

## **BASILDON PARISH COUNCIL**

Minutes of the meeting of Basildon Parish Council held at the Village Hall, Upper Basildon on Thursday 11<sup>th</sup> January 2018

Present: Mr Ian Parsons (Chairman), Mr Geoff Couchman, Ms Sarah Barnes, Ms Halina Czajka, Ms Elaine Cox, Mr David Jones, Ms Nathalie Weekes and Robert Greasley (clerk).

Apologies:

Apologies were received from Councillor Law

The following residents attended the meeting:

Mr Field in relation to a planning matter.

### **1 OPEN FORUM**

The Chairman welcomed Halina Czajka to the Parish Council and confirmed that all relevant forms had been completed.

### **2 DECLARATIONS OF INTEREST**

Ms Weekes declared an interest in the Red House planning application.

### **3 MINUTES**

The minutes of the meeting held on the 14<sup>th</sup> December having been circulated to members were declared correct and signed by the Chairman.

### **4 PLANNING**

No applications were circulated in advance and decided by the meeting.

New applications:

17/03374 – Knappswood Farm – Demolition of existing house and erection of 2 new dwellings.

The Parish Council reviewed the application and voted to object on the following grounds:

Access to the development is still via a narrow access driveway with limited visibility onto the main road that highways should carefully examine. The proposal will increase the number of cars using this access point and will therefore increase the risk.

The houses proposed are unimaginative in design, substantial, almost identical and out of keeping with the plot on which they'll reside. They will have a detrimental effect to both the surrounding countryside (AONB) and neighbouring houses who adjoin the proposed plots. The existing property is a modern detached house with extensions including a studio flat; there are three households within. This type of accommodation is amongst the rarer within the Parish and this proposal offers another significant sized pair of properties which the Council questions the need for.

The Council notes the number of letters of objection and also that there is no garaging which houses of this size would generally require and which may be required at a future date.

Finally, the proposal represents tandem development and sets a precedent for the Pangbourne Road which the Parish Council is firmly against.

17/03179 – The Red House, Reading Road – Demolition and replacement of extension

The Council reviewed the plans and had no objections subject to the views of neighbours.

17/03322 – Outbuilding at Lower Basildon View – Change of use to residential

The Parish Council reviewed the plans and voted to Object on the following grounds:

The Parish Council regrets the decision of West Berkshire to accept the revised access to the site.

The application is for a building which will be situated outside of the settlement boundary and therefore the Parish Council continues to object.

The plan is unsympathetic to the surrounding area (which is part of the AONB) and represents a significant change to the current building which is essentially a store room adjoining a large house. The application would change the rural nature of this part of the village, extending the boundary of Lower Basildon whilst reducing the rural appearance to residents who reside on both sides of the River Thames. It will also detract from the existing house which is of historic interest and is a notable feature of Lower Basildon.

17/03376 – Gardeners Cottage, Lower Basildon – Single storey extension

The Parish Council reviewed the planning application and voted to object on the following grounds:

The proposed dining room is too large and is out of keeping with the cottage it will adjoin. It is an unsympathetic design and does nothing to enhance the current building.

17/03167 – Witneys Four, Gardeners Lane – Retrospective altered gateway access

The Parish Council reviewed the application and had no objections subject to the views of neighbours, use of suitable materials consistent with the village design statement and an adherence to relevant AONB dark sky policies should any lighting be proposed either in relation to this or future applications.

Confirmed decisions, Parish Council decision in brackets:

17/01352 Witneys Four – Change of land use to domestic – Approved (PC No View)

17/ 02895 Former Tamarind Tree – Conditions - Approved (PC Objection)

17/02831 Pond Cottage, Upper Basildon – Garage Conversion and Shed – Approved (PC Approved)

## 5 Review of Open Actions

Key points of note were as follows:

- a) The outdoor gym has proceeded with an order raised with the supplier.
- b) The Chairman has written to Action for Pangbourne Toilets confirming that no grant will be offered by the Parish Council.
- c) Grit bins have been refilled at both the school and Emery Acres following Parish Council checks.
- d) The Chairman will meet with Scofell regarding the Village green and the wild flower planting that has taken place.
- e) The first of the village walks has been published in the Country Neighbour with a further two more to follow.
- f) An expenses policy for the Parish Council has been produced by the Clerk and was agreed by all Councillors.
- g) Village lighting was discussed and an article for the Country Neighbour will be written.
- h) Library support was discussed and Councillor Jones agreed to act as the lead for the Parish Council in the area. The Clerk will write to West Berks Council to confirm the financial support of the Parish Council.
- i) Buses were discussed for the Parish. The early morning bus (which the Parish Council pays a subsidy for) currently has a usage of less than one person per day. This usage versus the cost incurred was not considered sustainable and it was agreed that the Parish Council would give notice that the service would not be required from the 1<sup>st</sup> April 2018. Councillor Couchman will write to the Bus Service to confirm. A note on the website will be added and an article prepared for the Country Neighbour by Councillor Couchman.
- j) The Chairman has met with Beale Park and discussions continue regarding playground facilities.
- k) The Clerk will request the removal of an old road sign between Basil Corner and the old curtain shop.

## 6 FOOTPATHS, HIGHWAYS AND OPEN SPACES

Footpath 17 has been closed due to a dangerous tree and will re-open shortly. All other footpaths are fine, if a little muddy in places due to the recent wet weather.

## 7 DISTRICT COUNCILLORS REPORT

The District Councillor was unable to attend the meeting but continues to work on general issues.

## 8 FINANCE

The following cheques were presented to the meeting:

Ch No	PAYEE	PURPOSE	NETT	VAT	TOTAL
					AMNT
			£	£	£
103155	R Greasley	Salary	463.20	0.00	463.20
103156	HMRC	Tax on salary	115.80	0.00	115.80
103157	Basildon PCC	Post Office Hire (4 <sup>th</sup> Quarter)	400.00	0.00	400.00
103158	Going Forward Buses	Bus Subsidy (Nov)	176.00	0.00	176.00
103159	Going Forward Buses	Bus Subsidy (Dec)	152.00	0.00	152.00
103160	R Greasley	Printer Toner	26.99	0.00	26.99
103161	SLCC	SLCC Renewal	115.00	0.00	115.00

The Council accepted cheque numbers 103155-1030161 and the ongoing Standing Order to cover litter picking was confirmed.

The clerk updated the Parish Council on the current financial position and confirmed the following:

- a) Bank Statements have been received and match the Parish Council records.
- b) Funds are in place for the outdoor gym and a PO for the work raised.
- c) The clerk outlined the proposed budget for the Parish Council and shared details of the proposed spend. The provisional budget will be for just over 28K (subject to bus expenditure) but there are number of items within the budget that may / may not come into action. As a result, the clerk recommended that the Parish Council put in a precept request for 26k as per last year and this was voted on and agreed by Councillors.

## 10 CORRESPONDANCE

The Clerk confirmed that the following had been received:

A further letter requesting financial support for Pangbourne toilets has been received. The Chairman confirmed a reply has already been sent.

## 11 OTHER BUSINESS

There was no other business.

The meeting concluded at 9pm

The next meeting will be held on the 8<sup>th</sup> February 2018 at the Village Hall from 7:30pm

