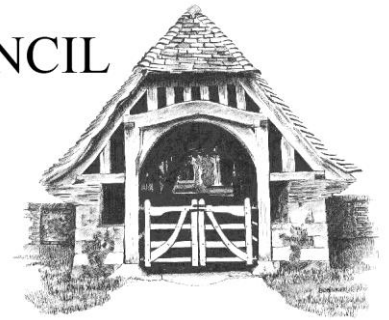


# WALTHAM ST LAWRENCE PARISH COUNCIL

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



## Minutes of the Waltham St Lawrence Parish Council Meeting held on Tuesday 5<sup>th</sup> September 2023

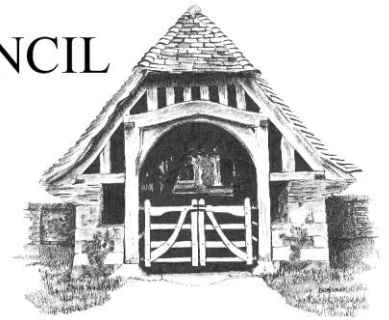
Present: Mike Kay (Chairman), Mark Hipgrave, Rupe Patel, Herman Bleekendaal, Charles Williams, Sarah Goodchild, MJ Streater (Clerk).

Also present: 5 Members of the Public.

	<p><b>Public Question Time:</b>                  A member of the public raised the issue of Darvills Lane and the recommendation they have received from Highways that pedestrians should not use this lane as there are no footpaths. The Chairman explained that Highways would always recommend that a road should not be walked on without a footpath but that that was not always possible in a rural community. There is a bigger project, working together with the road safety department within Highways. Signage, weight restrictions and other factors are all part of this project. The resident questioned whether there is still an appetite to reduce the speed limit on the Straight Mile to 30MPH. The Chairman explained that historically the Police have objected to reduced speed limits within the Parish, including the reduction in the main areas of the villages a few years ago. The ability to reduce speed limits is linked to government papers on density of housing etc. The Chairman recommended the resident to liaise with Angelique Hathaway regarding the overall project.</p> <p>A resident again requested support from the Parish Council regarding the dispute ongoing in Wicks Lane. Whilst sympathetic the Parish Council is unable to back either side in this. Mark Hipgrave agreed to assist where possible in further investigating planning law, and offered to share details of a planning consultant the Parish Council has previously worked with. He also suggested that Cllr Hunt be contacted as she has extensive planning experience.</p>	<p>Angelique Hathaway</p> <p>Mark Hipgrave</p>
FC/74/9/23	<b>Apologies:</b> Noted from Angelique Hathaway, Cllr Hunt, Cllr Blundell	
FC/75/9/23	<b>Minutes:</b> The minutes of the meeting held on 8 <sup>th</sup> August 2023, were approved by the Council and signed by the Chairman.	
FC/76/9/23	<b>Declaration of Interests:</b> There were no interests declared.	
FC/77/9/23	<b>Significant Matters Arising from the Previous Minutes:</b> There were none	
FC/78/9/23	<p><b>Planning Applications:</b>  <b>Reference 23/02132/FULL</b>                  Address Farm Barns Approximately 300 Metres South of Hungerford Lane Wicks Lane Shurlock Row Reading                  Proposal Alternative foul drainage system for new dwelling approved under 21/02606/FULL.  <b>Parish Council Comments:</b> The Parish Council requested that the Clerk seek a delay in providing a response until 11<sup>th</sup> October.</p> <p><b>Reference 23/01951/CONDIT</b>                  Address Kellingham Hall The Street Waltham St Lawrence Reading RG10 0JJ                  Proposal Details required by Condition 2 (lime plaster details) of listed building consent 23/00894/LBC for consent for the partial replacement of a ground floor ceiling and repair works to the flooring.  <b>Parish Council Comments:</b> Noted</p> <p>Reference 23/01917/OUT                  Address Polo Stables Glebe Farm Hungerford Lane Shurlock Row Reading RG10 OPE</p>	<p>Clerk</p> <p>Clerk</p>

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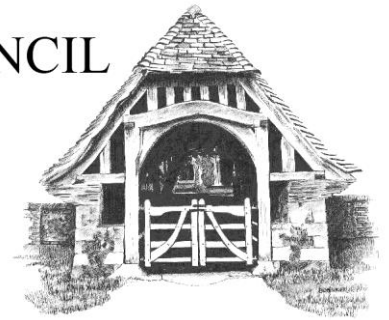
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	<p>Proposal: Outline application for scale and access only to be considered at this stage with all other matters to be reserved for a replacement equestrian storage building and horse walker.</p> <p><b>Parish Council Comments:</b> The Parish Council strongly objects;</p> <p>The application is for “replacement equestrian storage building with all matters reserved except scale and access”.</p> <p>We note that the footprint of the proposed replacement buildings (Storage building and Horse Walker) is considerably larger than the existing buildings. The proposed storage building (350m<sup>2</sup>) is 93% larger than the existing building (181m<sup>2</sup>). The dimensions of the proposed horse walker are not provided but it is clear from the plans that it’s significantly larger than the existing structure.</p> <p>The height of the existing storage building is predominantly 4.3m, rising to 6.3m for part of the roof. The height of the proposed replacement building is 7.5m throughout. In addition to the large increase in the footprint the large increase in height and hence volume of the building creates a significantly increased impact on the landscape and the openness of the Green Belt in this location</p> <p>The proposals would seem to follow on from the application 22/02646 and 21/03066/OUT for a stable block with 92 stables, as the current application is for an increase in size of existing buildings to service the large number of ponies at Glebe Farm. The PC’s concern is that the local road network is unable to safely accommodate the large transporters and delivery vehicles that an equestrian business of this scale involves. Access to Glebe Farm off Hungerford Road and particularly Darvills Lane is not suitable. We have seen recent examples of grid lock at peak times in the narrow Hungerford Lane because motor vehicles are unable to get past the large horse transporters used at Glebe Farm, as well as horse riders and pedestrians being forced off the road by the horse transporters. The larger delivery loads referenced in the planning application will further exacerbate the problem with larger vehicles being required to make the deliveries.</p> <p>We request that highways are consulted to ascertain safe sight lines at the access and egress points to and from the property.</p> <p>The continued expansion of Polo facilities within Shurlock Row should be resisted as it is causing the residents undue stress and concern due to oversized vehicles endangering the lives of the residents in this otherwise quiet and peaceful village.</p> <p>Flooding is also a concern although the proposed building is in Flood Zone 1. The contaminated surface water running off the Polo yard is blocking drainage ditches and in some cases flooding occurs across roads. The proposed enlarge building will only exacerbate the situation.</p> <p>With regard to the planning policies relevant to this application and addressed in the Applicant’s Outline Planning Statement;</p> <p>Policy QP5 Development in Rural Areas and the Green Belt</p> <p>6. New equestrian development (including lighting and means of enclosure) should be unobtrusively located and designed so that it does not have a significant adverse effect on the character of the locality, residential amenity, highway safety and landscape quality</p> <p>As detailed above we believe this proposal to increase the size of existing buildings, will have a significant adverse effect on residential amenity, highway safety and landscape quality.</p> <p>NPPF para 145 and 149</p> <p>We disagree with the outline planning statement comments, as we believe this proposal reduces the openness of the Green Belt and represents a substantial increase in the size of the original buildings.</p>	<p>Clerk</p>
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	<p>With regard to para 145, regarding the beneficial use of green belt land to provide opportunities for outdoor sport and recreation. We note that this is an existing facility and provides a sports facility for the private Green Gates high goal polo team. We don't believe that a fair interpretation of para 145 justifies the increased development on Green Belt. Similarly with regard to the exclusions allowed per para 149, a) the proposed buildings are clearly not for agriculture and forestry, b) the proposed enlarged facilities do not preserve the openness of the Green Belt and c) the proposed replacement buildings do result in a disproportionate addition to the size of the original buildings                  NPPF para 148                  We consider that the substantial increase in the footprint and height of the proposed buildings represents harm to the Green Belt and there are no Very Special Circumstances which would justify approval of this application.</p> <p><b>Reference 23/01863/VAR</b>                  Address Thatched White Cottage Sill Bridge Lane Waltham St Lawrence Reading RG10 ONT                  ProposalVariation (under Section 19) of Listed Building Consent 22/01115/LBC to vary the wording of Condition 3 (floor board specification) and to remove Condition 4 (floor board sample).</p> <p><b>Parish Council Comments:</b> Noted</p> <p><b>Reference 23/01968/CPD</b>                  Address 2 Mentone Cottages Twyford Road Waltham St Lawrence Reading RG10 OHG                  ProposalCertificate of lawfulness to determine whether the proposed detached garden room incidental to the main dwelling following the demolition of the existing outbuilding is lawful.</p> <p><b>Parish Council Comments:</b> The Parish Council note that this is a CPD application, but that the building that is being demolished is classified as Class E.</p> <p><b>Reference 23/02084/FULL</b>                  Address Keren The Straight Mile Shurlock Row Reading RG10 OQN                  ProposalNew front entrance canopy, single storey side/rear extension, habitable accommodation within the roofspace with 1no. front dormer, 1no. side dormer, rear gable with Juliet balcony and alterations to fenestration following the demolition of the existing single storey elements and two detached outbuildings.</p> <p><b>Parish Council Comments:</b> No Objection subject to the ridge height is not increased and it is not considered to be overdevelopment in the Greenbelt. We would also request that PDR is removed for the future.</p> <p><b>Reference 23/02116/AGDET</b>                  Address Oak Meadow Stables Spinning Wheel Lane Binfield Bracknell RG42 5QH                  ProposalNotification to determine whether prior approval is required for the erection of a portal frame agricultural barn.</p> <p><b>Parish Council Comments:</b> The Parish Council feel this establishment cannot be classified as agricultural due to change of use permitted for residential and offices. Therefore the Parish Council suggest that AGDET does not apply and that a full planning application be sought.</p> <p><b>Reference 23/01932/FULL</b>                  Address Fornells Plough Lane West End Waltham St Lawrence Reading RG10 ONN                  ProposalDetached annexe ancillary to the main dwelling following the demolition of the existing outbuilding.</p> <p><b>Parish Council Comments:</b> No Objection provided it remains ancillary to the main building</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
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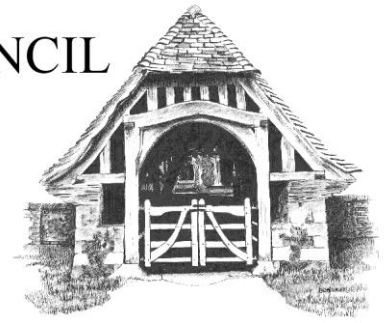
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FC/79/9/23	<b>Trees in a Conservation Area:</b> There were none.	
FC/80/9/23	<b>Plans that have arrived in the last couple of days:</b> Reference 23/02132/FULL Farm Barns Wicks Lane See above	Clerk
FC/81/9/23	<b>Other Planning Matters:</b> Mark Hipgrave to discuss new triage system with Adrien Waite and brief Council in October.	Mark Hipgrave
FC/82/9/23	<b>Enforcement Notices and Appeals</b> 23/60047 Bellman Hanger: No appeal date or Inspectorate appointed yet.	
FC/83/9/23	<b>Finance:</b> Online payments of £5,147.15 were approved by the Council and signed by the Chairman. (war memorial cleaning, dog poo collection, ground maintenance, clerk salary). An invoice that was submitted late was raised, but not signed off. Herman Bleekendaal to confirm what specific hours are relevant for the memorial garden. Herman Bleekendaal to investigate and make a recommendation. Receipts for Burial Plots of £900 were noted.	Clerk  Herman Bleekendaal
FC/84/9/23	<b>Reports from Representatives:</b> <b>Clerk:</b> 4 Councillors plus Clerk attending core skills training in Cookham 13 <sup>th</sup> September. 3 Planning Councillors to attend zoom training 6 <sup>th</sup> Feb 2024 (PC timing of meeting to fit around this). Draft agenda and minutes now being circulated to Chairman and Vice Chair. <b>Communications:</b> <ul style="list-style-type: none"> <li>Proposed Parish Council surgery to start at St Lawrence Café 15<sup>th</sup> October 2023. Initially Sarah Goodchild and Clerk, to engage with residents to ask what the parishioners want from the Parish Council..</li> <li>Positive reaction received to Councillor interviews published in the Lychgate.</li> <li>Borough Councillors to also be interviewed in Lychgate.</li> </ul> <b>Burial Ground</b> <ul style="list-style-type: none"> <li>Shottesbrooke Hedge will be trimmed by end of Sept.</li> <li>Herman Bleekendaal reviewing a replacement for the memorial garden box hedge which has been attacked by caterpillars.</li> <li>The proposal as to which trees were to be removed was unclear and a discussion took place regarding trees that have been previously agreed to be removed in the burial ground and a replacement of the box hedge with a similar product but not susceptible to caterpillars. Herman to continue to seek a solution, at cost effective price. Certain parts of the project may be funded from CIL once the solution is identified. Once it is confirmed that no further planning permission is required – requirement exists where a growth is 10cm thick at 1m high – (cherry tree has been previously approved), the tree can be removed and hedge trimmed. If planning permission is required, Herman Bleekendaal to submit. In future, clear photos need to be included. For the record there was a photo attached to the email circulated by Herman Bleekendaal.</li> <li>Risk assessment: Herman Bleekendaal is investigating a generic risk assessment and training if it is required.</li> </ul>	Clerk  Sarah Goodchild/Clerk  Sarah Goodchild  Herman Bleekendaal  Herman Bleekendaal

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	<p><b>Highways:</b></p> <ul style="list-style-type: none"> <li>A project together with the RBWM road safety is underway to look at volume and weight of traffic on the small lanes in Shurlock Row. This project will involve correspondence with business owners. Agricultural traffic will be exempt.</li> <li>Flashing signs for Speedwatch: we should take advantage of the offer from White Waltham to use their signs. There may be a cost £50 per session. It was agreed this is a cost worth incurring. Sites TBC. Angelique Hathaway and Rupe Patel to liaise.</li> <li>Concern was raised about the speed of tractors travelling through the village at speed.</li> <li>Speedwatch Rupe Patel will ensure that the team have access to the equipment.</li> </ul> <p><b>Parish Maintenance:</b></p> <ul style="list-style-type: none"> <li>Litter bin at Shurlock Row pond has been installed.</li> <li>Shurlock Row Pond: noted that RBWM policy is to leave tree stumps after removing trees.</li> </ul> <p><b>Footpaths/Bridleways</b></p> <ul style="list-style-type: none"> <li>Charles Williams confirmed RBWM have written to the resident believed to be responsible for grass cutting tipping on Uncles Lane.</li> <li>Goose Nest and Pool Lane have been trimmed by RBWM.</li> <li>The Clerk flagged complaints raised about the overgrown nature of Brook Lane given the increased traffic caused by the closure of Plough Lane, and the imminent return to school this week. ANB confirmed they have a local job, and may be able to clear it. The Clerk committed to report again to RBWM.</li> </ul> <p><b>Shurlock Row Nature Reserve:</b> Still awaiting grass being cut, not to be actively chased.</p> <p><b>Orchard Cottages:</b></p> <ul style="list-style-type: none"> <li>Contact has been made with Housing Solutions team to confirm Parish Council interest in the future of the properties. Clerk is liaising with Cllr Hunt</li> </ul> <p><b>CIL Monies</b></p> <ul style="list-style-type: none"> <li>To be discussed at October meeting, all ideas are welcome. Will include a long list for the Council to vote on order of priority. Parish residents will also be canvassed.</li> </ul>	<p>Angelique Hathaway/Clerk</p> <p>Angelique Hathaway/Rupe Patel</p> <p>Rupe Patel</p> <p>ANB/Clerk</p> <p>Sarah Goodchild</p>
FC/85/9/23	<p><b>Reports from Representatives who attended meetings representing the Parish Council:</b></p> <p>None</p>	
FC/86/9/23	<p><b>Correspondence:</b></p> <p>Footpath 31 has been cleared.</p>	
FC/87/9/23	<p><b>AOB:</b></p> <p>Visit by Stephen Evans CEO RBWM planned for 6pm 10<sup>th</sup> October. All to consider the topics for discussion. Possible informal get together before hand to agree who says what. Time TBC; Sarah Goodchild to coordinate</p> <p>New bulb agreed to be purchased for the projector.</p> <p>Waterworks on Broadmoor Road from 9<sup>th</sup> October. To be publicised on facebook and village whatsapps.</p>	<p>All</p> <p>Sarah Goodchild</p> <p>Sarah Goodchild Clerk</p>
	Date of Next Site Visits: 9am Saturday 7 <sup>th</sup> October 2023 Neville Hall	
FC/88/9/23	Date of Next Meeting: 7pm Tuesday 10 <sup>th</sup> October 2023 Parish Council Meeting Neville Hall.	
	The meeting closed at 9.10pm	