

MINUTES OF A MEETING OF STREATLEY PARISH COUNCIL HELD **Actions**
BY VIDEO CALL ON 8 FEBRUARY 2021 (start 7.30pm)

Present – Mr J Spring (Chairman), Mr N Barnes, Mr M Robertson, Ms J Ashmore, Mr M Jubb, Mr C. Smith, District Councillor A Law.

21/015 Preliminaries

- a. **Dispensations**
None.

21/016 Apologies

Mrs L Coyle.

21/017 Open Forum

There were no members of the public present, therefore no Open Forum.

21/018 Minutes

- i. Council resolved that the minutes of the meeting held on 11th January 2021, having earlier been circulated, be agreed as the correct record. They will be signed by the Chairman at the next face to face meeting. **Clerk**

21/019 Matters Arising from Previous Minutes

Note: Some items cannot be progressed during the period of lockdown. These items will be maintained but in a lesser font except where there has been an update.

- a. 18/125 g. i. WBC email regarding establishment of footpath from Hill Gardens to Green Hill. A Law has received some objections, including one from a resident who believes there is a covenant in place for the land. A section of woodland behind the pre-school/school is owned by WBC Education Department. No details of a covenant have been found by WBC Property or Education Departments.

The remaining larger area is Open Access Land.

27 evidence forms sent to S Higgins, WBC, on 8 August 2018. The next step is to apply for a public footpath. S Higgins has supplied all forms and will assist with the process. Council instructed the Clerk to proceed with completion of the forms. Clarification received from WBC on 'evidence' required.

Clerk and Mr. Ashton to ask more people to complete evidence forms. 9 received so far - aiming for at least 10. 2 additional signed forms received from Mr. Ashton. **Clerk**

- b. 19/026 iii. The Primary School Eco group is looking for projects. Councillor Coyle has two ideas which need further development:
- i. Scope for inclusion in the wildflower meadow project
 - ii. Plastic recycling. Collection of recyclables currently not collected by WBC.

Ideas put forward included a walking bus and giving assistance to elderly allotment owners. Councillor Coyle was due to meet with Mrs Dineen (School Governor responsible for Eco) but due to the lockdown this was delayed. Councillor Coyle in discussions with SAS. **LC**

20/027 i. Councillor Ashmore referred Councillor Coyle to a scheme from TerraCycle whereby schools could receive money from collecting and **LC**

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recycling otherwise hard to recyclable products. School is currently closed. Ongoing.

- c. 19/074 i. High Street traffic. WBC carried out a survey of High Street in October 2019. A further survey, including a weekend, was carried out in Spring 2020. District Councillor Alan Law met with the officers who analysed the data. The data volumes were comparable with the private survey carried out (for the Limeswell planning application) in November 2018. One point that came out was that when traffic travelling from Goring was held at the bottom of the High St. due to oncoming traffic, this affected the traffic detection loop and causing a shorter cycle at the lights for the traffic from the Goring direction. The lights can be changed to take this into account, but this may not make a great difference to traffic flows. A further video survey was carried out from Thursday 15th October to Sunday 18th October 2020.

Once the report is drafted, with its options and recommendations, it will be passed to District Councillor Alan Law and then to the Parish Council for consideration and discussion before consultation with residents. Meeting with officers postponed due to Covid situation.

19/141 xi. When plans are in place for Streatley High Street they will be discussed with Goring PC. Ongoing.

JS

- d. 19/081 f ii. Streatley Hill. People walk on the road to go up Streatley Hill and are apparently unaware of the footpath options. The owners of the property at the bottom of The Coombe have agreed that a sign can be placed on their wall.

The sign at the top of The Coombe is positioned along the footpath. A sign is required at the start of the gravelled area to point the way to the footpath. WBC will look to place an additional Public Footpath sign at the top of The Coombe. Councillors Jubb and Robertson have proposed wording for signs which has been approved by Council "Alternative Public Footpath to top of Streatley Hill avoiding the main road". Councillor Jubb suggested a series of dots highlighting the route up The Coombe.

Councillor Barnes has produced graphics for the signs, including SPC logo. A plastic sign, more suitable for external use, has now been delivered. It was agreed to mount this on plywood and attach to the wooden fence. Councillor Robertson to inform owners that the sign will be put up as soon as possible.

MR/NB

Repeater signs are required for the two grit bins in The Coombe once the weather improves.

NB/Clerk

- e. 19/108 d i. New SPC labels attached to 6 salt bins in Streatley. Remaining 4 (Stichens Green x 3, Wantage Road) to be done when weather is dry. The sticker on the bin at the top of The Coombe to be replaced as it is damaged.

Clerk

- f. 19/139 a ii. The process for listing The Bull public house as an Asset of Community Value is under way and Councillor Jubb sent the completed form to WBC.

The panel met on 24th November 2020 and determined that The Bull did not meet the criteria for listing as the letting rooms brought it into the hotel

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category and most of the income is from the hotel business. There was also a comment that the submission did not include backing from individual members of the public.

District Councillor Law recommended that Council pursues the matter further.

MJ

Councillor Spring to write a letter to the Goring Gap News asking the community for written support for the registration of The Bull public house as an Asset of Community Value. Any submissions can be sent to the Clerk.

JS

- g. 19/142 i. Replacement for the rowan tree by the bus shelter. Following advice from the Woodland Trust and another source, a field maple (acer) has been selected. Quotation received from Tree Solutions (£269 for the tree plus £175 for planting). Mr Spencer has agreed to donate £300 and it was agreed that the balance would be paid by the Parish Council. A deposit has been paid for the tree. Planting is expected in week commencing 8th February, but the cold weather may prevent this.

Clerk

Council has agreed to a plaque subject to approval of wording. Mr Spencer to source plaque.

When we have a confirmed plan for planting Councillor Spring to write an article for GGN.

JS

- h. 19/156 i. Councillor Robertson has been asked about life buoys on the footpath (STRE 24) along the eastern bank of The Thames. It was suggested that the lock keeper may be able to help with how this can be achieved. Ongoing.

MR

- i. 20/040 f ii. Clerk to obtain name badges for Councillors Jubb, Smith and Ashmore, plus the Clerk. WBC can provide these.

Clerk

- j. Removal of ivy from recreation ground trees can now be done. Quotation of £350 received. This was accepted and Clerk to ask for work to proceed.

Clerk

- k. 20/104 xii Councillor Spring to raise issue of speeding traffic at next NAG meeting.

JS

As no meetings have been held for a year, Councillor Spring to ask if they might resume using Zoom.

JS

- l. 20/117 a. Councillor Barnes to investigate secure cloud storage as a document repository/sharing mechanism.

NB

- m. 20/120 iii. Councillor Jubb offered to pick up with WBC the Vehicle Activated Sign for the Wantage Road now that the building works are complete. It was agreed that Councillor Jubb should investigate devices that would also record speeds.

Councillor Jubb reported that the cost for signs range from £2,500 to £3,500 plus installation. The cost of installation depends on the work involved but may be up to £7,000. District Councillor Law reported that Upper Basildon had a recent quote for £2,500.

This is in WBC Highways programme for next financial year. Discussions ongoing.

MJ

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It was agreed to 'reserve' £3,500 of CIL money for the sign and installation costs.

- n. 20/135 ix. Clerk has accepted the offer of some trees for the Recreation Ground and possibly the Meadows. 20 small trees (oak, field maple and rowan) were delivered on 28th November and need to be planted by the end of February.

The Allotment Society would like more trees behind the basketball area of the Recreation Ground, and it was suggested that some are planted along the western fence of the allotments as a screen. Councillor Barnes to discuss with HoSCT. Council noted that oak trees cannot be planted in a field where horses graze.

It was suggested that the oaks are planted behind the ball area of the Recreation Ground and be protected by fencing. Planting will be delayed until the weather improves and the ground is no longer frozen.

Clerk/NB

- o. 20/136 iv. Additional footpath maps directing walkers up The Coombe.

Councillor Coyle has agreement in principle from the school to display one. Councillor Ashmore stated that The Bull were happy to display a map. Councillor Barnes provided contact details of R. Bridle to Councillor Jubb to enable him to ask for a copy of the map without advertisements. Awaiting response from R. Bridle.

MJ

- p. 20/148 a ii. HoSCT is looking for a new Trustee who could be a fund raiser for the rebuilding of the wall. Councillor Coyle has approached someone, but they are very busy due to lockdown. She will ask if they would consider in the future.

LC

District Councillor Law is interested in becoming a Trustee. Councillor Barnes raised this at the HoSCT meeting on 16th December and will pursue with other Trustees at the next HoSCT meeting on 9th February.

NB

- q. 20/149 xiv. Streatley on-street EV charging bollard - initial enquiry.

Clerk has responded regarding the 4 proposed sites and two potential alternative locations.

The Parish Council will also look at other alternatives. Councillor Spring to contact the Swan and Councillor Ashmore to contact the Bull.

JS

No response so far from the Swan. Marston's Brewery are implementing a scheme of EV charging points across their public houses in the UK. Councillor Ashmore will contact them directly.

JA

- r. 20/160 i. SPC has reviewed the consultation paper on the Local Plan and agrees with its conclusions. District Councillor Law to send his comments to Councillor Spring. Councillor Spring to respond on behalf of the Parish Council.

**Action
Completed**

- s. 20/162 d. Agreed Governance documents to be placed on SPC website. These have been included in the updated version of the website soon to be published.

NB/Clerk

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Actions

- | | | |
|----|--|-------------------------|
| t. | 21/007 f i. Councillor Coyle to report to the Conservation officer at WBC that many trees had been cut down at West Lodge, Reading Road, on the borders of Streatley and Lower Basildon | Action Completed |
| u. | 21/008 d vi. Clerk to submit precept request for £32,101 to WBC. | Action Completed |
| v. | 21/010 d ii. Councillor Jubb to write to the National Trust at Basildon Park expressing SPC's concerns about the numbers of people visiting the properties in the area and the lack of adherence to COVID regulations | Action Completed |
| w. | 21/012 i. Councillor Smith to write to Goring PC backing the letter by the Allotment Society asking if any space is available for allotments. Response awaited. | |
| x. | 21/012 ii. Keeping of goats at a property in Rectory Road. Councillor Coyle to ask the owners whether they have the appropriate licence. The owners have confirmed that they have the necessary paperwork in place and checks have been made by WBC. | Action Completed |
| y. | 21/012 iii. Clerk to provide Councillor Smith with maps/plans of the Council owned land to the south of the High Street. | Action Completed |
| z. | 21/012 iv. Clerk to report faulty speed indicator sign on Wallingford Road (facing North). WBC confirmed that it is working correctly but replacement batteries may be required. WBC to monitor. | Action Completed |

21/020 Report of the West Berkshire District Councillor

- i. Planning application for West Lodge Reading Road. District Councillor Law has requested that this application is called to committee if it is to be recommended for approval. The area is 'sensitive' as it is close to the Thames Path and two Areas of Outstanding Natural Beauty. Previous applications along this stretch of the Thames have been called to committee. The property lies within Basildon parish and they have objected to the application.
- ii. Fly tipping on The Ridgeway. A fly tipper has recently been fined £2,500 for dumping rubbish between Streatley and Compton.
- iii. WBC Waste Services. Garden waste collection was suspended due to the amount of waste and some operatives self-isolating. The service has now resumed, and the backlog has been cleared.
- iv. WBC has received government funding of £1.7m to install fibre optics in all the schools in the district.
- v. There is a national census on 21st March.
- vi. The next full council meeting will be held on 2nd March when the budget for 2021/22 will be set. An uplift of 1.99% is expected with no additional spending required for social care.

District Councillor Law left the meeting at 7:55.

21/021 Planning

- a. **Decisions made in between meetings (papers previously circulated)**
None.

b. Applications for planning permission

- i. 21/00076/HOUSE Mad Hatters, Wantage Road.
Retrospective application for the erection of a lean-to carport at side of existing garage.

Council resolved that Streatley Parish Council do not object to this application.

c. Planning matters received since the agenda was circulated (papers circulated prior to the meeting)

None.

d. Decisions by WBC

- i. 20/02823/CERTLB 3 Place Manor Cottages.
Replacement of standing boiler with new wall mounted combi boiler. This will be relocated from the existing position requiring a new flue to be attached. The position of the boiler will be moved from its current position at the rear of the property on the back wall of the existing kitchen extension to approx. 1 metre higher on the same wall, replacing a kitchen cupboard in the new location. Gas pipe from gas pipework will be connected to the new boiler and a new flue installed in a new position approx. 1 metre higher than the current position. Current flue will be removed and bricked with brick matching the existing brickwork. Hot water tank in the upstairs bathroom will be removed along with cold water tanks located in the loft. Dimensions of the new combi boiler is 780x440x365 mm.

Agreed Lawful 13th January.

- ii. 20.02887/HOUSE 5 Pound Cottages, Wallingford Road.
Addition of side facing dormer to provide additional accommodation in attic space.

Council had objected to this application on the grounds that Pound Cottages are prominent dwellings in the centre of the village, initially constructed to replace previous historic dwellings of similar architectural features. In this location, Streatley Parish Council raises objection to any property amendment which causes a deviation from the intent to maintain the overall street scene as close to the original view of the village. Such objection supports the general conservation principles for the village central area as highlighted in the "*West Berkshire Council Conservation Area Appraisal – Streatley*", with specific reference to Clause 12.4.11, on page 34 indicating that:

“.....the eastern side of Wallingford Road including Pound, Lardon and Chestnut Cottages. Chestnut Cottages, illustrated at Figure 59, replaced a building of the same name which occupied the site in the 19th century. Each of the developments has an architectural integrity. Although they have larger windows than those of the traditional cottages, they share common characteristics such as linear, flat facades, unbroken simple roofs and strong horizontal eaves and ridge lines. The architectural integrity of the developments has begun to be eroded, for example, by the insertion of replacement windows and of front doors which do not match the originals”.

Currently, none of the Pound properties have any visible extensions, roof alterations, window-lights or dormers to significantly deviate from the original overall architectural intent. Hence, Pound Cottages and, similarly the adjacent Chestnut Cottages, provide an architectural presentation as a whole, rather than as individual properties.

Specifically, regarding the direct amendment proposal, extending the vertical face of the property side wall, up to an elevation slightly below the ridgeline of the roof is effectively, a 'hip to gable' extension which would present a featureless, high solid wall to the adjacent property and to the street scene as viewed from the crossroads. The minor remaining high-level hipped roof end is not considered to sufficiently act as a diminishing feature. Such a high gable wall would be out of line with adjacent general property detail and detract from the general street view. From the front entrance/garden of the adjacent property, the near full height vertical solid brick face is considered to be an overbearing feature.

Application withdrawn 21st January.

- iii. 20/02721/LBC2. Elm Lodge Wallingford Road.
Internal alterations to existing listed building.

Council did not object to this application.
Approved 27th January.

e. Applications debated at previous meetings still pending WBC consideration.

- i. 20/02537/HOUSE Thatched Cottage High Street.
Newly constructed oak timber framed car port.

Council do not object to this application but wished to comment that they agreed with the comments from the Conservation Officer that the pitch of the roof should be lowered.

Amended plans received 22nd January. Council do not object to these amendments.

- ii. 20/02776/HOUSE The Warren, Rectory Road
Remodelling and extension of west wing.
Council do not object to this application.

- iii. 20/02937/HOUSE & 20/02938/LBC2 Wood Farm, Stichens Green.

The demolition of single storey 1950's additions comprising a conservatory, entrance lobby, utility room, storage, a wc, an external store and redundant chimney. The removal of a section of wall beneath an east facing window. The relocation and screening of an oil tank. The construction of a single storey extension comprising a new family entrance, boot room, utility room, two wcs and plant room, family room/breakfast area and small rectangular addition to the existing kitchen.

Council do not object to this application.

- iv. 20/02971/HOUSE & 20/02972/LBC2 The Old Bakery, 2 High Street.

Chimney 1: re-pointing of existing stack, chimney pot - replace for like where necessary, chimney stack - re-pointing needed, like for like material (lime mortar) and flaunching - replace/repair, like for like materials. To install a wood burning stove including metal flue in the dining room linked to chimney 1. If we do not install the woodburning stove, we intend to place a clay pepper pot chimney cap in order to save energy. The chimney breasts in the bedroom fireplaces will be fitted with relevant caps to retain heat (where needed) Chimney 2: works proposed on chimney 1 to be given chimney 2- this will only be done if the inspection when the scaffolding is erected deems it necessary. To install a wood burning stove in the drawing room including metal flue. Roof ridge - replacement tiles like for like if

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necessary. Re-paint front door with pale pink. Stairwell light. Shower room converted into office including electrical works.

Council do not object to this application.

v. 20/02780/HOUSE 3 Coombe Cottages

Replacement of existing rotting wood porch with new brick and glazed porch, to be built to match similar examples in neighbouring houses.

Council do not object to this application.

f. Other planning (and licensing) matters

i. 20/03083/FULMAJ. West Lodge Streatley (out of Parish).

Construction of a new 2 storey dwelling with associated detached double garage, with demolition of the existing 5-bedroom dwelling and garaging taking place within 6 months of the completion of the new dwelling. Streatley Parish Council do not object to this application.

ii. **Appeal** APP/W0340/W/20/3259156 - against decision for 20/00835/FULD The Old Golf House.

Subdivision of The Old Golf House and annex into two separate residential dwellings.

Streatley Parish Council had objected to this application on the following grounds:

1. The development site sits outside the village settlement boundary and as such would amount to a new dwelling in the countryside.
2. The existing annex building has permission to be used as ancillary accommodation. Just because the existing owners do not use the main house does not, in Council's opinion, make it redundant.
3. Council sympathises with the applicants who find the property large and are not currently using the main house. However, the Parish Council feels that to convert an existing annex into a separate dwelling, when permission for the annex was granted with conditions explicitly preventing it from being used as separate dwelling and forming its own curtilage, would set a precedent.

Appeal allowed and planning permission granted 27th January.

21/022 Finance Matters

a. Payment of Accounts between meetings

- i. £323.99. Tree Solutions. Purchase of acer tree/rowan tree replacement

Council ratified payment of the above invoice.

b. Payment of Accounts received by Council

- i. £14.39. H. Preston-Barnes. Zoom invoice February.
- ii. £306.37. SSE. Street lighting maintenance Q3 2020.
- iii. £66.85. SSE. Street lighting repairs Q3 2020.
- iv. £158.52. SSE. Street lighting repair, damaged pole (reimbursed by ASM Auto Recycling).
- v. £13.11. N. Barnes. SERG database costs January 2021.
- vi. £15.00. Friends of the Ridgeway. Annual subscription 2021.

Council resolved that the above invoices be approved for payment.

Clerk

c. Receipts

- i. £339.00. Streatley Allotment Society. Rent reimbursement.
- ii. £8.77. NS&I. Interest.
- iii. £158.52. ASM Auto Recycling. Street lighting repair, damaged pole.

Council acknowledged receipt of these payments.

d. Other Finance Matters

- i. Council approved the bank reconciliation as of 31st January 2021 (previously circulated).
- ii. Council acknowledged payment of the Clerk's salary by direct debit on 1st February.
- iii. Council acknowledged thanks from HoSCT, MIGGs, St. Mary's Church and Morrell Room for donations.

21/023 Specific Matters for Discussion/Decision:

Note: Some regular items where there is nothing to report during the period of lockdown have been omitted from the agenda.

a. Website/IT

- i. Councillor Barnes has updated the base software of the website which has been checked by the Clerk and the minor changes have now been included. Following one further check this will be made live.

b. Emergency Planning/SERG.

- i. Councillor Barnes reported that there has been no requirement for a meeting since early January.
- ii. Current emphasis is on the cascade system to ensure that all households in the village will receive important COVID related information.
- iii. There are changes required to the SERG database.

21/024 Reports on:

Note: Some regular items where there is nothing to report during the period of lockdown have been omitted from the agenda.

a. Heart of Streatley Charitable Trust

- i. The next meeting is on 9th February when the Trustees will discuss the quotes and builders' feedback for the work on the wall.
- ii. There will also be feedback on the article in the Goring Gap News for a fundraiser.

b. Recreation Ground

A report has been received from Friends of Streatley Rec. Councillor Ashmore will arrange to meet FoSR to discuss the issues raised.

JA

c. Neighbourhood Action Group

- i. Councillor Spring has nothing to report but continues to receive information regarding scams.

c. St Mary's Church

- i. The lightning protection on the church has been serviced and adjusted.

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- ii. There is a Zoom service from either Streatley or Goring church every Sunday, with the minimal number present (three choir, minister(s), organist, and wardens).
- iii. The Vicar is hoping to be able to hold in-person church services soon.

a. Traffic and Highways

- i. The bollard at Elm Lodge has been knocked over again. WBC have been informed.
- ii. Parking at the top of Streatley Hill. Yellow lines have now been painted on the road and logs placed on the verge to prevent damage from parked vehicles.

21/025 Correspondence (not dealt with elsewhere in the agenda)

- i. 14th January. WBC Traffic and Road Safety Team.
- ii. 14th January. WBC Press Release. Free school meals.
- iii. 14th January. North Wessex Downs. Newsletter.
- iv. 15th January. Public Protection Partnership. Launch of Crimestoppers COVID fraud hotline.
- v. 21st January. WBC Press Release. WBC announces additional financial support for local businesses impacted by national restrictions.
- vi. 21st January. Royal Berkshire NHS Trust. Patient and public newsletter.
- vii. 22nd January. Friends of the Ridgeway. Winter newsletter 2021.
- viii. 25th January. WBC. Rectory Road Streatley: 30 mph speed limit order consultation.
- ix. 26th January. WBC Public Health and Wellbeing. Cold weather messages leaflet.
- x. 26th January. Open Spaces Society. January newsletter.
- xi. 4th February. WBC Press Release. COVID marshals coming to the streets of West Berkshire.
- xii. 5th February. WBC Press Release. Rapid community testing initiative to launch in West Berkshire.
- xiii. 5th February. WBC Press Release. West Berkshire Lottery's community fund awards £13,957 to twelve local charities.
- xiv. 5th February. WBC Press Release. National apprenticeship week.

21/026 Items Raised by Councillors

- i. Councillor Robertson mentioned that the potholes are getting bigger at The Bull crossroads. These have been reported to WBC by the Clerk.
- ii. Councillor Robertson mentioned a manhole leaking water outside Elm Lodge that, due to the extreme weather, is freezing and causing a hazard. Clerk to report to WBC. **Clerk**
- iii. Councillor Spring reported that the Parish Council had agreed to fund two bags of sand for sandbags required for flood prevention.

21/027 Open Forum

None.

21/028 End of Meeting

There being no further business, the Chairman confirmed that the next meeting would take place on 8th March 2021. This will be a virtual meeting using Zoom technology. The meeting closed at 8.35 pm.

Future meetings: 2nd Monday of the month except August when there are no meetings.