

WALTHAM ST LAWRENCE PARISH COUNCIL

**Minutes of a meeting of Waltham St Lawrence Parish Council
on Tuesday 10 March 2015 in the Neville Hall at 7.00pm**

Present: Clive Scott-Hopkins - (Chairman)
John Birkett - (Vice Chairman)
Jenny Baish
Martin Hayes
Katie Sarsfield
Stuart Craig
Sandy Quinn
Sally Burtenshaw - (Parish Clerk)

In attendance: Community Warden Robin Skinner & 11 members of the public

ACTION

Public Question Time:

A member of the public enquired when the deliveries to the Downfield Pit will stop. The Chairman advised that this will be dealt with in matters arising.

David Lee spoke about the recent works at Paradise Corner in particular the ditch. Stuart Craig will investigate to see if the contractors need to be recalled

FC/117/03/2015 Apologies: received from Borough Councillor Hunt

FC/118/03/2015 Minutes:
The minutes of a meeting held on 10 February were approved by the Council and signed by the Chairman

FC/119/03/2015 Matters Arising from the Minutes:

- Downfield Pit - The Chairman advised that he had spoken to the case officer to request that the Enforcement Officer visit the site but this did not happen. He also advised that he and Susan Sharman the senior planning officer for RBWM had recently walked the footpath alongside the pit and she had expressed concern about what is going on at the pit. The Clerk will write to request that a site visit is carried out. The lorry movements should cease at the end of March. Sandy Quinn and Stuart Craig both expressed their concern that the Borough Councillors do not appear to be concerned about the pit and feel that they should be doing more.
- The Vice Chairman reported that despite the Parish Council's strong objection to the recent planning applications for Orchard House and Paddocks the applications were both approved at the recent Panel meeting
- Martin Hayes advised that some repairs had been carried out to the pavement close to Mr Burton's house in Shurlock Road

CLERK

FC/120/03/2015

Travellers update:

The Chairman advised that Suki Cole had informed him that the travellers had appealed to the Court of Appeal

FC/121a/03/2015

Planning applications

15/00590: Heath Lodge Bungalow, Beenhams Heath
The Parish Council had no objection to this application subject to it being subservient to the main house

15/00481: Little Martin Lodge, Waltham St Lawrence
The Parish Council objected to this application it has to be subordinate to the main dwelling to accord with 2.1.24 of Policy GB3

15/00168: Land to the south of Hilarion, Waltham St Lawrence
The Parish Council object to this application for the following reasons:

- 1) RB Local Plan and NPPF emphasise unsuitability of inappropriate development in the Green Belt by reason of 'openness' and 'harm' considerations which exist here
- 2) The site lies in vulnerable EA flood zones 2 and 3 with artificial land raising causes widespread flooding including in adjacent gardens. The Borough's flood risk review criticizes several aspects of the latest FRA and recommends refusal
- 3) This application cannot be treated in isolation from the rest of the site which represents an over-development in an unsuitable location when taken with 15/00118 and a similar total number of caravans having the same adverse impact on the environment
- 4) A residential settlement in this rural area is unsustainable where there are no shops, no leisure facilities, 3 pubs closed, inadequate sewage system for such a large overall connection and limited public transport with none to Twyford 3 miles distant
- 5) The access is close to a narrow blind bend on a commuter route with no pavements and is already a traffic hazard without towed caravans with visibility splays to the north below the recognised standard
- 6) After 5 years there is still failure of integration with the nearby settled community, resulting in several disturbance problems, which could be difficult to overcome in these surroundings with 'impact' far from 'negligible' 'not far from existing housing'

- 7) The 'Design and Access Statement' contains several misleading statements:
- a) An adjacent barn was erected for horticultural use and a residential caravan dismissed on flooding grounds at an Appeal hearing on the same site
 - b) 'ground workings' refers to the capping of a former refuse site to be restored for agricultural/equestrian use
 - c) Reference to a site opposite is flawed in that only one out of the thirteen acres was proposed as an extension to a long established authorised gypsy site, as with the existing Datchet site. This also answers the points raised about 'smaller' and 'temporary': once permitted there is no finality

FOR THESE REASONS WE STRONGLY RECOMMEND CONTINUED REFUSAL

15/00643: The Star, Waltham St Lawrence
The Parish Council had no objection to this application

15/00216: Old Post Office, Waltham St Lawrence
The Parish Council had no objection to this application

15/Church Farm, Waltham St Lawrence
The Parish Council expressed concern at the excessive height proposed and in view of the nearness to existing residences in that location they would wish to see an amendment in height as well as tree planting screening

15/00315: Ashwood House, Waltham St Lawrence
The Parish Council had no objection to this application

FC/121b/03/2015 Trees in a Conservation Area:
15/00334: St Lawrence Church, Waltham St Lawrence
The Parish Council had no objection to this application subject to a suitable replacement

FC/121c/03/2015 Plans that have arrived in the last couple of days:
None received

FC/121d/03/2015 District Planning Agenda/Other Planning Matters:

- Certificate of Lawfulness to determine whether the existing use of the stables as a single dwelling is lawful at Blackthorn Farm Stables, West End – noted
- The Clerk read out an email from a resident of the Parish asking what the Parish Council thought about the newly erected fence in the garden of the Shurlocks public house and the detrimental effect it may cause. They

- were unaware of this as no planning application had been received. It was agreed that they would contact the Enforcement Officer to request a visit. CLERK
- FC/121e/03/2015 Enforcement Notices & Appeals:
It was noted that both the Beaulieu appeals had been approved
- FC/122/03/2015 Finance:
- The cheques issued in February were agreed and signed by the Chairman
 - The RFO Hilda Holder has requested an increase in her hourly rate of £10. This was agreed unanimously. The Clerk will contact her to advise
 - The Clerk asked the Parish Councillors if Barrie Dancer the Internal Auditor is to be engaged to carry out the audit in light of the new Transparency Code for Small Councils legislation. Advice will be sought from the RFO
- CLERK
- CLERK
- FC/123/03/2015 Neighbourhood Plan update:
The draft policy plan proposed alterations were discussed and agreed. The Clerk will submit these to Borough Councillor Hunt & Arlene Kersley the Rural Housing Enabler for Berkshire CCB. CLERK
- FC/124/03/2015 Reports from Representatives:
- Stuart Craig advised that Mark Pottinger will shortly be clearing out the ditches along Broadmoor Road
 - The Vice Chairman suggested that the Milley Road playing field lease is renewed for a further 4 years. This was agreed
 - The Clerk advised that Charlie Belcher had very kindly mended the broken bench in the Burial Ground for no charge to the Parish Council – the Councillors expressed their gratitude.
 - Martin Hayes & Jenny Baish advised that they had recently met up with the contractors and Borough Councillor Maureen Hunt to view the road works at Paradise Corner. Concern has been expressed at the condition of Halls Lane and Brook Lane caused by the huge volumes of traffic using these lanes instead of the diversion routes. Martin Hayes will meet Borough Councillor Maureen Hunt to seek options for repair
 - Katie Sarsfield advised that a working party is required to prepare the telephone box in The Street for the defibrillator.
- MARTIN HAYES
- FC/125/03/2015 Correspondence:
- Transparency Code for Small Councils – discussed at FC/122/03/2015 (above)
- FC/126/03/2015 A.O.B.
The Chairman advised that he recently attended a meeting at the Town Hall relating to the M4 Smart Motorway Scheme. Good news for the Parish in as much as the road surface is different to the existing surface and this will help to reduce noise

*and that there will be no lights between junctions J8/9 and 10
which is good news in particular for the residents of Shurlock
Row*

*FC/127/03/2015 Date of Next Site Visits:
Saturday 4 April at 9.00am*

FC/128/03/2015 Next meeting: 7 April at 7.00pm in the Neville Hall

*The meeting closed at 21.10 & the Confidential meeting
commenced*

*S.S. Khan
7-4-15*