

Aldermaston Parish Council

Minutes of Meeting 14th November 23

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 Farndell (Clerk)
7 Members of the public

139/23 Open Forum

Two subjects were raised, that of the progress of the skate ramp project – see **144/23** – and concerns about the closure of the lifting bridge at the Wharf and its impact on the use of Frouds Lane – see **146/23**

140/23 Apologies for absence

Apologies received from District Councillor Boeck

141/23 Declarations of interest

None received.

142/23 Minutes of the last Parish Council meeting

The minutes of the meeting held on 10th October 2023 were approved and signed by the chairman as a true and accurate record of the meeting.

143/23 APC Website

Cllr Faulkner gave an update. The next step is to decide what information and pages are required for submitting to Digital House Media. We will then know how much the new website will cost.

AP – AF to suggest dates for the working group to meet and work through what is needed.

144/23 Skate ramp

Mike Pemberton and Pete Hamming introduced themselves as the new leads on the project and were accompanied by supporting members of the public. They advised that Betong were still engaged but over the passage of time the quoted figure had risen from c£60,000 to nearer £74k. However, once planning permission had been received, they were confident that such a sum would not be difficult to achieve from major sports donors. The council welcomed the enthusiastic support for the project and agreed that the next step is to submit the planning application so that a decision could be made by the Planning Authority in time for the next funding round due in March 24.

AP – Clerk to check planning checklist and that documents are ready for submission and prepare same.

145/23 Planning

145.1 To note receipt and comment upon new applications.

23/02270/FULMAJ – Hilliers, Rosebourne, Station Rd, Aldermaston. Variation of condition 15 (external lighting) of approved application 17/01656/COMIND

This application seeks to create a 2-hour 'lights on' period before opening and after closing instead of the current 1-hour period. The Parish Council decided to OBJECT to this application as the lighting has been the subject of complaints to it and therefore dispute the assertion that there would be no adverse impacts on the local environment. However, it appreciates the reason for the application and would be more supportive if a

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lighting system could be introduced that had less of light polluting impact and committed to adhering to the terms of its lighting conditions.

23/02501/OOD – Land adjacent to Old Kiln House, Silchester Rd., Tadley – erection of 9 apartments with associated access and parking

The Parish Council decided to OBJECT to this application as it could have an adverse impact on the Off Site Emergency Plan and set a precedent for other developers in the DEPZ.

145.2 To note receipt of any approvals, refusals or withdrawals

See Appendix A. The Parish Council also noted the decision to reject the application relation to 23/00756/HOUSE – 10 Swan Drive, Aldermaston, which was received shortly before the meeting.

145.3 To discuss planning enforcement cases.

No updates have been received directly from Planning Enforcement either in relation to individual cases or in response to the summary of known cases. However, some action has been reported to DCllr Boeck in relation to Corbyns, Soke Rd (23/00185/UNAU). A site visit has occurred and multiple breaches of planning control have been established. The owners are working with Planning Enforcement to remedy those breaches and a further site visit is scheduled during November.

The Parish Council noted that without out the action of residents and the Parish Council these planning breaches would have passed unremarked.

AP – Clerk to pursue an update at the end of November.

146/23 Highways and Footpath matters

146.1 Closure of the lifting bridge 8 Jan – 15 March 2024

The Parish Council welcomed the response from WBC regarding the closure of the A340 in Aldermaston Wharf for repairs to the lifting bridge. It demonstrated a willingness to listen and to take action to address those concerns wherever possible. However, concerns remain regarding errant HGVs and the comparative size of Frouds Lane. A resident raised the possibility of WBC making a fuller statement about the bridge closure, including details of the detour routes and measures that will be taken to make the Frouds Lane route safer for diverted traffic. Cllr Smith asked if there would be an emergency number for people to use in the event of difficulties.

AP – Clerk to contact WBC regarding further publicity and contact number

146.2 To raise any new footpath or highway issues

146.2.1 Resurfacing of Wasing Lane footpath

WBC have offered to re-surface the footway on Wasing Lane. The Parish Council agreed to accept the offer but to raise the question of on-going maintenance to ensure the width of the path is not compromised.

AP – Clerk to respond to WBC

146.2.2 Paices Hill drainage

Cllr Crawford update the Parish Council on concerns about the impact of the reprofiling of the land on the Woodstock site and the spoil heap adjacent to it. A Project Engineer has now made two site visits to the Woodstock area on Paices Hill and, although the flood risk is not assessed as high relative to other areas in the district, considerable problems have been identified and he will pass on his observations to Planning and Enforcement with a view to making the landowners aware of the required remedial action. We are assured that this case and the drainage problem on the A340 outside the Sascron site will remain on the WBC Drainage & Flooding team agenda but, due to relatively low perceived risk, they are not top-priority so we should not expect any fast resolutions.

147/23 Parish Environment

147.1 CIL policy & expenditure survey

The CIL policy has been adopted and will be uploaded to the website. Rather than a questionnaire, parishioners will just be asked to come forward with ideas. Also, any local groups with firm projects that meet the CIL objectives will be invited to put their projects forward for grants.

In relation to the play area at Kestrels Mead ideas have been provided by a resident that will be worked up into a proposal for comment.

AP – Clerk to upload policy to website

147.2 Tree works

After clarification from WBC Highways and Grounds maintenance, Triangle have been asked to carry out works as amended in line with TPO permission. Expected 16/17 November

147.3 Agility trail refurbishment

The parts have been received by the Clerk and a date is to be arranged with the accepted contractor

147.4 Repairs to the Lock Up

Another contractor has visited the site and a quote is expected soon.

148/23 Consultation documents requiring consideration

148.1 Consultation on West Berkshire Public Rights of Way Improvement Plan – closing date 23/11/23

Because of the high-level nature of the plan's policy the Parish Council decided not to make any comments.

148.2 Travellers' sites

The Parish Council noted the call for suitable travellers' sites made by WBC as part of the Local Plan Review to be submitted between 10/11/23 to 22/12/23 and the call for comments on the proposal to re-open the Four Houses site at Ufton Nervet (<https://www.westberks.gov.uk/four-houses-corner>) .

149/23 AWE to include updates from LLC

A report of the last LLC meeting was circulated before the Parish Council's meeting.

150/23 Reports

150.1 Clerk's report

- BALC AGM attended on 9th Nov the main point being that, whilst it has reserves to spend on training courses that are free to members, it does actually need councillors to attend them. The next course, scheduled for xx/yy/zz is for new councillors.
- Only one parishioner has expressed any interest in the vacancy so no election is required and the Parish Council can move to co-opting.
- Clerk sought permission to attend a course on budgeting which the Parish Council granted.
- The question of IT storage was discussed but is not yet urgent so no decision was made.

150.2 District Councillor's report

Received and circulated prior to the meeting no comments arising.

150.3 To receive reports from parish council representatives on outside bodies

Cllr Woodley reported from the most recent meeting of the Village Hall committee.

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- The Parish Council's pictures will be put back up in the Billiard room but not sure when this will happen.
- Queried problems with the WiFi appear to have been resolved – it is likely that the booster had been switched off. No problems were experienced during the meeting.
- No carols will be held in the Hall this year but are expected to resume in 2024.
- A wedding fair will be held in the Hall on 10th March and a 70's evening is planned for the new year.
- There is a concern about the carpark, both in terms of people using it as a public car park and the surface. Resurfacing will depend upon costings but there is no application for a grant from the Parish Council at the present time.

Cllr Crawford advised that a meeting was planned for January 24 with Building Better Communities as part of the ASB review of issues on Paices Hill, but as yet date hasn't been arranged.

151/23 Finance

151.1 To approve payments, bank reconciliation and receipts
Approved - bank payments to be authorised by Cllrs Crawford and Faulkner

151.2 To consider grant application from Parenting Special Children
The Parish Council noted the assistance given to residents within the parish and agreed to make a donation of £500.

AP – Clerk to advise PSC of the outcome of their application and include in December's payments

151.3 To consider first draft of budget for 2023/24.

The first draft of the Budget for 23/24 was circulated prior to the meeting. The consensus was that the Parish Council wishes to keep the precept at its current rate and aim to reduce our reserves in line with auditor comments. The proposed budget for the new website was thought to be too low.

AP – Cllr Faulkner to check outline cost provided by Digital House Media and all councillors to consider the draft and suggest revisions to the clerk so that a final budget can be discussed at the December meeting.

152/23 To receive items for information only

152.1 Cllr Shirt advised that a new Conservation Officer has been appointed but it remains uncertain as to how quickly they will be brought up to speed and contribute to planning applications and the CAA.

152.2 Fisherman's lane (village end) – ditch clearance. Some land owners have met their obligations and responded to the letters from WBC, but others have not.

AP – Cllrs Crawford and Woodley to walk the lane and query with WBC.

152.3 Fisherman's Lane (Wharf end) – extensive flooding. Query was raised by a landowner as to the availability of sand bags.

AP – Cllr Faulkner to check

152.4 Cllr Smith – described how delivery lorries to Lidl had to reverse in from the A340 there not being enough space within the car park to do so. This was something to look out for on future commercial planning applications.

152.5 Cllr Smith – apologised for not preparing a case for planning enforcement in relation to Padworth Sawmills. Sc advised to focus on the new buildings and not to worry about passed events.

153/23 The date of the next meeting is 12th December 2023 at 7.30pm

Signed _____

Date _____

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Appendix A

Aldermaston Parish Council – November 2023

Planning Applications for Consideration

	23/02270/FULMAJ – Hilliers, Rosebourne, Station Rd, Aldermaston. Variation of condition 15 (external lighting) of approved application 17/01656/COMIND	25/20/23 Deadline extended to 17/11/23
	23/02501/OOD – Land adjacent to Old Kiln House, Silchester Rd., Tadley – erection of 9 apartments with associated access and parking	21/11/23

Planning Application Decisions

	23/01785/COND – Stacey Developments, Silchester Rd. RG26 3PY. Condition 14 of 19/02410/OUTMAJ, emergency plans are APPROVED	
	23/01877/COND – 48 Paices Hill, Aldermaston RG7 4PG. Condition 6 of 20/01750/FULL plans for hard standing are approved and permission 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.
	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.
	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
	23/00756/HOUSE: 10 Swan Drive Aldermaston. Single storey rear extension, side extension over existing garage
	23/02080/House – 21 Maidas Way, Aldermaston. Formation of habitable rooms in roof space with rear dormer and front Velux rooflights
	23/02085/FUL – Strawberry Farm Land Parcel, West of Aldermaston Byway 7, Reading Rd, Aldermaston. Retrospective: formation of field access and gate
	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
	23/01961/Ful & 23/01962/LBC – Manor House Borehole, Aldermaston Park. Demolition of existing office and garage formerly known as Oxford House
	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

Planning Enforcement Cases

Date opened	Case Ref	Location	Case closed
20/02/23	23/00142/15UNAU	Strawberry Fields, Burghfield Rd	
21/03/23	23/00185/15UNAU	Corbyns, Soke Rd	
16/05/23	23/00218/15UNAU	Strawberry Fields, Burghfield Rd	
04/09/23	23/00553/15UNAU	Woodstock, Paices Hill	

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04/09/23	23/00554/15UNAU	Land adjacent to Woodstock, Paices Hill	
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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: comments submitted 30/10/23

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meeting financial report 31st October 2023			
Bank Balance as at 31/10/2023	Cashbook balance as at 31/10/2023	Cashbook balance after new payments made	
£97,302.88	£97,302.88	£96,623.92	
New items for payment			
Cheque No	Payee	Details	TOTAL COST
EP	Tactical Facilities Management	Bin emptying (VAT £14.86)	89.16
EP	Triangle Management	Grass cutting (Vat £46.50)	279.00
EP	Clerk	Salary (Nov)	248.60
EP	HMRC	Tax (Nov)	62.20
TOTAL			£678.96
Payments made since last meeting			
Cheque No	Payee	Details	TOTAL COST
EP	Aldermaston Parish Hall	Hall hire July - September (£14 x 3)	42.00
EP	Triangle Management Co. Ltd	Grass cutting etc Sept (VAT £46.50)	279.00
EP	Clerk	Salary (Sept)	248.60
EP	HMRC	Tax (Sept)	62.20
TOTAL			£631.80
Receipts since last meeting date			
Receipt Date	Payer	Details	TOTAL AMOUNT
03/10/2023	WBC	Precept 2nd 50%	6750.00
09/10/2023	Lloyds	Interest	82.10
TOTAL			£6,832.10
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			

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Bank reconciliation - as at 31st October 2023					
Balance from cashbook spreadsheet				97302.88	
Add unpresented payments at 31st October 2023					
				0.00	
Subtract receipts after 31st October 2023					
			0.00	0.00	
Net bank balances as at 31st October 2023				<u>97302.88</u>	
Bank statements 31st October 2023					
	Current account		8039.80		
	Business account		<u>89263.08</u>		
				<u>97302.88</u>	
Difference				0.00	