

MINUTES OF ENGLEFIELD PARISH COUNCIL

Minutes of the Parish Council held on Wednesday 19th June 2019 at The Englefield Estate Office

Present:

Cllr E. Crookes (Chairman)
Cllr R. Smith
Cllr S. Strang
Cllr N. Wynne Jones

In attendance:

N. Rands (Clerk)
Cllr R. McKinnon

Also present: Two members of the public

1. Welcome all present
2. Apologies received and accepted from Cllr M. Postles
3. Interest declared in planning application 19/01172/OUTMAJ – The Green, Theale by Cllr E. Crookes
4. Minutes of the Parish Council Meeting held on 20th May 2019 were approved and signed as a true record

Chairing of meeting handed to Cllr N. Wynne Jones

5. **Public participation** – the following points were raised by members of the public in attendance
 - a) The hedgerow and verge to the right of the North Street junction to the A340 facing The Street have become very overgrown, leading to problems with visibility when pulling out of the junction.
Action – Cllr E. Crookes to review and raise with relevant parties.
6. **Planning Application 19/01172/OUTMAJ – The Green, Theale**
Edward Crookes presented an overview of the application to Councillors in his capacity as Estate Director for The Englefield Estate. The presentation covered the following key points:
 - a) Application relates to c. 110 new houses to be built on Estate-owned land which has been designated by the West Berkshire Council Development Plan as suitable for housing.
 - b) Consultation has taken place with the following parties:
 - i. Pre-application consultation with West Berkshire Council
 - ii. Public exhibition open to residents of the surrounding area
 - iii. Presentation to Theale Parish CouncilComments provided during these consultations have been taken on board

- c) The development has been designed to be sustainable in nature in that it is adjoining to an existing settlement and benefits from good transport links, both pedestrian and road.
- d) The high quality of the construction and design is extremely important. A Design Code has been produced to focus the quality of the build to the highest standard and ensure that the intended character is maintained throughout the build process.
- e) Designed to be a green site with good provision of open space, respectful of the landscape, tree planting and local areas of play.
- f) Designated as flood zone 1, very low risk, and the Environment Agency have confirmed that no further consultation is required due to the low risk.
- g) Contributions will be made to the local infrastructure through section 106 and the Community Infrastructure Levy (CIL). Provision of facilities are planned by the local authority.
- h) Peak traffic assessments have been completed and parking has been designed to be contained on site.

Questions – the following points were raised by members of the public and responses provided as follows:

- i. Road exit points – one main highway access point and two pedestrian/cycle access points, with emergency access
- ii. Access to doctor's surgery, where it is already difficult to get an appointment – distribution of the Community Infrastructure Levy is decided by local authorities, but is intended to contribute to services such as education and health care
- iii. Concerns relating to the combined impact of this development with The Lakeside on traffic, particularly at the Theale roundabout – transport assessments have taken into account predicted peak traffic volumes
- iv. Number of parking spaces and visitor spaces per property and whether these are sufficient – allocation is in accordance with centrally set standards
- v. Access to new Theale Primary School site, particular concerns relating to safety of Deadman's Lane
- vi. Housing mix – current plans are for 40% affordable housing (equates to 44 houses) of either shared ownership or rental with a greater proportion of these being smaller houses; to change the housing mix would require reapplication to the Planning department; contractual controls being put in place to protect build mix.

Cllr E. Crookes left the room whilst the Council considered their response to the application

The following points were discussed:

- i. Council impressed by commitment to high quality standards
- ii. Parking complies with agreed standards
- iii. Pedestrian safety

Outcome – Application supported, but comments to be included to note concerns regarding the safety of Deadman's Lane.

7. Payments for Approval

- i. Council Administration Salary June 2019
£116.49
- ii. Council Administration Work from Home June 2018-May 2019
£200

- iii. HMRC – Council Administration Income Tax Q1 2019/20
£87.40
- iv. Autela Group Limited – Council Payroll Administration Q1 2019/20
£39.23
- v. Englefield Stores & Tearooms – Annual Parish Assembly catering
£176.50

Outcome – Payments approved

8. Payments Made

It was noted that no payments have been made since the last meeting.

9. BALC Training

It was agreed that the following training would be attended by Councillors:

Charing Skills – 13th November – Cllr N. Wynne Jones

The Knowledge – 9th October – Cllr S. Strang

Actions –

Cllr R. Smith to confirm his preferred training date(s).

Clerk to book agreed training courses.

10. Financial Contribution to Library Service 2019/20

Council resolved to make a contribution of £140 to the library service.

Possibility of further contribution to be reviewed in 6 months.

The meeting closed at 7.20p.m.

Meeting dates agreed as follows

- Next Council Meeting – Tuesday 24th September 6.30p.m.

Chairman:

Date: