

# WALTHAM ST LAWRENCE PARISH COUNCIL

Pendell Cottage, Hungerford Lane. Shurlock Row, Berkshire RG10 0NY



Clerk to the Council: Ms Alison Jones  
 Telephone: 01189 342095  
 Email: [wslparishclerk@gmail.com](mailto:wslparishclerk@gmail.com)

## Minutes of a meeting of Waltham St Lawrence Parish Council held on 11<sup>th</sup> July 2017 in Neville Hall at 7pm

Present: Mike Kay - Chairman, John Birkett - Vice Chairman Clive Scott-Hopkins, Mark Hipgrave, Maggi Bevan, Suzy Young & Alison Jones (Clerk)

Also present 10 members of the public

		ACTION
FC213/07/17	<p><b><u>Public Question Time:</u></b></p> <p>A member of the public raised the question of the requirement for planning to erect traffic mirrors to assist vision, specifically relating to a mirror at Great Martins. He postulated that the double mirror post was unsightly and unnecessary. The Chairman asked Suzy Young to investigate. Clive Scott-Hopkins stated that there were rules with regards to distance from the road and added that the gates at Great Martins were white and should be black as per planning and has spoken to the owner.</p> <p>David Crawley-Boevey [D.C-B] requested assistance from the Parish Council in establishing a suitable storage shed for the fete equipment, at present it is spread around the village in garages etc. D.C-B requested that the proposed shed be located at the allotments and that The Neville Hall and Church would contribute and would the Parish Council support and contribute to the cost. The dimensions would be 5.5m X 4m X 3m[H]. The question of planning, hard standing and conservation area was raised. Generally, The Parish Council were in favour, D.C-B and Mark Hipgrave would liaise and apply for planning.</p> <p>A member of the public reported that fully loaded lorries were being driven into Downfield tip from White Waltham, approximately 10 per day for the last couple of weeks. The Chairman stated that he had received email photos of lorries going into Downfield tip from The War Memorial. Several other members of the public also complained about the lorries. The Chairman asked Clive Scott-Hopkins to investigate.</p> <p>A member of the public asked about the ownership and upkeep of the pond in Shurlock Row. Historically it is believed that it may have belonged to Great Martins, The Borough as a courtesy help with tree lopping and the village mow the grass. The Chairman suggested that the Parish adopt the pond. D.C-B stated that 15 years ago the village cleaned the pond and would ask Margaret Railton, the village historian, for further information. Clive Scott-Hopkins said he thought it would be 'Common Land'.</p>	<p>Suzy Young</p> <p>Mark Hipgrave</p> <p>Clive Scott-Hopkins</p> <p>Chairman/ Mark Hipgrave</p>
FC214/07/17	<b><u>Apologies:</u></b> Parish Councillor Katie Sarsfield.	
FC215/07/17	<p><b><u>Minutes:</u></b></p> <p>The minutes of the meeting held on 6<sup>th</sup> June 2017 and EGM held on 20<sup>th</sup> June 2017 were approved by the Council and signed by the Chairman, after minor adjustments were made to the former document.</p>	
FC216/07/17	<p><b><u>Declaration of Interests:</u></b></p> <p>John Birkett declared a possible interest with regards to Durlstone House</p>	
FC217/07/17	<p><b><u>Significant matters arising from the minutes: Open Space.</u></b></p> <p>Maggi Bevan reported that she and Suzy Young had conducted various meetings and consultations. Firstly, Our Community Enterprise advised that sponsorship for ongoing maintenance would be difficult to attract. It may be easier to find funding for a volunteer</p>	

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manager who would organise community events and engagement, or specific bits of equipment in the future. Maggi explained that the project (if accepted by the community) is dependent on the initial capital investment being funded by a combination of s106 monies and a capital bid. The Wild Maidenhead were keen to be involved and explain about the biodiversity of The Open Space area at the open meeting. Residents of Pool Lane have been consulted and their reaction was generally positive. Maggi asked for any specific insurance issues to be addressed and will liaise with The Clerk and Linda Allport from Zurich Municipal insurance. The Chairman stated that the insurance policy already largely covered the Open Space's needs.

A member of the public asked various questions: why the open day etc was so late, why had the Parish Council already donated £5000, if the decision was delayed it would mean that new hedging would be planted in winter and be underwater and therefore not grow. Suzy Young explained that October was the first time that The Neville Hall was available after the summer holidays and the Parish Council has not spent any money thus far. A member of the public asked about the criteria being used for eligible voters and would the Parish Councillors be allowed a vote, where it was being advertised, who was conducting the risk assessment. Maggi Bevan explained that it strictly could not be considered a vote but was classed as a consultation. The electoral role or proof of residency would be used, although the minimum age had not yet been determined, but the local school was already involved. The risk assessment would be conducted by a specialist company and advise the Parish of possible areas of concern to be aware of. A neighbour requested to be involved in the risk assessment as to the effect it may have on his livestock. The Chairman stated that RBWM would take all relevant factors into account. The Vice-Chairman stated that all the Parish Councillors were members of the Parish and as such entitled to an opinion, furthermore it was their duty to present the opportunity to the Parish but indeed may not personally be in favour.

Maggi Bevan explained that there would be various presentations, Q & A sessions at the open day. A neighbour reiterated earlier questions and concerns. The Chairman requested that he raise the concerns at the open meeting and summarised that it was the Council's duty to offer this once in a life time opportunity to the whole community to decide after the open day.

### Traveller Update.

Members of the Parish Council had a meeting with RBWM Borough Council due to concerns about remaining buried hardcore, raised land height and flooding issues for neighbouring properties. Previously the Borough had effectively signed off the land as clear of hardcore and they were completely satisfied that it was not possible for the travellers to move back to the site or be able to apply for further planning. Revisiting the issue of remediation was more difficult as the Borough have no rights of access to the land. The Environment Agency will be contacted by the Borough with regards to the height of the site in 2009 and as it stands now to consider whether or not this provides evidence that the land levels have been raised. Clive Scott-Hopkins added that Mrs Eastwood still has right for occupancy of 3 caravans for 5 years although she is not resident at present, thus the Borough would not be able to remove hard core and rubble from the entrance until the 5-year period had elapsed. Clive Scott-Hopkins asked a neighbour for information about the volume of lorry loads of hard core delivered. The

Suzy  
Young &  
Maggi  
Bevan

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	<p>Chairman stated that The Borough would view this as hearsay, however it would be helpful if residents could provide an accurate location of buried concrete posts etc so an accurate map could be presented to The Borough.</p>	
FC218/07/17	<p><b><u>Planning Applications</u></b>  <b>17/01679/FULL-The Threshing Barn Coltmans Farm</b>                  The Parish Council has no objection to this application.  <b>17/01973/FULL - Great Martins Lodge, Shurlock Row</b>                  Following a site visit The Parish Council objects to this application. This is because it is in greenbelt and probably conflicts with Policy Statement GB4 and CA2 and has been refused previously.  <b>17/01954/FULL Durlstone Waltham St Lawrence</b>                  Front porch with canopy (retrospective)                  John Birkett introduced the application but did not participate in the discussion or vote.                  The Parish Council has no objection to this application.  <b>17/01855/FULL Waltham Farm Waltham St Lawrence</b>                  Extension to existing agricultural building                  The Parish Council has no objection to this application.  <b>17/01542/FULL Old Gunsbrook House Waltham St Lawrence</b>                  Construction of new access and gate                  Several neighbours voiced objections to this application and have written to the Borough to this effect. The objections from neighbours were because the applicant claims that it will provide a safer access for horse boxes which the Parish Council and neighbours dispute. The proposed gate would be detrimental to neighbouring properties and the pumping station located opposite the property, which is monitored and serviced regularly. In addition, a neighbour who has been resident for 40 years stated that there has never been a problem and if the hedges were cut back vision would be perfect. There were concerns voiced by neighbours and Clive Scott-Hopkins about the rationale behind this application as there is a perfectly adequate entrance already adjacent to the main residential entrance with broken white line road markings.                  The Parish Council strongly object to the re-siting of a perfectly adequate entrance that already exists adjacent to the main entrance on green belt grounds as it pushes it further away from the main settlement.</p>	
FC219/07/17	<p><b><u>Trees in Conservation Area</u></b>  <b>17/02135/TCA Coltmans Farm</b> The Street Waltham St Lawrence                  Proposal (T1) - Oak - Remove branch over barn by 7m                  The Parish Council has no objection subject to the arborist's inspection.</p>	
FC220/07/17	<p><b><u>Plans that have arrived in the last couple of days</u></b>                  None, 17/02135/TCA Coltmans Farm see FC219/07/17 above.</p>	
FC221/07/17	<p><b><u>Other Planning Matters</u></b>  <b>Planning Application:16/00115</b> Clive Scott-Hopkins raised the issue of the new roofline of toilet block that has been constructed at The Shurlock Inn. He stated that the new</p>	<p>Clive                  Scott-                  Hopkins</p>

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	wooden facing makes it more reasonable. The possibility of a new hedge to be planted needs to be monitored. <b>17/00813/OUT Downfield Pit Application</b> - The Chairman reported that this had been refused by The Borough.	
FC222/07/17	<b>Enforcement Notices &amp; Appeals</b> None	
FC223/07/17	<b>Neighbourhood Plan Update</b> Clive Scott-Hopkins reported that there would be a referendum in the entire ward as to whether it should be adopted in Autumn 2017.	Clive Scott-Hopkins
FC224/07/17	<b>Borough Local Plan</b> The submission document was delivered to the Clerk and then onto Clive Scott-Hopkins who kindly précised the parts relevant to Waltham St. Lawrence. Any responses need to be submitted before August 25 <sup>th</sup> , 2017. Firstly SP5[Spatial Portrait 5], - development in the green belt. 'Extensions, alterations and replacements'. Whether these are disproportionate or materially larger further SPD guidelines will be issued. 'Limited infilling' now has a wider definition following recent case law: it still represents 'the development of a small gap in an otherwise continuous frontage', but 'also includes infilling of small gaps within built development-it should be appropriate to the scale of the locality and not have an adverse impact on the character of the locality'. This is relevant to back land planning application in Shurlock Row as not now restricted to settlement boundaries. The Borough Local plan has yet to be adopted but as SP5 is based on case law it will probably have to be adhered to. 'Equestrian facilities' now require timber construction', 'unobtrusively sited, 'floodlighting of manages not accepted'. SP6- Local Green Space- 'should be in reasonably close proximity to the community it serves, usually within walking distance'. 'Should be local in character and not extensive tract of land', 'visual attractiveness, recreational value, tranquillity, richness of wildlife'-at least one criterion. This is pleasing as Waltham St. Lawrence Parish meets more than one of the needed criteria. If The Open Space goes ahead then planning permission may need to be applied for as it is change of use from agricultural land to a local village space. HO3- 'Affordable Housing': minimum requirement of 30% on sites over 10 net dwellings. This may be relevant if Bellmans Hanger resubmit planning for housing development also 'Rural Exception Site'. Limited to meet local needs only where all of the criteria are met. The questionnaires provided with The Local Plan invites representation solely on matters of legality and to contest legal compliance. Clive Scott-Hopkins concluded that the only other relevant nearby developments were: 66 new houses to replace offices at Grove Park, White Waltham and a development adjacent to Woodlands Park. The Chairman asked if any action was needed by The Parish Council. Clive Scott-Hopkins replied that WSL is fairly protected from the Borough's need for 14000 new houses before 2033, but he would monitor NPPF-limited infilling as it may be relevant to The Parish.	
FC225/07/17	<b>Finance</b> The proposed June cheques were approved and signed. The salary payments for the end of the month were approved to be paid as per contract.	Clerk

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FC226/07/17	<p><b><u>Reports from Representatives</u></b></p> <p><b><u>Bridleways and Footpaths</u></b>                  Nut Lane: Update from a member of the public: work erecting the bollards has begun. The question of the colour of the bollards and their position was raised. The Chairman stated that legally there needs to be sufficient width to drive a carriage down the path, he will ask Katie Sarsfield to follow up.</p> <p><b><u>Highways:</u></b>                  Hungerford Lane and Darvills Lane-                  Suzy Young has not received any response from RBWM to replace broken signage in Darvills Lane and the requested more "horses crossing" signage in Hungerford Lane. Suzy Young will chase The Borough for a response.</p> <p><b><u>Speeding-</u></b>                  The speed watch for Shurlock Road had to be cancelled but has been rearranged for later in July. The community warden has previously conducted 2 successful speed watch sessions.</p> <p><b><u>Parish Maintenance:</u></b></p> <p><b><u>Ditches and Allotments-</u></b>                  Mark Hipgrave reported that the allotment maintenance and clearance requested has been completed by ANB Groundcare. Mark Hipgrave will liaise with The Clerk to chase allotment tenants for payments.</p> <p><b><u>Thames Water-</u></b>                  Mark Hipgrave is continuing to chase Thames Water who as yet have not responded.</p> <p><b><u>The Pound-</u></b>                  Preparation work is progressing.</p> <p><b><u>Twyford Brook-</u></b>                  Mark Hipgrave is investigating who owns the land next to a segment of Twyford Brook, Mark is looking to have the ditch cleared in August.</p> <p><b><u>Garden of Remembrance-</u></b>                  Suzy Young had a meeting with Ian Woster from Tanglewood, who is contracted to maintain the Garden. Ian has sent an estimate for extra work to be completed to hard prune the standard roses etc. Suzy Young has also identified the tree which needs to be removed and will contact the family whose plot it is on. Suzy also said that there seems to be a trend to plant little fir saplings which will become problematic when no longer small. Shottesbrook estate have agreed to cut the hedge this week. Suzy is still waiting to hear back with regards to the Michael Lee Memorial bench. The Chairman has applied for planning permission to reduce a tree at the Burial Ground. Specifically: Sycamore - crown reduction of 20%, shortening lower section of the crown to minimise overhang to neighbouring gardens, crown lift to 3m and removal of deadwood. The Chairman will chase ANB Groundcare re. repairs to the gates at The Milley Lane playing field. The Vice-Chairman reported that he had attended The Parish Conference in June. Subsequently, he made 2 complaints to Christine Bateman, Chairman of The Parish Conference:</p> <p>1. "With the raising of Milley Bridge sight lines coming from the A4 side have been reduced. Having come over the bridge on the right there is a playing field used by</p>	<p>Katie Sarsfield</p> <p>Suzy Young</p> <p>Suzy Young</p> <p>Mark Hipgrave</p> <p>Mark Hipgrave Mark Hipgrave</p> <p>Mark Hipgrave</p> <p>Suzy Young</p> <p>Suzy Young</p> <p>Chairman</p> <p>Chairman</p>
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	<p>children and dog walkers. There is no footpath on that side of the road. The speed limit is 40 mph. The limit is often ignored. I consider this dangerous and I ask that RBWM and our local councillors pursue a reduction of the speed limit.</p> <p>2. The local bus service has recently had a change to its route. Some years ago, I asked RBWM, Wokingham Council and Courtney Busses to consider a change of route to extend the service to Twyford railway station and Waitrose car park. The reasoning is that would be passengers west of Maidenhead wishing to travel west have to go east to Maidenhead to catch a train that goes west. From WSL Parish and also White Waltham the nearest supermarket is in Twyford.” The Vice- Chairman was advised to address the issues with our Ward Councillors which he has done in addition to Jennifer Jackson.</p>	Vice-Chairman
FC227/07/17	<p><b><u>Correspondence</u></b></p> <p>The Clerk has received 2 emails from residents of Shurlock Row complaining about certain footpaths, overgrown hedges on the sharp bend in Brook Lane and fly tipping in Uncle’s Lane. Suzy Young and Katie Sarfield were investigating the issues. The Chairman asked about the previous complaint regarding the sweeping of Brook Lane, Suzy explained that it was just the laybys that had been swept and would communicate with the resident.</p> <p>Barrie Dancer emailed The Clerk to highlight the 30-day late payment legislation. The Chairman responded that in all future contracts it should be stated that payments would not be made until after the following month’s Parish Council meeting. This was agreed by The Parish Council.</p>	
FC228/07/17	<p><b><u>A.O.B</u></b></p> <p>Mark Hipgrave reported that he has purchased 2 new defibrillator pads which had previously been approved. The Chairman proposed that there should be a defibrillator in Shurlock Row and suggested approaching The Shurlock Inn to house it. The Primary School has a defibrillator within their building but have previously been unwilling to relocate it outside the school building, but it may be timely to ask again.</p> <p>It was reported that a lorry had hit a road sign causing a concrete post to be uprooted at Nut Lane. The Chairman asked that Suzy Young report the matter.</p> <p>Maggi Bevan reported that when she was canvassing the residents of Pool Lane with regards to The Open Space, she received several complaints about the state of the ditches. Mark Hipgrave stated that the relevant ditches are the responsibility of the residents so as it is private land the Parish Council do not have right of access.</p> <p>Maggi Bevan asked Clive Scott-Hopkins if the date of The Borough Local Plan referendum had been set and if it would be possible to publish the document on the website. Clive volunteered access to the hard copy. The Chairman suggested that Maggi Bevan requested permission from Borough Councillor Maureen Hunt to publish the document and also supply a soft copy.</p>	<p>Chairman</p> <p>Suzy Young</p>
FC229/07/17	<b><u>Date of next site visit:</u></b> Saturday 5 <sup>th</sup> August 2017 at 9am	
FC230/07/17	<b><u>Date of next meeting:</u></b> Tuesday 8 <sup>th</sup> August 2017 at 7pm (restricted agenda).	
	The meeting closed at 8.48 p.m. & the confidential meeting commenced.	

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## **Minutes of a meeting of Waltham St Lawrence Parish Council held on 11<sup>th</sup> July 2017 in Neville Hall at 7pm**