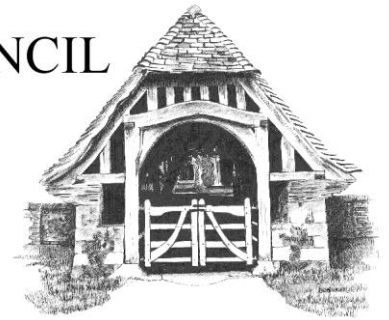


# WALTHAM ST LAWRENCE PARISH COUNCIL

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 Waltham St Lawrence Parish Council held on Tuesday 8<sup>th</sup> March 2022

Present: Mike Kay (Chairman), Mark Hipgrave, Clive Scott-Hopkins, Paul Mason, Rupe Patel, Herman Bleekendaal, MJ Streater (Clerk). Also, present Cllr Johnson: Cllr Hunt and 27 members of the public.

	<p><b>Public Question Time:</b></p> <p>A significant number of members of the public raised issues regarding works associated with Glebe farm.</p> <ul style="list-style-type: none"> <li>• 200 people signed a petition against 21/03066 – why is work continuing.</li> <li>• Polo ponies have arrived, HGV traffic has increased, a local horse has been injured by HGV Horse transported. (Confirmed this was reported to Thames Valley Police)</li> </ul> <p>The Chairman outlined the Planning process and highlighted that enforcement have been out to review the works underway in particular to look at private vs commercial use, (at the request of the Parish Council), and have suggested a new application is required. He explained that the Parish Council have no <u>Power</u> over either the <u>decision</u>, nor the <u>enforcement</u> of that decision</p> <ul style="list-style-type: none"> <li>• The question was raised as to why only 3 people were notified of the application (the process dictates that all immediate neighbours will be notified, this was not the case for this application). This is a RBWM responsibility.</li> <li>• Question was raised why tarmac was being laid and whether this suggested an ulterior use planned. In fact the substance is a specific compound designed for track use.</li> <li>• The functionality of the Parish Council and validity was questioned, with specific reference to the Parish Charter (a document agreed between all Parishes and RBWM). The resident felt that it is the responsibility of the Parish Council (specifically the Clerk) to chase the enforcement of rules and decisions. In addition, that all applications and decisions should be notified to all residents every month by the Parish Council.</li> </ul> <p>The Chairman highlighted, that minutes of the Parish Council meeting, (including planning comments) are posted on the Parish Website and 3 Parish notice boards monthly. The RBWM website also shows a record of all comments and decisions for every application. Postage, and associated costs, to every household would have a significant effect on the Precept, and those comments are included month following the Parish Council meeting in the Lychgate – delivered to every property in the Parish.</p> <ul style="list-style-type: none"> <li>• Although it was stated by residents that comments regarding this application were excluded, Rupe Patel confirmed that a precis of December Parish Council comments was included in the January edition of the Lychgate (page 12).</li> <li>• It was questioned why no response has been received from anyone other than the Clerk. It was confirmed that the Clerk is the administrative face of the Parish Council.</li> <li>• HGV as an issue was raised, and the damage they are causing, the Parish Council were questioned why they had not stopped this. It was confirmed that Thames Valley Police and Highways are the bodies who have Power to enforce weight restriction limitations. An operation was conducted by these agencies in November; it was established that many HGV's use the roads in Shurlock Row for business purposes which is acceptable. The Clerk raised that she has already raised the size and number of vehicles and is currently in correspondence with Highways and Enforcement to state that Hungerford Lane and Darvills Lane are unsuitable.</li> </ul> <p>The Vice Chairman ended the session by confirming that the Parish Council is sympathetic to the issues raised, and have been working hard over the past 3-4 months to ensure that RBWM, specifically enforcement, are being pushed by the Parish Council to ensure that non compliance with Planning applications is dealt with. The importance of individuals contacting RBWM was also stressed, this is not the Parish Council shirking responsibility, it is purely a question of volume to apply pressure.</p>	
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

# WALTHAM ST LAWRENCE PARISH COUNCIL

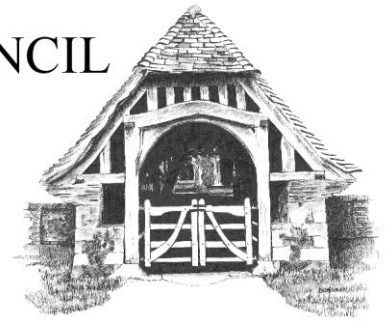
The Old School, The Street, Shurlock Row, Berkshire RG10 0PR  
 Clerk to the Council: Mrs MJ Streater  
 Telephone: 07956 217783  
 Email: wslparishclerk@gmail.com



	<p>Wicks Lane: a resident raised the issue of non-compliance with a condition relating to a planning application regarding the state of the road. The Chairman asked the Clerk to investigate.</p> <p>The Clerk asked the 2 Borough Councillors whether there was anything that the Parish Council or the village should be doing to support the Ukraine Appeal. Cllr Johnson reported that it is likely in the near future that more would need to be done, and that a notification will be forthcoming from RBWM soon.</p> <p>Under planning, a discussion was held regarding the latest Bellman Hanger application 22/00270 for 12no houses. The Parish Council confirmed that they were seeking further expert advice in conjunction with the Preservation Society. It was suggested that further information might be obtained from CPRE with specific regard to the Farm and proximity. The Council approved spending an initial c£300, and follow up c£800, on Railton highways input and £500 relating to a legal opinion. The Preservation Society plans to make a donation to support this expenditure expected to result in the Parish Council incurring a net cost of c50%.</p>	<p>Clerk</p> <p>Clerk</p>
FC/261/3/2022	<b>Apologies:</b> Noted from Graham Pobjoy	
FC/262/3/2022	<b>Minutes:</b> Minutes from the meeting held on 8 <sup>th</sup> February 2022 were approved and signed by the Chairman.	Clerk
FC/263/3/2022	<b>Declaration of Interests:</b> The Parish Council all declared an interest in 22/00419 Anns Scot.	
FC/264/3/2022	<p><b>Significant Matters Arising from the February Minutes:</b>  <b>Shurlock Road Nature Reserve, Shurlock Road, WSL:</b>                  Rupe Patel confirmed that the Searches are underway; it is anticipated that it will be presented to the April meeting for approval.                  The bales still sitting on the site will be removed when the weather is dry enough to remove them.</p>	
FC/265/3/2022	<p><b>Planning Application:</b>                  Reference 22/00270/FULL                  Address Bellman Hanger Shurlock Row Reading RG10 0PL                  Proposal Erection of 12no. dwellings with associated parking and landscaping and the retention of the existing access road following the demolition of the existing buildings, warehouse, external storage areas and hardstanding.                  Parish Council Comments: <u>The Parish Council Strongly Objects</u>                  This is an unsuitable site for such a dense housing development because of its remoteness and lack of local facilities resulting in almost total reliance on car use in contravention of guidelines.  <b>Openness of the Green Belt</b>                  All the houses substantially exceed the height of the existing building and will give the appearance of greater development due to the spread of properties over the site. As a result, the proposal would have a greater impact on the openness of the Green Belt than the existing development. For this reason, the proposal is contrary to national and local development plan policies  <b>Overdevelopment</b>                  The proposal, by reason of its siting, layout, scale and design, represents overdevelopment of the site resulting in an urban appearance that is unsympathetic to, and would detract from, the</p>	

# WALTHAM ST LAWRENCE PARISH COUNCIL

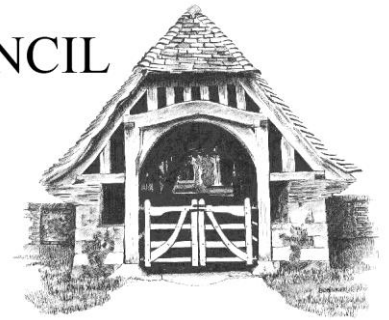
The Old School, The Street, Shurlock Row, Berkshire RG10 0PR  
 Clerk to the Council: Mrs MJ Streater  
 Telephone: 07956 217783  
 Email: wslparishclerk@gmail.com



	<p>open and rural character and appearance of the area. Accordingly, the proposal is contrary to adopted policies of the local plan</p> <p><i>Flooding</i>          The EA have confirmed that the site is still designated high risk flood Zone 3 and, taking into account both climate change and this level of housing, impact on the surrounding area could be substantial. The applicant is relying on a 2017 submission, and we understand that the EA criteria for assessing flood zones and risk has changed significantly in the intervening period. Therefore, the EA requirement in November 2020 for a Flood Risk Assessment and clarification from the EA of the flood zone of the site should be insisted upon, not least due to the potential impact on the sensitive neighbouring land.</p> <p><i>Highways</i>          The site is located on the apex of a bend in the road. The concealed access leading into an unrestricted commuter route with bends, no pavements and inadequate sight lines going South, with questionable going North, is a hazard to both pedestrians and cyclists. This is confirmed by our own highways expert and NP T1 conflict.          The site has less than half of the DMRB recommended visibility splays of 2.4 x 215m in both directions. Even at only 40mph, sight lines of 120m are the minimum expected.          The applicant relies upon previous Highways assessments accepting substandard visibility splays. These rely on MfS2 being most applicable, but they do not draw to the Planning Officer's attention clause 1.3.7 which states that this is appropriate in rural roads where the speeds experienced are below 40mph. We would add that MfS1 states at para. 7.5.1 that its standards are applicable for 85th percentile speeds up to 60 kmph (37mph). Table 7.1 of MfS1 puts this more concretely by setting out SSDs only as far as 60 kmph. The applicant's own unverified data confirms speeds experienced in excess of these guidelines.          Separately we will be requesting Highways to clarify why they choose not to draw the Planning Officer's attention to this guidance and also to attend the site to meet with residents, to confirm the measurements (which are incorrectly measured by the applicant) and achievability of sight lines.          The applicant's assessment of vehicle movements and accident data is misleading. Current vehicle movements at the site are negligible and therefore attempts to link higher volumes of movements based on TRICS data to no accident data is not matching like with like. Residential development of the site to the proposed scale will greatly increase vehicle movements on the bend with restricted sight lines creating a severe risk to life, especially young children who will undoubtedly look to utilise bicycles at this remote location.          Should the council be minded to approve the application the following should be taken in to account.</p> <ol style="list-style-type: none"> <li>1. All trace of conflict with openness of the Green Belt has to be removed in order to protect the rural nature (ie character) of the surrounding area closed in by an ancient woodland, a local wildlife site and priority habitat, on one side and a working cattle farm immediately adjacent on the other. This means:             <ol style="list-style-type: none"> <li>(a) House plot 7, which is half outside the hardstanding, has to be removed.</li> <li>(b) All the houses with height in excess of the 8m hangar, 9 to 10.6m high, must be lowered to reduce external visibility.</li> </ol> </li> <li>2. Conditions must be robust to protect neighbours, occupants and wildlife. These include no urban entrance gates; ground level lighting if at all; 2m high stout close boarded fencing on both sides to prevent trespass, including dogs, and to protect both woodland ecology and pedigree cattle breeding.</li> <li>3. With 12 households and 30 car spaces there will be much increased traffic activity, including deliveries, compared to the intermittent warehouse use; it is a concealed access with</li> </ol>	
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

# 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



	<p>bends on both sides and a known sub-standard visibility splay going south with no pavement or cycle path. There is a requirement for both entrance warning signs and continuation of 40 mph speed limit to attempt to influence the speeding commuter traffic AM and PM. The planning officer should note that the Police stated an objection to the approved reduced speed limits to 30mph in the surrounding villages on the basis that they did not have the resources to enforce reduced speed limits in these remote locations.</p> <p>Reference 22/00425/FULL                  Address Tall Trees The Street Shurlock Row Reading RG10 0PR                  Proposal New front entrance canopy, raising of the eaves and ridge of the existing single storey rear element with new doors and windows and raising of the main eaves and ridge to create a new first floor with the installation of front, side and rear rooflights and front and rear dormers.                  Parish Council Comments: No Objection subject to the site not being considered to be overdeveloped.</p> <p>Reference 22/00419/FULL                  Address Annscot Halls Lane Waltham St Lawrence Reading RG10 0JD                  Proposal Single storey rear extension.                  Parish Council Comments: No Comment.</p> <p>Reference 22/00345/VAR                  Address Viners Mire Lane Waltham St Lawrence Reading RG10 0NJ                  Proposal Variation (under Section 73a) of planning permission 20/00260 without complying with Condition 6 approved plans.                  Parish Council Comments: Noted</p> <p>Reference 22/00284/FULL                  Address 2 Claremont Cottages Milley Road Waltham St Lawrence Reading RG10 0LE                  Proposal Single storey side extension and x1 rear rooflight.                  Parish Council Comments: No objection</p> <p>Reference 22/00516/CPD                  Address 5 Paddock View Waltham St Lawrence Reading RG10 0RF                  Proposal Certificate of lawfulness to determine whether the proposed single storey rear extension is lawful.                  Parish Council Comments: Noted</p> <p>Reference 22/00512/FULL                  Address 11 Milley Bridge Cottages Milley Road WSL Reading RG10 0LA                  Proposal Replacement roof over the existing single storey rear element and alterations to fenestration.                  Parish Council Comments: No Objection.</p>	
<p>FC/266/3/2022</p>	<p><b>Trees in a Conservation Area</b></p> <p>Reference 22/00388/TCA                  Address Coltmans The Street Waltham St Lawrence Reading RG10 0JJ                  Proposal x2 Oak Trees - trim back epicormic growth up to crown break, reduce overhang to garden back to previous points and major deadwood removal.                  Parish Council Comments: No Objection subject to the approval of the Arboricultural Officer.</p> <p>Reference 22/00352/TCA                  Address Little Cross The Street Shurlock Row Reading RG10 0PS                  Proposal (T1) Hazel Coppice (T2) Spiky Pear (T3) Damson and (T4) Purple Plum - fell.                  Parish Council Comments: No Objection subject to the approval of the Arboricultural Officer.</p>	

# 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



FC/267/3/2022	<b>Plans that have arrived in the last couple of days:</b> There were none	
FC/268/3/2022	<b>Other Planning Matters:</b> <ul style="list-style-type: none"> <li>• Berkshire Local Plan (BLP): Clerk is still following up with Victoria Goldberg, to ensure an appraisal of the WSL conservation area is obtained. The Chairman asked Clive Scott-Hopkins if he could draft a preliminary report to assist the appraisal. Clive Scott-Hopkins also requested support from Cllr Johnson.</li> <li>• Wicks Lane: Clerk to follow up if there is a non-compliance with conditions.</li> <li>• Meeting between WSL and RBWM Planning: Clerk to follow up with Adrien Waite and Cllr Coppinger. This to be post the Planning session booked for 24<sup>th</sup> March (all Councillors except Clive due to attend).</li> </ul>	<p style="text-align: right;"><i>Clerk/Clive Scott-Hopkins</i></p> <p style="text-align: right;"><i>Clerk</i></p> <p style="text-align: right;"><i>Clerk</i></p>
FC/269/3/2022	<b>Enforcement Notices and Appeals:</b> <ul style="list-style-type: none"> <li>• Glebe Farm (see above)</li> <li>• Andrews Yard: No update</li> <li>• Ruscombe Development: No Update</li> </ul>	
FC/270/3/2022	<b>Finance:</b> <ul style="list-style-type: none"> <li>• Standard Documents for approval at May meeting: comments to be discussed at April meeting</li> <li>• CIL project group yet to meet. List of potential spend areas circulated</li> <li>• Online payments were approved: £1,431.37 (Speedwatch Signs, Clerk Salary Feb, Football Pitch rent (Haines Hill), Allotment Hedge trim, Speed Gun, Green Bin.</li> <li>• Clerk Salary Review: proposal approved to increase in line with 2021/22 national salary award (released 2 March 2022) to be backdated to 1 April 2021. Pay scale 7 represents an increase from £6,246 to £6,378 pa.</li> </ul>	<p style="text-align: right;"><i>All</i></p> <p style="text-align: right;"><i>CIL Group</i></p> <p style="text-align: right;"><i>Clerk</i></p>
FC/271/3/2022	<b>Reports from Representatives:</b> <b>Report from the Clerk:</b> <ul style="list-style-type: none"> <li>• Joint Minerals and Waste Plan: No action required</li> <li>• The Clerk confirmed all invitees have accepted. The Chairman requested Rupe Patel to highlight this in the Lychgate.</li> </ul> <b>Report from RBWM Cllr Hunt and Cllr Johnson:</b> <ul style="list-style-type: none"> <li>• BLP has been approved which is good news for Greenbelt and for housing. RBWM budget has also been approved. Council Tax confirmed as an increase of £33.82 for Band D.</li> <li>• Residents' Parking: new scheme goes live 12th April. This will be shared through Nick Kendal and the Lychgate.</li> </ul> <b>Communications:</b> Nothing further to update. <b>Highways and Speed Limits:</b> <ul style="list-style-type: none"> <li>• Speedwatch underway on Broadmoor Road. No reaction from Milley Road residents to volunteer to participate. Shurlock Row sites have been submitted.</li> <li>• Pound resurfacing: confirmed that the resent repairs are temporary</li> </ul> <b>Ditches and allotments:</b> <ul style="list-style-type: none"> <li>• Allotment hedge has been trimmed</li> <li>• Ditches at West End: still ongoing.</li> </ul>	<p style="text-align: right;"><i>Rupe Patel</i></p> <p style="text-align: right;"><i>Herman Bleekendaal</i></p>

[https://wslpc-my.sharepoint.com/personal/parishclerk\\_wslpc\\_uk/Documents/2022 PC Meetings/April 2022/For Signing/MK appd Draft March 2022.docx](https://wslpc-my.sharepoint.com/personal/parishclerk_wslpc_uk/Documents/2022%20PC%20Meetings/April%202022/For%20Signing/MK%20appd%20Draft%20March%202022.docx)[Type here]

[Type here]

# 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



	<ul style="list-style-type: none"> <li>Dangerous Trees at Allotments to be felled; quote of £1,900 ex VAT approved (confirm in writing that no planning permission is required). Chips will be deposited on footpath.</li> <li>Flood Plan meeting: Clerk is chasing Cllr Coppinger</li> </ul> <p><b>Footpaths and Bridleways:</b></p> <ul style="list-style-type: none"> <li>Kissing gate at Sue's Piddle: still outstanding, possibly to be considered in CIL project.</li> </ul> <p><b>Burial Ground:</b></p> <ul style="list-style-type: none"> <li>Oak Tree is to be planted on 18th March.</li> <li>Rogue tree next to Magnolia will be addressed when contract restarts. Paul Mason to investigate if Planning permission is required.</li> <li>Sycamore tree: Paul Mason to check contact details at Shottesbrook with Charlie Belcher</li> <li>Green Bin in position</li> </ul> <p><b>Parish Maintenance:</b></p> <ul style="list-style-type: none"> <li>Trees at Neville Close removal: Envirocare quote approved, Clerk to enquire whether this could be paid for by CIL monies</li> </ul> <p><b>War Memorial:</b></p> <ul style="list-style-type: none"> <li>Clerk confirmed the posts around the Pound could be funded from CIL. The Council approved the monies to be drawn down on the CIL Reserves. Cleaning costs unlikely but Clerk will enquire and confirm.</li> </ul> <p><b>Jubilee Celebrations:</b></p> <ul style="list-style-type: none"> <li>All plans ongoing. Nothing further to report.</li> </ul>	<p>Clerk Paul Mason</p> <p>Paul Mason</p> <p>Clerk</p> <p>Clerk</p>
FC/272/3/2022	<p><b>Correspondence:</b></p> <ul style="list-style-type: none"> <li>Glebe Farm (see above)</li> <li>Straight Mile Vegetation: Clerk to acknowledge receipt of the comments received and update when the site will be tidied. The resident, however, has not acknowledged the request to clear his own ditch and hedgerow.</li> </ul>	Clerk
FC/273/3/2022	<b>Meetings attended by Councillors:</b> None	
FC/274/3/2022	<b>AOB: Telephone Box on Milley Road.</b> Agreed that it should be cleaned and repainted, and then a defibrillator inserted. Herman Bleekendaal requested that we find a volunteer to check the defibrillator monthly.	Mark Hipgrave
	Date of Next Site Visits: 9am Saturday 2 <sup>nd</sup> April 2022 Neville Hall.	
FC/275/3/2022	Date of Next Meeting. Tuesday 5 <sup>th</sup> April 2022 Neville Hall.	
	The meeting closed at 8.55pm	