

WALTHAM ST LAWRENCE PARISH COUNCIL

The Old School, The Street, Shurlock Row, Berkshire RG10 0PR
 Clerk to the Council: Mrs MJ Streater
 Telephone: 07956 217783
 Email: wslparishclerk@gmail.com



Minutes of the Waltham St Lawrence Parish Council Meeting held on Tuesday 6th December 2022

Present: Mike Kay (Chairman), Mark Hipgrave, Clive Scott-Hopkins, Paul Mason, Rupe Patel, Herman Bleekendaal, MJ Streater (Clerk).

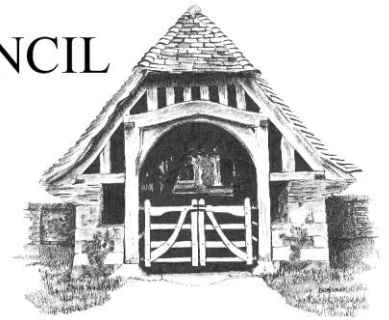
	Public Question Time: There were no public questions.	
FC/121/12/2022	Apologies: Were noted from Graham Pobjoy, Cllr Johnson, and Cllr Hunt.	
FC/122/12/2022	Minutes: The Minutes of the meeting held on Tuesday 8 th November 2022 were, subject to 2 amendments, agreed by the Council and signed by the Chairman.	Clerk
FC/123/12/2022	Declaration of Interests: The Chairman declared an interest in Land at Roebuck And Cortina And Dingley Cottage And The Gables Tree works Mark Hipgrave declared an interest in Land at Roebuck And Cortina And Dingley Cottage And The Gables Tree works Herman Bleekendaal declared an interest in Glebe House Darvills Lane, and Lansdowne House. The Parish Council declared an interest in The Burial Ground Halls Lane Tree works Rupe Patel declared an interest in	
FC/124/12/2022	Significant Matters Arising from the Previous Minutes: Shurlock Road Nature Reserve: A suggestion NOT to replace the slide, was not accepted, (the swings and slides have been well used by children), however an alternative slide would be acceptable. Due to the wet conditions, it is unlikely any of the work can happen before the spring. Rupe Patel was asked to communicate to RBWM that provided that the rubbish clearance is actioned, the Parish Council are prepared to sign the lease with the caveats that outstanding works are completed. Bellman Hanger. Chairman proposed a response re Highways lack of appropriate action during the last application process. It was felt that this response should be sent to RBWM. Hopefully this will prevent any future omissions. All Councillors to confirm to the Chairman they are happy with the proposal, such that it can be sent pre Christmas.	Rupe Patel All/Chairman
FC/125/12/2022	Planning Applications: Herman Bleekendaal left the meeting. Reference 22/03027/FULL Address Glebe House Darvills Lane Shurlock Row Reading RG10 0PF Proposal Detached outbuilding with machinery/vehicle store and stables following demolition of existing stables. Parish Council Comments: No Objection subject to it not being considered over development, Herman Bleekendaal re-joined the meeting. Reference 22/03105/OUT Address Land at Binfield Paddocks Twyford Road Binfield Bracknell Proposal Outline application for scale only to be considered at this stage with all other matters to be reserved for the construction of an M4 noise abatement and landscaped screening bund with post rail fence. Parish Council Comments: No Objection.	Clerk Clerk

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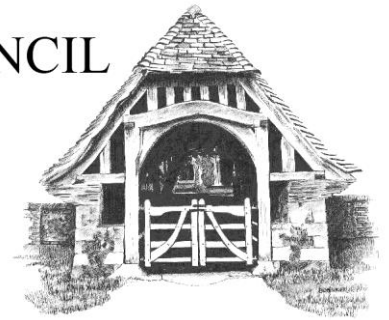
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	<p>Reference 22/03100/FULL Address Beenhams Farm Beenhams Heath Shurlock Row Reading Proposal Conversion of 3 no. barns to provide 4 no. dwellings with associated works. Parish Council Comments: See detail below</p> <p>Reference 22/03101/LBC Address Beenhams Farm Beenhams Heath Shurlock Row Reading Proposal Consent for the conversion of 3 no. barns to provide 4 no. dwellings with associated works. Parish Council Comments: The Parish Council Objects to the application in its current form for the following reasons: This application has to be regarded as a final solution to a long-term dilemma of how best to save the listed buildings from further deterioration, although NPPF para 196 makes clear that previous neglect cannot be used to influence planning decisions, even though residential change of use has been regarded as a last resort. Importantly it has all the protection required to retain its unique character: Green Belt, Conservation Area and 8 Listed Buildings including a 17th century 150 metre surrounding wall with "a distinctive weathered coping". The Local Plan policy HE1 Historic Environment is especially relevant here with its statement that the "HE will be conserved and enhanced in a manner appropriate to its significance, development proposals should seek to conserve and enhance the character, appearance and function of heritage assets and their settings". It is therefore necessary to treat each proposed conversion with this in mind: BARN A (listed early 16c) has a quantity of windows which do not exist and to avoid changing its character the intrusive roof-lights must be deleted with the traditional barn doors at the front retained leaving the rear glazed. BARN B (not listed but "significant") this former cattle shed is proposed to be divided into two of which 4 dormer windows and 13 roof-lights, neither of which exist, the roof-lights should be deleted at the front. BARN C (listed 17c) the location is important in that it fronts Callins Lane, used as a shortcut to WSL and a commuter route (see CA appraisal). It is therefore essential to delete the roof-lights on this prominent elevation and to retain the traditional double doors - the proposed rear has a mass of windows and double door glazing. BARN D (not listed but "significant") this is a continuation of the listed barn adjoining Callins Lane and intended as a self-contained annex to BARN A, its existing four slit windows are to be retained. CONCLUSION The landscaping is an improvement provided that a condition relating to "domestic paraphernalia" is agreed (7) and parking not allowed on the grassed areas. In particular NPPF paras 194 to 197, "Proposals Affecting Heritage Assets", are very specific in terms of setting, impact, enhancing, conservation and character, mean that attention must be paid to reducing the damaging effect that too many un-natural windows will have on an otherwise acceptable solution to preserving the very special appeal of these traditional farm buildings which have survived the centuries - as if time has stood still.</p> <p>Reference 22/03192/CPD Address The Cottage The Straight Mile Shurlock Row Reading RG10 0QN Proposal Certificate of lawfulness to determine whether the proposed detached outbuilding is lawful. Parish Council Comments: The Parish Council are aware that this is a CPD, however would like to object on the basis of excessive development with regard to the existing plot and buildings</p>	<p>Clerk</p> <p>Clerk</p>
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<p>FC/126/12/2022</p>	<p>Trees in a Conservation Area The Chairman and Mark Hipgrave left the meeting Reference 22/02806/TCA Address Land At Roebuck And Cortina And Dingley Cottage And The Gables Halls Lane Waltham St Lawrence Reading Proposal (T1) - Apple - crown lift to 3m within the main property boundary, prune secondary growth only. (T2) - Flowering Quince - reduce height to 1.8m. (T3) - Silver Birch - crown lift to 3.5m, removing secondary growth where possible. (T4) - Beech - crown lift to 3m over garden/driveway and to 4.5m over road by removing secondary growth only. (T5) - Lime - crown lift to 5m by removing secondary growth. (T6) - Oak - Crown lift to 5m removing secondary growth and removing deadwood. (G1) - crown lift trees within the boundary of The Gables to 5.5m and re-coppice 2no. Hazel. Parish Council Comments: No Objection subject to approval by the Arboricultural Officer The Chairman and Mark Hipgrave re-joined the meeting Herman Bleekendaal left the meeting. Reference 22/03017/TCA Address Lansdowne The Street Shurlock Row Reading RG10 OPR Proposal Goat Willow - Re-pollard at previous pollard knuckles at approximately 2.5-3m, leaving 25mm stubs to aid regrowth. Parish Council Comments: No Objection subject to approval by the Arboricultural Officer Herman Bleekendaal re-joined the meeting. Reference 22/02988/TCA Address Land to The Rear of Coltmans The Street Waltham St Lawrence Reading Proposal Oak - Cut back 1.5m from property boundary. Parish Council Comments: No Objection subject to the approval of the Arboricultural Officer. <hr/> Reference 22/03094/TCA Address The Burial Ground Halls Lane Waltham St Lawrence Reading Proposal(T1)Cherry - remove; (T2) Norway Maple - crown reduce by 1 -1.5m to leave a height of Xm and a spread of Xm and remove deadwood; (T3) Norway Maple - crown reduce by 1m to leave a height of Xm and a spread of Xm and remove deadwood; (T4) Norway Maple - crown reduce by 1 -1.5m to leave a height of Xm and a spread of Xm and remove deadwood and (T5) Weeping Beech - crown lift 2m and reduce over extended limb's in upper crown by 2m. Parish Council Comments: The Parish Council declared an interest and therefore made no comment. Reference 22/03195/TCA Address Coach House Twyford Road Waltham St Lawrence Reading RG10 OHE ProposalWillow - fell. Parish Council Comments: No Objection subject to the approval of the Arboricultural Officer. The Chairman and Mark Hipgrave left the meeting Reference 22/03060/TCA Address Roebuck House And Old Stocks Halls Lane Waltham St Lawrence Reading ProposalT1 - Spruce trees - Fell, G1 - Ash - Crown reduction to 1.8m, Sycamore - Crown reduction to create a new pollard knuckle at 4-6m, Hazel - Crown reduction to 1.8m, G.2 - Hazel, Hawthorn, Mixed species - Reduce side profile by 1.5-2m to leave a crown spread of 4-5m. Parish Council Comments: No Objection subject to approval by the Arboricultural Officer The Chairman and Mark Hipgrave re-joined the meeting. <hr/> Herman Bleekendaal left the meeting. Reference 22/03069/TCA Address Lansdowne The Street Shurlock Row Reading RG10 OPR</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
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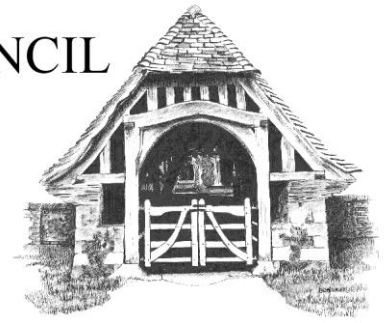
	<p>Proposal T1- Goat Willow - Re pollard at previous pollard knuckles at approximately 2.5-3m, leaving 25mm stubs, G1 - Ash - Fell.</p> <p>Parish Council Comments: No Objection subject to the approval of the Arboricultural Officer. Herman Bleekendaal re-joined the meeting.</p>	Clerk
FC/127/12/2022	<p>Plans that have arrived in the last couple of days:</p> <p>Reference 22/02963/VAR</p> <p>Address Hodsons Barn Halls Lane Waltham St Lawrence Reading RG10 0JD</p> <p>Proposal Variation (under Section 73A) of planning permission 21/01282/FULL to vary the wording of Condition 5 (PD Rights Part 1).</p> <p>Parish Council Comments: The Parish Council Objects because:</p> <p>In May 2021: 21/01282/ The Parish Council commented 'Should the planning officer deem to approve the application we request that PDR be removed to stop any further infringement in the green belt'. In the Planning Officer's decision this request was supported.</p>	Clerk
FC/128/12/2022	<p>Other Planning Matters:</p> <p>Wicks Lane Barns No further update</p> <p>School Lane resident in discussion with RBWM re TPO 23. Tree team likely to consider w/c 5.12.2022.</p> <p>Zacara Polo and other associated Polo. Clive Scott-Hopkins provided documentation from 2015 which clearly states the Appeal Inspectors decision that 'the Polo pitch shall be permitted for private use only and not for any commercial purposes whatsoever'. Given the recent arrival of The Guards Polo Club, the Clerk was requested to send this document to the Planning Officer.</p>	Clerk
FC/129/12/2022	<p>Enforcement Notices and Appeals.</p> <p>Andrews Yard: No further update</p> <p>Beenhams Barn: Enforcement are in communication with the owner, and a planning application has been received (See above) Clerk to ascertain whether Enforcement intend to take any action despite the application.</p>	Clerk
FC/130/12/2022	<p>Finance:</p> <ul style="list-style-type: none"> • Receipt was noted of £150 Headstone for Shirley Mitchell • Online payments of £3,219.50 were approved by the Council and signed by the Chairman (ANB Groundcare – Dog Poo Collection, Hedge Reduction, Grounds Maintenance. Clerk Salary and PAYE, PKF Littlejohn delayed payment) • Budget. A lengthy discussion ensued regarding Budgets for 2023/24, given the cost of living issues, all steps will be taken to keep any increases to a minimum. Further work will take place over the Christmas period. Reminder that the War Memorial requires cleaning in 2023. 	Clerk Chairman/All
FC/131/12/2022	<p>Reports from Representatives:</p> <p>Clerk</p> <ul style="list-style-type: none"> • The Clerk reported that, as the user of the Notice Board in Shurlock Row, she is happy with the proposal to repair it rather than replace. Gary has been instructed and will wait for appropriate weather. • Simon Shaw has suggested he will call together a project team to look at redesigning the Parish Website. He will invite Rupe Patel and the Clerk to be members of this team with the intention of trying to attract some new IT design minded talent from the village. 	Rupe Patel/Clerk

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	<ul style="list-style-type: none"> The Clerk questioned whether there was any desire to do anything to celebrate the Coronation. It was confirmed that there will be a Church organised event on the Sunday and then a Village Fete 17th June 2023. <p>Cllr Hunt</p> <ul style="list-style-type: none"> Although unable to attend, Cllr Hunt had supplied an update of the Altwood School bus route. This is now up and running, albeit there were some initial hiccoughs. At this time, it is only being utilised by 3-4 pupils. The Clerk was requested to contact the parents to ascertain why. <p>Communications</p> <ul style="list-style-type: none"> Nothing to report <p>Burial Ground.</p> <ul style="list-style-type: none"> Tree quote from ANB approved to progress, Gravel and re tarmac still awaiting quotes. ANB to be chased by the Clerk, Herman Bleekendaal to chase the West End contact Sycamore tree: Nothing to report. <p>Bridleways and Footpaths: Nothing to report Ditches and Allotments: Nothing to report Highways: Nothing to report Parish Maintenance: Nothing to report Shurlock Row Pond: Nothing to report</p> <p>CIL</p> <ul style="list-style-type: none"> Notice Board in Shurlock Row is to be repaired and refurbished. Defibrillator has been ordered, awaiting invoice, Clerk was requested to chase. Then local residents who have previously been identified can be trained. Working committee still to report proposals for consideration <p>Christmas Trees and Lights: All up and operational</p>	<p>Clerk</p> <p>Paul Mason Clerk/Herman Bleekendaal</p> <p>Clerk</p>
FC/132/12/2022	Reports from Representatives who attended meetings representing the Parish Council: None	
FC/133/12/2022	Correspondence: Tree in School Lane is ongoing.	Clerk
FC/134/12/2022	AOB: Clerk Salary Scale/hours/review TBC likely over Christmas period.	Chairman
	Date of Next Site Visits: 9am Saturday 7 th January 2023 Neville Hall.	
FC/135/12/2022	Date of Next Meeting: Tuesday 10 th January 2023 Neville Hall.	
	The meeting closed at 8.30 pm	