

MINUTES OF A MEETING OF STREATLEY PARISH COUNCIL HELD **Actions
IN THE MORRELL ROOM, STREATLEY ON 13 SEPTEMBER 2021 (start 7.50pm)**

Present – Mr J Spring (Chairman), Mr N Barnes, Mr M Robertson, Mr M Jubb, Mr C. Smith, Mrs S. Anderson, Mr A Law.

21/101 Preliminaries

a. **Co-option of Councillor**

Council resolved that Mrs Sara Anderson be co-opted as a Councillor (proposed Councillor Spring, seconded Councillor Barnes). Councillor Anderson executed a Declaration of Acceptance of Office. The Chairman welcomed Councillor Anderson to the Council.

b. **Dispensations**

None.

21/102 Apologies

Mrs L Coyle.

21/103 Open Forum

There were two members of the public present. Their names are appended to these minutes. Both attended to answer any questions the Council might have with regard to planning application 21/02105/FULD The Old Golf House, Rectory Road. See 21/107 b below.

The members of the public left at 7.55pm.

21/104 Minutes

- i. Council resolved that the minutes of the meeting held on 19th July 2021, having earlier been circulated, be agreed as the correct record and signed by the Chairman. **Clerk**

21/105 Matters Arising from Previous Minutes

- 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.

12 new evidence forms collected. Further attempts have met with some opposition to the footpath.

The first stage has been completed. Documents and additional evidence sent to WBC. The next stage is to post notices to owners of the land. **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

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- 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 recycling otherwise hard to recyclable products. Ongoing as the school has not yet restarted this activity. **LC**

- 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. 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 High Street, due to oncoming traffic, this affected the traffic detection loop and caused 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 to Sunday 18th October 2020.

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

District Councillor Law met with WBC officers on 5th May to discuss the data.

A zoom meeting was held on 21st July between WBC, District Councillor Alan Law, and representatives of the Parish Council to consider the findings and potential solutions before consultation with residents.

Council discussed a letter from Mr. Pickersgill regarding the traffic situation in the High Street with suggestions for improvements. This has been passed to the WBC Highways team for inclusion in the discussion on 21 July. Councillor Spring to respond to Mr. Pickersgill. **Action Completed**

Council discussed the proposed survey. It was agreed:

- to let the option of a possible car park in the meadows remain
- that the survey would be for residents of Streatley only, since it was commissioned jointly with WBC (who are meeting any costs involved). In addition, it would be impossible to determine where to limit the boundary of the area whose residents might use the road **JS**

- that the surveys would be hand delivered to/collected from all houses. Options for this are to be investigated

- that more than one response would be allowed per household subject to number of occupants. Councillor Spring to adapt wording. **JS**

- responders could give up to 2 preferred options

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- Clerk to look at the number of homes in Streatley Parish and costs/options for printing **Clerk**
- 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 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.
- A plastic sign has been mounted and attached to the wooden fence. Repeater signs have been placed on the two grit bins in The Coombe
- WBC have been chased regarding additional footpath sign at the top of The Coombe (agreed November 2019). This will be added to works program for October/November 2021. **Action Completed**
- e. 19/108 d i. SPC labels attached to 6 salt bins in Streatley. Remaining 3 (Stichens Green) to be done. **Clerk**
- The stickers on both bins at the top of The Coombe have been replaced.
- 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 determined that The Bull did not meet the criteria for listing as the letting rooms brought it into the hotel 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 and would like to be informed when the Council is ready to reapply.
- 23 letters of support have now been received. Councillor Spring has written a thank you letter to GGN and has received useful information from CAMRA. All have now been passed to Councillor Jubb to work on the resubmission process.
- Councillor Jubb to speak with a local village that has been through this process and then consult with District Councillor Law before resubmitting the application. Ongoing. **MJ**
- Councillor Jubb asked District Councillor Law if there was any involvement of Marstons in the decision to reject SPC's previous application.
- g. 20/040 f ii. Clerk to obtain name badges for Councillors Jubb, Smith and Anderson plus the Clerk. WBC can provide these. **Clerk**
- h. 20/120 iii. Councillor Jubb offered to pick up with WBC the Vehicle Activated Sign for 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

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- 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 work programme for 2021/22 – waiting on details from WBC.
- It was agreed to ‘reserve’ £3,500 of CIL money for the sign and installation costs.
- A Speed Indicator Device was installed on a post in Wantage Road, close to the Rectory Road junction. The sign was powered and left in place for approximately 3 weeks but has now been removed. No data has been fed back by WBC. **Action Completed**
- i. 21/056 h. WBC Highways are aware that The Bull Inn has been hit by a lorry once again with damage to the northeast corner. Repairs (including full road closure) completed 4-13 August, but a similar incident occurred on 31st August.
- Council agreed that further action is required to protect The Bull and Elm Lodge which are listed buildings.
- Councillor Jubb to draft a letter to WBC Highways requesting a formal review of the HGV route into Streatley.
- Emails received regarding lack of information relating to road closure and change of dates.
- Letter asking for review of the approved HGV route into Streatley was sent to WBC 3rd September. **Action Completed**
- j. 21/091 d. Clerk to complete documentation to appoint Jane Olds as internal auditor for 2021/22. **Action Completed**
- k. 21/092 a. Clerk to seek quote for top up of bark chippings and weed strimming in enclosed play area.
- Weed strimming has been done. Quotation received of £50+VAT for weed killing in enclosed play area and around cycle path.
- Bark top up is £160+VAT per bag. Last top up used 2 bags which was not considered sufficient. Recommendation of 4 or 6 bags to provide a good surface.
- It was agreed to proceed with weed killing and a bark top up of 4 bags. **Clerk**
- Council discussed the 6 monthly inspections (with minor repairs) by Playground Facilities and agreed to continue for another year. **Clerk**
- l. 21/092 b. Clerk to respond to request from Ridgeway 40 to use Recreation Ground. **Action Completed**
- m. 21/092 c. Clerk to respond to request to use Recreation Ground for the Nightglow event. **Action Completed**

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- n. 21/093 d. Councillor Barnes to back up the SERG database and stop the service after confirming with Q1 Foundation first to ensure they have no use for it. **Action Completed**
- o. 21/094 xlv. Councillor Spring to speak with St Mary's Church regarding plans for a beacon for the Queen's platinum jubilee 2nd June 2022.
Insurance for a beacon on the church proved expensive in the past. The church is willing to join in with any plans by the Parish Council and a beacon on Lardon Chase will be investigated. Councillor Jubb to speak with National Trust about this. **MJ**

21/106 Report of the West Berkshire District Councillor

District Councillor Law reported that WBC are now holding physical meetings and are currently dealing with 3 main issues:

- Travellers in Thatcham. An injunction has been served against building on land without planning permission.
- Families of Afghan refugees. WBC has agreed to take 3 families. Currently these and others are being housed in two hotels.
- New local plan. Submission has been stalled due to the government making changes to NPPF. This may cause a delay of over 2 years whilst data is reanalysed, and plan redrafted.

21/107 Planning

a. Decisions made in between meetings (papers previously circulated)

- i. 21/01922/LBC2 4 Icknield Cottages, High Street.
Replacement of the two existing windows and front door to the front elevation with like-for-like double glazed replacements.

The Clerk, in consultation with Councillors Robertson, Coyle, Spring, Jubb, Smith and Barnes, determined that Council does not object to this application.

Council resolved to ratify this decision.

- ii. 21/02043/HOUSE Lower Thurle Rectory Road.
Single storey extension.

The Clerk, in consultation with Councillors Robertson, Coyle, Spring, Jubb, Smith and Barnes, determined that Council objects to this application on the grounds that it includes a completely independent annex that could be used as a separate dwelling, which is outside of the village settlement boundary. If West Berks are so inclined to grant this application, we request a stipulation that the annex should not be used as a separate dwelling or used on a commercial basis.

Council resolved to ratify this decision.

b. Applications for planning permission

- i. 21/02105/FULD The Old Golf House, Rectory Road.
Demolition of existing dwelling and construction of replacement dwelling, ancillary garage outbuilding and associated landscaping works.

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Following discussion, it was resolved that Streatley Parish Council does not object to this application.

- ii. 21/02246/HOUSE 21/02247/LBC2 West Streatley House High Street.
Section 73A: Vary condition 5 (obscure glazing) of approved application 19/01227/HOUSE.

Following discussion, it was resolved that Streatley Parish Council objects to this application on the grounds that the non-obscured window overlooks the neighbouring property.

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

- i. 21/02291/HOUSE Cleeve Court Cottage.
Two storey side extension.

Following discussion, it was resolved that Streatley Parish Council does not object to this application.

d. Decisions by WBC

- i. 21/01398/HOUSE The Brambles, Wantage Road.
Rear extension and rear roof modification.

Streatley Parish Council objected to this application on the grounds that the extension is disproportionate to the existing building and the materials do not complement the existing building or comply with the Village Design Statement for that area (Zone 3) of the village. Whilst the proposed extension is only partially visible from the street it is highly visible from the surrounding Area of Outstanding Natural Beauty.
Approved 28 July.

- ii. 21/01179/FULD Garden Plot at Sunfield Townsend Road.
Erection of one dwelling and garage and formation of new access. Section 73A application to vary condition 2 of planning permission 17/01476/FULD.

Council objected to this application on the grounds that it presents an increase in scale to the property and the street scene in relation to the approved application 17/01476/FULD where the garage was a wooden structure to the rear of the property. Following the rejection/withdrawal of several applications to build a larger property on this plot, including a failed appeal to the planning inspectorate, this variation appears to be an attempt by stealth to build a larger building than approved.
Refused 13 August.

- iii. 21/01691/HOUSE Herbert Cottage, The Coombe.
Demolition of detached garage. New front entrance, double storey side extension and alterations.

Council objected to this amendment to the application on the grounds of:

- The proposed extension increases the house footprint by in excess of 50% (excluding the current garage) resulting in the two attached houses looking 'unbalanced' due to the scale of the extension.
- The demolition/removal of the garage facility will mean that cars will be in evidence at the front of the property when parked and we would question whether there would be

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room for more than one car as drawn in the plans, resulting in an increase in on-street parking.

- Overall, the street scene will suffer from the effects of the infill and the impact of a double height 'flat' frontage to the street.
- The view down the hill and from the neighbouring 'Blackthorn' property on the western side will be significantly impaired.

Approved 23 August.

iv. 21/01806/CERTP 12 The Bull Meadow.

Proposed demolition of existing conservatory with replacement ground floor rear extension in identical footprint. Proposed ground floor front open porch.

Streatley Parish Council was not informed of this application.

Agreed lawful 6 September.

v. 21/01171/FUL & 21/01170/LBC2 Little Shaw, High Street.

Internal alterations and single storey rear extensions to the house, removal of an outbuilding and replacement with a single storey annexe/home office.

Council objected to this application on the grounds of the replacement structure proposed in place of the dilapidated barn to be demolished at the rear of the property. The replacement building internal layout and services lend themselves to future conversion for use as a self-contained dwelling which could be utilised separately to the main house facility. Sited within a conservation area, the Council does not support any introduction of additional dwellings. If approved Streatley Parish Council requested conditions that it "cannot be used as residential accommodation" and "only to be used by the resident of the property as a home office"

No objection was raised with respect to the proposed extension to be attached to the rear of the existing house.

Additional information received 13 July.

Approved 8 September.

vi. 21/01774/HOUSE & 21/01775/LBC2 4 Icknield Cottages, High Street.

Rear first floor extension, internal alterations, alterations to rear out building and construction of new brick and flint garden wall.

Council did not object to this application.

Withdrawn 9 September.

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

None.

f. Other planning (and licensing) matters

None.

21/108 Finance Matters

- i. £100.44. SSE. Street lighting energy July (paid by direct debit).

Council ratified payment of the above invoice.

b. Payment of Accounts received by Council

- i. £12.80. N. Barnes. SERG database costs June/July.
- ii. £240.00. PKF Littlejohn. External audit review.
- iii. £196.68. M&C Landscapes. Grass cutting July.

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- iv. £21.60. H. Preston-Barnes. Padlock for leased land gate.
- v. £21.57. H. Preston-Barnes. Restricted height signs for Recreation Ground entrance.
- vi. £1632.36. IJ Fencing. Replace damaged post & fence at Recreation Ground & installation of gate.
- vii. £6.99. H. Preston-Barnes. Reflective tape for Recreation Ground chain.
- viii. £13.06. N. Barnes. SERG Database costs July/August.
- ix. £208.68. M&C Landscapes. Grass cutting July.
- x. £94.58. SSE. Street lighting energy August (paid by direct debit).
- xi. £255.00. R Coyle. Reimbursement of court fees.

Council resolved that the above invoices be approved for payment.

Clerk

c. Receipts

- i. £235.04. HMRC. Q4 2020-21 VAT reimbursement.
- ii. £617.50. Aviva. Insurance claim payment – Recreation Ground post and fence.

Council acknowledged receipt of these payments.

d. Other Finance Matters

- i. Council approved the bank reconciliations as of 31st July and 31st August 2021 (previously circulated).
- ii. Council acknowledged payment of the Clerk's salary on 1st August and 1st September.
- iii. Council acknowledged successful completion of external audit for 2020/21 and thanked the Clerk for her efficiency in preparing the data accurately.

21/109 Specific Matters for Discussion/Decision:

a. Traffic and Highways.

Council discussed the proposed High Street traffic survey – See 21/105c.

b. Councillor Portfolios and Responsibilities

Following a change in Councillors, Councillor Spring talked through a proposal for changes to portfolios and responsibilities of Councillors. Councillor Spring to distribute draft document for comment and agreement.

JS

21/110 Reports on:

a. Heart of Streatley Charitable Trust

Councillor Barnes reported that:

- there are currently 5 trustees
- HoSCT has formally adopted a financial year of April – March and there may be changes to the trustees at the end of this year.
- the first of the annual picnics was held on 12 September as a trial for the future.
- the next piece of work is the ivy covering the wall.
- the trees around the boundaries have been inspected and the trustees await the report.

b. Website/IT

Councillor Barnes reported that the website has been reviewed and updated as a result of recommendations from the Internal Audit and changes to be implemented for presentation of finance related documents.

Councillor Barnes to set up an email account for Councillor Anderson.

NB

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Councillor Anderson to provide a photograph and bio for the website.

SA

c. Allotment Society.

The hedge between the meadows and the allotments needs laying. SAS has been advised. Councillor Smith to remind SAS not to prune or cut the hedge until this work can be done.

d. Recreation Ground

A report was received from FoSRG.

Items requiring attention include:

- Mats under swings (attended to during inspection)
 - Vegetation causing the cycle track to become narrower
- It was agreed not to accept the offer of a dummy CCTV unit.

e. Neighbourhood Action Group

The Clerk attended the meeting held on 21st July as there was a conflict with the WBC meeting to discuss the High Street traffic options.

There were two incidents reported in Streatley during the previous 3 months: one incident of ASB and one of criminal damage.

The next meeting is on 27th October.

f. St Mary's Church

Councillor Spring reported that all the broken and damaged windows have been repaired/replaced.

g. Traffic and Highways

Nothing further to report by Councillor Jubb.

21/111 Correspondence (not dealt with elsewhere in the agenda)

- i. 22nd July. The Royal Berkshire NHS Foundation Trust. Berkshire West Health Newsletter - July 2021.
- ii. 25th July. Going Forward Buses. Summer Newsletter.
- iii. 26th July. WBC Press Release. What's your Leisure? Help us inform our draft Leisure Strategy.
- iv. 28th July. WBC Press Release. Let's Get Active! Grants to improve access to physical activity across West Berkshire.
- v. 29th July. WBC Climate Forum. Draft notes and presentation.
- vi. 29th July. Open Spaces Society. AGM 2021 report.
- vii. 30th July. WBC. Submission of the West Berkshire Minerals and Waste Local Plan to the Secretary of State.
- viii. 30th July. WBC. Great Big Green Week - 18-26 September.
- ix. 30th July. WBC Press Release. A Goodwill Gesture for Garden and Food Waste Collection from WBC.
- x. 4th August. WBC. Blossom into Spring project.
- xi. 6th August. WBC Planning. Designation of a new Neighbourhood Plan Area – Newbury Parish.
- xii. 7th August. WBC. Bus Services Improvement Plan.
- xiii. 12th August. WBC Press Release. Long-serving Chief Executive Nick Carter retires.
- xiv. 18th August. WBC Press Release. Council obliged to postpone local plan review.

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- xv. 19th August. S. Breen. The Bull crossroads.
- xvi. 19th August. CCB. E bulletin.
- xvii. 23rd August. Going Forward Buses. September 2021 Newsletter.
- xviii. 25th August. WBC Press Release. Have your say on our Draft Local Flood Risk Management Strategy.
- xix. 7th September. WBC Press Release. Newbury welcomes new car club operator to the town.
- xx. 7th September. South Central Ambulance Service NHS Foundation Trust. Annual General Meeting.
- xxi. 8th September. Royal Berkshire NHS Foundation Trust. Health Newsletter.
- xxii. 9th September. Open Spaces Society. Group Member Survey.
- xxiii. 9th September. North Wessex Downs Trust. September 2021 Newsletter.
- xxiv. 13th September. The Swan at Streatley. Staff event to be held on 21st September in the paddock adjacent to the Swan. Neighbours have been informed. For issues on the day, the contact is John Gripton.

21/112 Items Raised by Councillors

Councillor Robertson said that he had received complaints about the traffic lights on Streatley Hill being obscured by overgrown foliage. Clerk to write to owners of Elm Lodge asking them to cut back the vegetation. **Clerk**

Councillor Spring had received an email from the British Legion regarding the soldier silhouettes. Council agreed not to purchase these but to go ahead with the usual Remembrance Day wreath. **Clerk**

21/113 Open Forum

None.

21/114 End of Meeting

There being no further business, the Chairman confirmed that the next meeting would take place on Monday 11th October 2021 in the Morrell Room at 7:50pm. The meeting closed at 9.55 pm.

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