

ALDERMASTON PARISH COUNCIL

Minutes of meeting 10th January 2023

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

In Attendance: Mrs C McGarvie – Clerk
District Cllr D Boeck
1 member of the public

1/23 Open Forum

1.1 One resident asked for an update on the situation at the Woodstock, Paice's Hill site being developed by Easy Concrete. Mrs Crawford explained that West Berkshire Council planning enforcement agreed that there was a breach of planning control but the owners were not told to cease work. However, the owner is required to submit a retrospective planning application for the site development works. According to the WBC Planning Register, this application was received on the 28/12/22, but at the time of our meeting was not yet validated and available for public viewing. A meeting was held on site on 14th December with Cllr Boeck, Mrs Crawford, West Berkshire Planning enforcement and the owners. At that time the owner was in the process of constructing a retaining wall structure to support the approx. 5m earth walls created by their excavation works; they assured us that the wall would be backfilled with stone prior to them leaving site for a Christmas break. It was noted that this wasn't done and that the earth wall has collapsed in places along the boundary with the adjacent woodyard unit to the South.

Cllr Boeck will be speaking to Eric Owens, the Service Director for Planning tomorrow.

Building control have been asked to look at the situation and a report has also been raised with the Health and Safety Executive.

Mrs Crawford has asked for further clarification from planning enforcement as to why they believe the site has B8 use but it is still unclear.

1.2 A resident has made a complaint about bright lights late at night on the Aldermaston Primary School site. Mrs Faulkner will speak to the school to investigate the situation.

Action: AF

2/23 Apologies for absence

None.

3/23 Declarations of Interest

None.

4/23 Minutes of the last Parish Council meeting

4.1 To approve and sign the minutes of the meeting held on 13th December 2022

The minutes of the meeting held on 13th December 2022 were agreed as a true and accurate record. Chairman signed the minutes.

5/23 Planning

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

22/03071/ADV – Unit B1 Youngs Industrial Estate – Retrospective 2 tray signs to display company branding

The Parish Council resolved to respond with no objections.

22/02730/FULMAJ – Youngs industrial estate – construction of 8 no light industrial units with office accommodation. The deadline for comments is 31st January and no extension can be granted. This is a replacement for application 21/03203/COMIND which was withdrawn. The Parish Council Objected to the same development plans in 2022 and agreed to reiterate its Objection to this current application primarily on grounds of a likely increase in HGV traffic on the A340. The exact wording of the objection will be decided via email as councillors have not had time to review all the supporting documents because the consultation request was only received on the 10th January.

5.2 To note receipt of any approvals, refusals or withdrawals

See Appendix A below.

5.3 To discuss whether to investigate creating a Neighbourhood Plan

It was agreed that all councillors should review the Ashford Hill with Headley Neighbourhood Plan as an example and perhaps the Burghclere plan.

Clerk to put on the agenda again for the February meeting.

West Berkshire Council still have not given any feedback on the Conservation Appraisal.

6/23 Highways and Footpath matters

6.1 Any new footpath or highways issues

Mrs Woodley raised a concern about potholes in front of Aldermaston Primary School on Wasing Lane.

Revd Manley agreed to report the potholes via the West Berkshire Council website.

Action: JM

Clerk to request an update on the Frouds Lane Footpath.

Action:CM

Revd Manley to ask Wasing Estate if they have any update on the hole in the bridge on the Wasing Cycle path.

Action: JM

7/23 Parish Environment

7.1 To discuss any updates on Skate Ramp project

We are waiting for updated plans from the contractor. If the plans are not significantly different from that previously agreed they will be used to make an application for permitted development.

7.2 Update on renovation of the Loosey including Fountain Memorial and Bench

We are waiting to hear back from Wasing Estate regarding the bench and whether it could be repaired.

The quotes for the fountain memorial restoration have been reviewed and it was agreed to proceed with the quote from War Memorial Restoration Ltd including all work recommended.

The contractor will be asked to investigate the condition of the trough at the beginning of the job so any additional costs can be made clear.

Clerk to ask contractor to provide a specification for a French drain around the monument so that a quote can be obtained.

Action:Clerk

7.3 To discuss whether to provide a bus shelter near to Falcon Fields and the new Lidl

It was agreed that nothing should be done until we have heard back from Lidl.

It was suggested that residents in Falcon Fields, Kestrels Mead, Ravenswing and Pinelands should be consulted on how the CIL money from Lidl should be spent.

Mrs Nurbhai to look at creating a survey which could be sent to residents. Clerk to send example survey to Mrs Nurbhai.

Action: TN/ CM

8/23 Consultation documents requiring consideration

The launch of the Consultation on the West Berkshire Local Plan has been delayed but the papers are now available online. Clerk to ensure this is on the agenda for the February meeting and councillors to review before the meeting.

Action: Clerk

9/23 AWE to include updates from LLC

AWE have confirmed that they are no longer interested in renting Portland House.

The have confirmed that they would object to any development of the Strawberry Farm site.

AWE have made a complaint about the state of the A340 due to the development of the Woodstock site.

10/23 Reports

10.1 District Councillor's report

Cllr Boeck's report has been sent via email.

11/23 Finance

11.1 To approve payments, bank reconciliation and receipts

The bank reconciliation was checked by the Chairman before the meeting.

See appendix B below for payment list. The payment list was approved.

Mrs Crawford and Mr Smith to approve the payments online.

11.2 To consider updated draft budget for 2023/2024

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

Action: CM

12/23 To receive items for information only

12.1 Mrs Faulkner reported the construction of a residential unit at Raghill Cottage despite West Berkshire Council's recent refusal of a Certificate of Lawfulness for the development. Mrs Faulkner to liaise with Enforcement on the Case.

12.2 Mr Smith reported that work by SSE is ongoing along Rag Hill Road to install and replace electricity poles. This has required the use of generators and there was a case of copper being stolen from these generators which has been reported to SSE and the police.

SSE also damaged a Gigaclear broadband cable when placing one of the generators on Spring Lane.

12.3 Revd. Manley reported that she received resident concerns about safety at the 'Carols around the tree' event due to the traffic around the Loosey.

It was agreed that this year there should be more clarity about who is responsible for organising it and carrying out any risk assessment.

12.4 Mrs Nurbhai reported continued activity on the Strawberry Farm plots. There is not a planning enforcement issue at the moment but it needs to be monitored.

13/23. The next meeting will be held on 14th February 2023 at 7.30pm

Signed by Chairman _____

Date _____

Appendix A

Aldermaston Parish Council –January 2023

Planning Applications for Consideration

1	22/03071/ADV – Unit B1 Youngs Industrial Estate. Retrospective 2 Aluminium Composite panels formed into tray signs to display company branding. Howdens.	13 th January 23
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Planning Application Decisions

1	22/02784/HOUSE – Oakdene, Reading Road – New double detached garage with low level hipped roof	Approved
2	21/02799/FORMB - Land East Of Raghill Farm Rag Hill Section 37 of the Electricity Act 1989 to install and keep installed above ground an electric line of any voltage: upgrade 4 spans of existing 11kV overhead line to 3 phase. (registered 2 nd Nov 2021)	No Objection raised

Planning Applications Awaiting Decisions

1	22/02646/FUL, 22/02667/LBC – 22B The Street. Consent to restore property to single home on two floors
2	22/02341/FUL – Land west of Frouds Lane. Out of Parish – Woolhampton PC Storage building expansion of Ryan Alexander Assoc.
3	22/02496/FULMAJ – Cedar Lodge, Soke Road. Erection of replacement dwelling and garage
4	22/02552/FULMAJ – Barlows Park, Silchester Road. Proposed food preparation and laundry area
5	22/02599/FUL – Strawberry Farm, Burghfield Road. Replacement three-bed dwelling/bungalow
6	22/02079/FUL – Falcon Garage, Burghfield Road – Additional jet wash bay and new shopfront
7	22/01926/HOUSE – Caspians Lodge, Rag Hill – Erection of side extension to garage building
8	APP/W0340/X/22/3297678 - 21/01225/CERTE - Chestnut Coppice, Rag Hill, Certificate of Lawful Use for the continued use of the property as a live/work unit. Waiting for appeal date.
9	21/00642/FUL – Land Adjacent to Barlows Plantation. Retrospective use of car parking area for site training

Appendix B

Bank reconciliation - as at 31st December 2022

Balance from cashbook spreadsheet		101642.19
Add unpresented payments at 31st December 2022		
		0.00
Subtract receipts after 30th November 2022		0.00
Net bank balances as at 31st December 2022		<u>101642.19</u>
Bank statements 31st December 2022		
Current account	6933.47	
Business account	<u>94708.72</u>	
		<u>101642.19</u>
Difference		0.00

Appendix C

Meeting report 10th January 2023

Bank Balance as at 31/12/2022	Cashbook balance as at 31/12/2022	Cashbook balance after new payments made
£101,642.19	£101,642.19	£101,112.39

New items for payment

Cheque No	Payee	Details	TOTAL COST
SO	Mrs C McGarvie	January salary	£334.80
EP	Mr D. Shirt	Gift for resident re:xmas lights	£10.00
EP	Aldermaston Parish Hall	Hall rental 9/8/22,13/9/22,11/10/22,4/11/22,8/11/22,20/10/22,13/12/22	£95.00
EP	Digital House Md Ltd	Annual SSL certificate	90.00
TOTAL			£529.80

Payments made since last meeting

Cheque No	Payee	Details	TOTAL COST
EP	Mrs C McGarvie	Back Pay - April to Nov (8 months) £1 x 24 x 8	£192.00
EP	Digital House MD Ltd	Website hosting yearly (£28.80 VAT)	£172.80
EP	Triangle Management Co. Ltd	November grass cut (VAT £36.50)	£219.00
EP	War Memorial Restoration Co.	Site Inspection and report (VAT £70)	£420.00
TOTAL			£192.00

Receipts since last meeting date

Receipt Date	Payer	Details	TOTAL AMOUNT
09/12/2022	Lloyds Bank	Interest	21.66
TOTAL			£21.66

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