>45078.54</u>	
Bank statements 31st December 2021		
Current account	4361.59	
Business account	<u>40716.95</u>	
	<u>45078.54</u>	
Difference		0.00