

Minutes of meeting 9th January 2024

Councillors present Mrs S Crawford (Chairman)
Mrs A Faulkner
Rev'd J Manley
Mr D Shirt
Mr R Smith
Mrs A Woodley

In attendance Mr D Boeck (District Councillor)
Mr D Farndell (Clerk)
3 members of the public (inc Mr Shephard-Price)

1/24 Open Forum

1.1 Two members of the public asked about progress regarding the Woodstock site on Paices Hill. Cllr Crawford advised that Planning Enforcement have been told that a new planning application is expected imminently but is mindful of the concerns caused by the delay. Recent drainage works carried out on Paices Hill before and after heavy rain have identified that there is a problem caused by the excavation and spoil heap that has not been addressed, so any new application will have to provide for this problem. It was felt likely that WBC will seek to fix the problem through agreement rather than immediate legal action.

1.2 A member of the public also raised the issue of the vehicles being stored in the field next to the Woodstock site by A4 recycling and the storage of scaffolding on the site. They advised that they had written to WBC to complain about the site and would encourage others, who feel the same way, to do the same as the risk of defacto change of use of the land, alongside the potential for contamination of that land, was high without community action.

2/24 Apologies for absence

No apologies received although Rev'd Manley advised she'd be a few minutes late

3/24 Declarations of interest

None received.

4/24 Minutes of the last Parish Council meeting

The minutes of the meeting held on 12th December 2023 were approved as a true and accurate record of that meeting and signed at the end of this meeting.

5/24 APC Website

In a change to the running order to allow time for Rev'd Manley to participate in the co-option, Cllr Faulkner provided an update on recent progress. Digital House requested, and have been provided with, an example of the information required to present planning applications, which will use a colour coding rather than separate tabling for new, decided and outstanding planning applications as currently presented to meetings. Enforcement and appeal cases will not be detailed. Digital House also queried how many surveys were to be hosted and have been advised that it would be no more than one at a time and approximately three or four per year. There was then some discussion as to how long decided cases should be left of the website and it was felt that it should be no longer than 12 months.

6/24 Councillor vacancy co-option

Mr Adam Shephard-Price, a resident of Aldermaston Village, was nominated (SC), seconded (AF) and unanimously voted for and was therefore co-opted as a member of Aldermaston Parish Council. Areas of responsibility will be allocated as part of the annual meeting in May. The Acceptance of Office was signed at the end of the meeting.

AP – Clerk to forward the Register of Interests form to Cllr Shephard-Price for completion and then submit same plus the Acceptance of Office form to the Monitoring Officer within 28 days.

7/24 Planning (Appendix A)

7.1 To note receipt and comment upon new applications.

23/02789/HOUSE – Silver Dene, Reading Rd, Padworth Common RG7 4QL. Application for variation of condition 2 of approved application 21/01177/HOUSE to create a Juliette balcony on the first floor

The Parish Council resolved to raise **No Objection** to this application

23/02808/DEMO – AWE Aldermaston, Reading Rd. RG7 4PR. Application to ascertain if prior approval is needed for the demolition of facilities within Zones E & F.

The Parish Council resolved to raise **No Objection** to this application.

7.2 To note receipt of any approvals, refusals, withdrawals and appeals

The Parish Council noted that conditions had been placed upon the demolition of Oxford House to preserve a record for historical purposes.

7.3 To discuss planning enforcement cases.

- **23/000185/15UNAU** Corbyn Soke Rd: no update received
- **23/00553/15UNAU** Woodstock Paices Hill: at the meeting it was thought this case referred to the scaffolding store on the site. However, it relates to spoil on the driveway and was closed as it was accepted by Enforcement that it was for use in repairing said driveway.
- **23/00554/15UNAU** Land adjacent to Woodstock Paices Hill: Planning Enforcement are happy to receive any updates on the use of the site as it helps to build a picture of the use over time.
- **23/00142/15UNAU** Strawberry Fields: appeal expected against refused retrospective planning application.

Cllr Smith advised that he has begun his report in relation to development on Rag Hill and that it should be ready for submission to Planning Enforcement shortly.

8/24 Highways and Footpath matters

8.1 Frouds Lane walkway update

In informal discussions Cllr Shirt further confirmed with Mr Dugdale of Wasing Estate that the walkway had been approved and was surprised that APC hadn't been properly informed. An email had been sent to the Land Agent and acknowledged by her secretary but a promised reply in time for this meeting had not been received.

AP – Clerk to try again to raise a response.

8.2 To raise any new footpath or highway issues

The closure of the A340 for repairs to the Lifting Bridge on the previous day had generated some of the expected problems that were exacerbated by an accident to which the police attended. However, as explained by DCllr Boeck, WBC and Volker are monitoring the situation and making adjustments to help the traffic flow more easily, meaning congestion should ease as traffic control and road users adjust to the closure. Indeed, some changes to the phasing of the traffic lights at either end of Frouds Lane has produced improvements already.

However, no amount of adjustment can handle drivers who chose to ignore signs, including some HGV drivers ignoring the weight limit signs and the appropriate diversion route. Although the presence of enforcement officers has been requested, it would be helpful if any misuse could be recorded (if safe to do so) and reported to WBC. It was also felt that some of the signage could be improved, especially either side of the narrow bridge (effectively single-track) over the stream, although no comparison to the planned signage has been made. If anyone identifies a problem or concern, it can be reported as a road safety issue through WBC 'report a problem' page on their website. It was also felt that the increased traffic using Wasing Lane was not adhering to the speed limit, especially near the school.

AP – SC to request the Traffic Monitoring Equipment for use on Wasing Lane. All to report observed issues to WBC.

9/24 Parish Environment

9.1 To provide updates on

9.1.1 Repairs to the Lock Up – contractors asked about lead alternatives. Home Roofs have identified a product that may be suitable which has been forwarded to the conservation officer for their comment on its suitability. As the product is more easily worked its use would reduce the amount quoted.

9.1.2 Skate ramp project – the planning application has been submitted and the Planning Authority has responded asking for some changes to the documents to be made by 30 Jan. Betong have agreed to provide amended plans to meet the request.

AP – Clerk to resubmit when the amended documents received.

9.1.3 Dog waste bin at Aldermaston lock – the Canal & River Trust have finally sent a draft letter to transfer the dog waste bin at the Wharf to the Parish Council. The Parish Council resolved that it was happy to agree to it.

AP – Clerk to respond to the Trust accordingly

9.2 To raise any new parish environment issues

9.2.1 Kestrels Mead play area – of the issues raised in the past, replanting trees, signage and play equipment only the tree element has been resolved. In relation to the play equipment the proposal was that the Parish Council should choose and fund any alterations whilst WBC, the owners of the land, would commission the work. Following the change in administration it was resolved that the Parish Council should check that this is still the position and to explore with a provider what could be provided within the space and budget to then put a proposal to the community for their agreement before submitting to WBC. Although a budget amount of £10k had been identified in the budget, it was resolved that a more realistic position was to work with a value range of £10 - £20k. It was also decided that, with other play areas in the locality, any equipment choices should be aimed at primary school aged children to reduce the incentive for the gathering of older children and teenagers causing disruption to the estate. No final decisions are to be made without the input of the local community.

AP – SC to contact WBC to check if their position remains as previously identified.

9.2.2 Aldermaston Manor Wall, Church Road – a significant hole has been punched into the boundary wall at the manor following a road incident. As yet, no remedial action has taken place leaving this section of the wall in a precarious state.

AP – Clerk to contact Praxis to make sure they are aware and ask what and remedial action will take place.

9.2.3 Trees at Swan Drive – a resident has re-raised the issue of the promised replacement trees in the Swan Drive/Kingfisher Close area of Aldermaston Wharf. It was thought that this was something the Parish Council could help with provided WBC would take on the long-term care of the trees (including surgery when necessary) and the local residents take on the watering of the trees during the summer months of the early years. Trees has been planted by WBC along the Aldermaston cycle way but had apparently died due to lack of care.

AP – Clerk to check with WBC as to the promised planting and to ascertain whether WBC would accept the Parish Council's funding of any planting.

10/24 Consultation documents requiring consideration

West Berkshire Local Plan examination – WBC had tried to withdraw the plan but had been advised by central government that the plan as presented should remain in place. D Cllr Boeck explained that to be without a plan meant reduced control over development and that to have one in place is better than to have none at all. Therefore, the opportunity for further comment presented by the Inspector remains in place. Although it was felt unlikely that the Parish Council would have any comments to make, it was resolved to role this item over to the next meeting.

11/24 AWE to include updates from LLC

No reports received

12/24 Reports

12.1 Clerk's report – nothing to add that is not elsewhere recorded.

12.2 District Councillor's report – bumper report to follow.

12.3 To receive reports from parish council representatives on outside bodies – no reports received.

13/24 Finance

13.1 To approve bank reconciliation (Appendix B) and bank transactions (Appendix C)
Bank reconciliation and monthly payments approved. Cllrs Faulkner and Smith to authorise.

13.2 To agree precept for the coming financial year 24/25
The Parish Council resolved to keep its precept unchanged at £13.5k for the coming financial year.

13.3 To consider WBC library services' contribution request
The Parish Council considered the library services' report and request for voluntary contributions. It resolved to repeat its contribution of £500.

AP – Clerk to advise WBC Library Services of the Parish Council's decision.

14/24 To receive items for information only

Cllr Shephard-Price confirmed the use of Church Rd by HGVs in unsociable hours, predominantly early Monday mornings and late Friday nights. This was felt to be related to activity on Rag Hill and will be part of the report to Planning Enforcement. In the meantime, if it safe to do so, any photographic evidence obtained that includes time stamps will help support the case.

15/24 To confirm the date of the next meeting as 13th February 2024 at 7.30pm

DRAFT

Appendix A

Aldermaston Parish Council – January 2024
Planning Applications for Consideration

	23/02789/HOUSE - Silver Dene, Reading Rd, Padworth Common RG7 4QL. Application for variation of condition 2 of already approved 21/01177/HOUSE	10 January
	23/02808/DEMO – AWE Aldermaston, Reading Rd RG7 4BP. Application to determine if prior approval is required before demolition of facilities within Zones E & F	10 January

Planning Application Decisions

	23/01961/FUL & 23/01962/LBC – Manor House Borehole, Aldermaston Park. Demolition of existing office and garage formerly known as Oxford House	GRANTED
	23/02080/House – 21 Maidas Way, Aldermaston. Formation of habitable rooms in roof space with rear dormer and front Velux rooflights	GRANTED

Planning Applications Awaiting Decisions

	22/02341/FUL – Land west of Frouds Lane. Out of Parish – Woolhampton PC Storage building expansion of Ryan Alexander Assoc.
	23/00388/FUL & 23/00389/LBC - North Lodge Church Road Proposed demolition of existing extension and replacement with new single storey extension and associated amendments to the landscape to create a new residential curtilage and provision of parking spaces.
	23/00394/FUL, 23/00395/LBC - North West Lodge Church Road Proposed demolition of existing extension and replacement with new single storey extension and associated amendments to the landscape to create a new residential curtilage and provision of parking spaces.
	23/01265/House – Greenlands, Silchetser Road: proposed rear extension to ground floor
	23/02270/FULMAJ – Hilliers, Rosebourne, Station Rd, Aldermaston. Variation of condition 15 (external lighting) of approved application 17/01656/COMIND
	23/02501/OOD – Land adjacent to Old Kiln House, Silchester Rd., Tadley – erection of 9 apartments with associated access and parking
	23/02189/HOUSE – 1 Maidas Way, Aldermaston. Retrospective: single storey rear extension, 2 garden sheds and pergola
	23/02197/SCOPE – Aldermaston Recycling Refuse tip, Paices Hill, Aldermaston. EIA scoping opinion. The proposed development is a new sustainable recycling centre with ancillary buildings and associated infrastructure

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	23/02005/HOUSE & 23/02006/LBC – 22B The Street, Aldermaston. Demolition of rear extension comprising of kitchen, lobby & external storage and erection of single storey extension to provide kitchen & dining room
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Planning Enforcement Cases

Date opened	Case Ref	Location	
21/03/23	23/00185/15UNAU	Corbyns, Soke Rd	
04/09/23	23/00553/15UNAU	Woodstock, Paices Hill	
04/09/23	23/00554/15UNAU	Land adjacent to Woodstock, Paices Hill	

Planning Appeals

Date received	Case Ref	Location	Application Ref	Due date
06/10/23	APP/W0340/W/23/3324664	Cedar Lodge, Soke Rd	22/02496/FULMAJ	09/11/23
22/11/23	APP/W0340/W/23/3327949	Youngs Ind Est, Paices Hill	22/02730/FULMAJ	27/12/23
	APP/W0340/X/22/3297678	Chestnut Coppice, Rag Hill	21/01225/CERTE	

Appendix B

Bank reconciliation - as at 31st December 2023

Balance from cashbook spreadsheet		92073.20
Add unpresented payments at 31st December 2023		
		0.00
Subtract receipts after 31st December 2023		
	0.00	0.00
Net bank balances as at 31st December 2023		92073.20
Bank statements 31st December 2023		
Current account	2609.71	
Business account	89463.49	
		92073.20
Difference		0.00

Aldermaston Parish Council

Appendix C

meeting financial report to 31st December
2023

Bank Balance as at 31/12/2023	Cashbook balance as at 31/12/2023	Cashbook balance after new payments made
£92,073.20	£92,073.20	£91,016.31

New items for payment

Cheque No	Payee	Details	TOTAL COST
EP	Aldermaston Parish Hall	Hall hire (Oct, Nov & Dec)	45.00
EP	D Farndell	Skate Ramp Planning Application (VAT £10.67)	210.50
EP	D Farndell	Clerk's salary (£334.29) & back pay (£211.41)	436.70
EP	HMRC	Clerk's PAYE	109.00
EP	D Farndell	Clerk's expense (Binder)(VAT £3.09)	18.52
EP	Digital House MD	Annual SSL certificate (VAT £15.00)	90.00
EP	Tactical Facilities Management	Bins (Dec) (VAT £11.89)	71.33
EP	Mrs S Crawford	Chairman's Expenses (VAT £9.47)	56.85
EP	Mr D Shirt	Gift for resident re Xmas lights (VAT £3.16)	18.99
TOTAL			£1,056.89

Payments made since last meeting

Cheque No	Payee	Details	TOTAL COST
EP	Tactical Facilities Management	Bin emptying (VAT £11.89)	71.33
EP	Triangle Management	Grass cutting Nov (VAT £46.50)	279.00
EP	Clerk	Salary (Dec)	248.60
EP	HMRC	Tax (Dec)	62.20
EP	Digital House	Web hosting fee (VAT£28.80)	172.80
EP	Ava Recreation Ltd	Agility trail repairs (VAT£176.70)	1060.20
EP	WBC	Returning Officer fee election 2023	80.00
EP	Parenting Special Children	Grant (minute 151.2)	500.00
EP	Triangle Management	Tree works (VAT£379.50)	2277.00

Aldermaston Parish Council

TOTAL			£4,751.13
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Receipts
since last
meeting date

Receipt Date	Payer	Details	TOTAL AMOUNT
11/12/2023	Lloyds	Interest	101.85
TOTAL			£101.85

Payments not
yet presented

Cheque No	Payee	Details	TOTAL COST
TOTAL			

Receipts not
yet cleared/or
on statement

Receipt date	Payer	Details	TOTAL COST
TOTAL			