

Minutes of meeting 10th October 2023

Councillors present Mrs S Crawford (Chairman)
Mrs T Nurbhai
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

125/23 Open Forum

A resident raised the possibility of increasing the provision of dog waste bins in Aldermaston village. Cllr Crawford explained that whilst the Parish Council recognises the popularity of dogs and acknowledge the increase in dog ownership since Covid, the cost of emptying dog waste bins is surprisingly high and that if new bins were installed the Parish Council would need to consider requests from across the parish not just in the village, which would be prohibitively expensive.

126/23 Apologies for absence

Apologies received from Cllr Faulkner and Rev'd Manley

127/23 Declarations of interest

No declarations of interest received

128/23 Minutes of the last Parish Council meeting

The minutes of the meeting held on 12th September 2023 were accepted as a true and accurate record and approved (noting a small typo in minute 123.2 'Simth' should read 'Smith').

129/23 APC Website

Deferred to November meeting due to the absence of Cllr Faulkner.

130/23 Planning

130.1 To note receipt and comment upon new applications.

23/02080/HOUSE – 21 Maidas Way, Aldermaston. Formation of habitable rooms in roof space with rear dormer and front Velux rooflights.

The Council resolved to raise NO OBJECTIONS but noted comments of the Highways Department concerning WBC's policy on parking space for dwellings

23/02085/FUL – Strawberry Farm Land Parcel, West of Aldermaston Byway 7, Reading Rd, Aldermaston. Retrospective – formation of field access and gate

The Council noted the objections raised by the Highways Department regarding safety and sightlines and agreed with them. However, should the applicant be able to address these issues and/or WBC approve the application, it has no objection in principle but suggests a condition be imposed to limit the use of the access to that identified in the application.

23/02197/Scope – Aldermaston Recycling, Refuse Tip, Paices Hill, Aldermaston.

EIA scoping opinion for proposed development of a new sustainable recycling centre with ancillary buildings and associated infrastructure.

The council resolved to OBJECT to the scoping opinion on a number of grounds including that it fails to adequately acknowledge residential setting, does not include Blacks Lake Industrial Estate in its proposed cumulative effect study and that boundary clarification is required. The parish council resolved to raise concerns about the huge increase in capacity that the applicant is proposing (from 25,000tpa to 175,000tpa) and the resulting increase in A340 when we are invited to comment on the full planning application.

23/02189/House – 1 Maidas Way, Aldermaston. Retrospective - single storey rear extension, 2 garden sheds and pergola

Whilst noting the retrospective nature of the application, the Council had NO OBJECTION to the application.

23/01961/FUL & 23/01962/LBC – Manor House Hotel Borehole, Aldermaston Park, Aldermaston. Demolition of existing office and garage building formerly known as Oxford House.

The Council noted that work has already started on site but has NO OBJECTION to the demolition of Oxford House, which has become an eyesore. However, concerns were raised about the site after the demolition has been completed and suggests that a condition be imposed to ensure that the site be left in a condition that befits the park.

130.2 To note receipt of any approvals, refusals or withdrawals

The Council has not been notified of any decisions since the last meeting but an appeal has been made in relation to application **22/02496/FULMAJ – Cedars Lodge, Soke Rd** (to demolish and replace existing dwelling). Although the application was refused by WBC on the basis of size and a lack of information regarding flooding, the Council sees no reason to change its NO OBJECTION position. Indeed, part of the appeal makes reference to the development of the Corbyn site on Soke Rd, which is of relevance to the current enforcement case 23/00185/15UNAU.

130.3 To discuss planning enforcement cases.

No updates have been received from WBC regarding the current cases.

AP - Clerk to raise information regarding development at Corbyn provided in the appeal statement for 22/02496/FULMAJ with Enforcement in relation to existing case 23/00185/15UNAU and request an update.

131/23 Highways and Footpath matters

131.1 To discuss the closure of the A340 in Aldermaston Wharf for repairs to the lifting bridge

The Council was disappointed that no approach was made for local input as Frouds Lane hasn't been used as a diversion route for such an extended period of time. However, concerns and questions will be submitted regarding the following

- Pot holes, vegetation, sight lines and hidden ditches
- prevention of HGV traffic and recovery of same should diversions be ignored
- the strength of the 3 bridges on the route
- use of the road by pedestrians
- advice to schools and extended pedestrian routes during the winter weather and darkness.

WCllr Boeck requested sight of the submission so that he can monitor the situation. However, it has been confirmed that, whilst not on the primary route for the winter servicing plan, in the event of the bridge being closed it will be treated as such.

AP – Clerk to draft the Parish Council's concerns for submission to WBC

131.2 To raise any new footpath or highway issues

131.2.1 AW raised the overgrown nature of the footpath between the Hinds Head and the school. DS also advised that the path beyond the school to footpath #9 is also overgrown.

AP – Clerk to check with WBC what the position is regarding the planned cutting of vegetation.

131.2.2 Maidas Way culvert – residents are now being advised of their responsibility to clear their sections of the culvert (see minute xx/yy) but it is unclear about the section that passes the Saw Mill. WCllr Boeck to raise informally to see how WBC's approach is playing out.

131.2.3 Flooding 20th September at Aldermaston Farm Court following heavy rains in the evening

Residents reported water running down Paices Hill and overwhelming the roadside drainage in a way not previously experienced by those living there for 30 years.

The Parish Council reported this to WBC asking for assurance that development at the Woodstock site is not responsible and not putting the public at risk especially in relation to the mounds of excavated soil. WBC's Principal Highways Engineer has responded saying that the earth mounds are sufficiently far enough from the road not to present an immediate danger but conceded that the reprofiling of the surrounding ground will have altered the flow of water run-off and is likely to be the cause of more water flowing quickly down to properties in the village and through a different route than previous. We are now waiting for an opinion from officers with expertise in drainage and flooding. Our ward councillor Dominic Boeck agreed to help us get answers for our affected residents.

132/23 Parish Environment

132.1 To provide any updates on the CIL expenditure survey

To be rolled over to the November meeting

AP - Councillors to have reviewed the CIL policy wording ready for amendment/approval and to have ideas and suggestions for structure and questions for Resident's CIL survey

132.2 Updates on the emptying of waste bins within the parish and tree works

WBC have ceased providing the service and Tactical Facilities Management should now be emptying the bins on a weekly basis. Unless WBC raise any issues regarding the oak on the Loosey by the 13th Oct, work can be carried out without further delay. The tree surgeons that have provided quotes have taken different approaches to traffic control for the trees on the recreation ground.

AP -Clerk to contact WBC to find out which is correct.

The Council agreed the Clerk should then have discretion to progress the work required.

132.3 The agility trail refurbishment and repairs to the Lock Up

A quote has been received from Ava Recreation to carry out the installation of the replacement part for the agility trail for £883.50 plus VAT. The Council decided to accept this quote and use CIL funding to pay for the repairs.

AP -Clerk to contact supplier and progress the work.

No further quotes have yet been received for the repairs to the lock up.

133/23 Consultation documents requiring consideration

Consultation on West Berkshire Public Rights of Way Improvement Plan – closing date 23 November 2023

Rolled over to November meeting

AP - Councillors to consider the report in time for the November meeting.

134/23 AWE to include updates from LLC

No reports received

135/23 Reports

135.1 Clerk's report

- Hours - after 6 months in post it is clear that, even allowing for inexperience, the 24 hours specified in the contract is insufficient to handle the work generated in the parish. The Council agreed that an increase to 30 hours would better reflect the position.
AP – Clerk to action the necessary paperwork
- Resilience plan – the resilience plan does not provide for the sudden (short or long-term) loss of the clerk.
AP - Clerk to provide a breakdown of the areas of work and plan handover strategies.
- PCSO request for comments – ASB review on-going and no specific comments to feedback.
- IT storage – Google account is approaching its free storage capacity. A separate hard-drive for archives is not felt to be safe but paid for cloud storage would be appropriate.
AP – clerk to explore charged for storage options.
- BALC AGM – no councillors wished to attend.
- Councillor request – with regret Cllr Nurbhai resigned as councillor. Whilst the Parish Council was saddened by her resignation, her reasons for doing so were understood. Mrs Nurbhai offered to remain in touch and handover the Newsletter production to whoever takes it on going forward. The Council thanked her for her hard work and representation of the southern part of the parish.
AP – Clerk to inform the Returning Officer and post the vacancy as soon as practicable.

135.2 District Councillor's report

DCllr Boeck circulated the Ward Councillor's report for September shortly before the meeting. Of particular note is the draft parking strategy. Parking presents residents with challenges in many parts of Aldermaston Ward, in particular at and around Aldermaston Wharf. The consultation on WBC's long-term strategy in this regard has just opened and is open to residents, Parish Councils and community groups to respond. You can find the introduction to the consultation and relevant documents here - [Draft Parking Strategy 2024-2034](#)

135.3 To receive reports from parish council representatives on outside bodies

None received

136/23 Finance

To approve payments, bank reconciliation and receipts

Cllrs Crawford and Smith to approve bank payments. Reconciliation and payments approved.

137/23 To receive items for information only

137.1 Cllr Shirt asked for an update on the Frouds Lane footway. No response has been received from the Wasing Land agent.

AP – Clerk to pursue

137.2 Cllr Shirt asked if the letter regarding the lack of a conservation officer had been sent. Cllr Crawford advised that not everyone had responded to her draft. On the basis that no one had any further comments it would be sent asap.

AP – Cllr Crawford to send letter

137.3 Cllr Smith asked if anything could be done about the wi-fi in the Parish Hall.

AP – clerk to query with Aldermaston Parish Hall

137.4 Cllr Smith asked about the pictures that used to be on the wall in the hall that had been paid for by the Council.

Cllr Woodley advised that it was the intention that it was to go back onto the wall. She would raise these points at the next liaison meeting.

137.5 Cllr Smith asked for clarity on his outstanding action points. He knew he had to prepare a report for planning enforcement regarding Padworth Saw Mills and Upper Church Farm but felt there was something else. Clerk advised that it related to the draft CIL policy, he was to separate the policy from the potential projects per minute 87.1/23.

138/23 To confirm the date of the next meeting as 14th November 2023 at 7.30pm

Confirmed

Signed: _____

Date: _____

Aldermaston Parish Council

Aldermaston Parish Council – October 2023

Planning Applications for Consideration

	23/02080/House – 21 Maidas Way, Aldermaston. Formation of habitable rooms in roof space with rear dormer and front Velux rooflights	Deadline extended to 11/10/23
	23/02085/FUL – Strawberry Farm Land Parcel, West of Aldermaston Byway 7, Reading Rd, Aldermaston. Retrospective: formation of field access and gate	Deadline extended to 12/10/23
	23/02189/HOUSE – 1 Maidas Way, Aldermaston. Retrospective: single storey rear extension, 2 garden sheds and pergola	13/10/23
	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	13/10/23
	23/01961/Ful & 23/01962/LBC – Manor House Borehole, Aldermaston Park. Demolition of existing office and garage formerly known as Oxford House	24/10/23 Deadline extended to 16/11/23
Not on Oct Agenda	23/02270/FULMAJ – Hilliers, Rosebourne, Station Rd, Aldermaston. Variation of condition 15 (external lighting) of approved application 17/01656/COMIND	25/10/23 Deadline extended to 17/11/23

Planning Application Decisions

	None received	
--	----------------------	--

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.

Aldermaston Parish Council

	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
	23/02005/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	Srtawberry 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	
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

Bank reconciliation - as at 29th September 2023

Balance from cashbook spreadsheet		91102.78
Add unpresented payments at 29th September 2023	248.60	
		248.60
Subtract receipts after 29th September 2023	0.00	0.00
Net bank balances as at 29th September 2023		91351.38
Bank statements 29th September 2023		
Current account	2170.40	
Business account	89180.98	
		91351.38
Difference		0.00

Aldermaston Parish Council

meeting financial report 29th September 2023

Bank Balance as at 29/09/2023	Cashbook balance as at 29/09/2023	Cashbook balance after new payments made
£91,351.38	£91,102.78	£90,470.98

New items for payment

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 Aug (VAT £46.50)	279.00
EP	Clerk	Salary (Oct)	248.60
EP	HMRC	Tax (Oct)	62.20
TOTAL			£631.80

Payments made since last meeting

Cheque No	Payee	Details	TOTAL COST
EP	Tactical Facilities Man	Wharf dog bin (VAT £1.07)	6.44
EP	Triangle Management Co. Ltd	Grass cutting etc Aug (VAT £46.50)	279.00
EP	Clerk	Salary (Sept)	248.60
EP	HMRC	Tax (Sept)	62.20
EP	PKF	External Audit fee (VAT £63.00)	378.00
TOTAL			£974.24

Receipts since last meeting date

Receipt Date	Payer	Details	TOTAL AMOUNT
11/09/2023	Lloyds	Interest	83.24
TOTAL			£83.24

Payments not yet presented

Cheque No	Payee	Details	TOTAL COST
	Des Farndell	September Salary	248.60
TOTAL			£248.60

Aldermaston Parish Council

Receipts not
yet cleared/or
on statement

Receipt date	Payer	Details	TOTAL COST
TOTAL			