

KIDMORE END PARISH COUNCIL

Minutes of a meeting of the Parish Council held remotely on Wednesday 23 September 2020 at 8.00pm and concluded at 10.10pm.

Present: Dr C D Aldridge (Chairman), Ms S M Biggs (Vice-Chairman), J M Ducker (from Minute 4.14), A P Harland, Ms A S O'Reilly, I G C Pearson, T M Perchard, J A Swift QC.

Also present: P H Dragonetti (district councillor).

4.01 MINUTES

The Minutes of the meeting held on 22 July 2020 were taken as read, confirmed and signed as a correct record, subject to the correction of the title of Mr A McAslan in Minute 3.18.

4.02 OPEN SESSION

During the Open Session, which was extended to 15 minutes with the consent of the Council,

- Mr M Foxton of Tokers Green Lane, Tokers Green passed on the request of residents of Tokers Green for the reduction of the speed limit in Tokers Green Lane, and in Rokeby Drive, to 20mph;
- Mr A Whyles of Horsepond Road, Gallowstree Common drew attention to the high volume and excessive speed of traffic in Horsepond Road, requesting steps to reduce speeds;
- Ms C Skinner of Reading Road, Cane End requested greater visibility and enforcement of the 40mph speed limit through Cane End.

Later in the meeting, Mr Whyles indicated an interest in serving as a parish councillor. He was encouraged to submit biographical details to the Clerk.

4.03 WATER SUPPLIES

(i) Allotments, Gallowstree Common

(cf 3.06(i)/20) The Clerk was pleased to report that, following the intervention of the Consumer Council for Water, Castle Water Ltd had withdrawn the late payment fee in respect of the agreed charges for the water used at the allotments at Gallowstree Common.

It was reported that the ball valve in the water trough at the allotments had failed, and that tenants were regulating the supply by means of the stopcock in the grass verge in Horsepond Road.

RESOLVED: That W J Hatt Ltd be invited to quote for the installation of a new water trough at the Gallowstree Common allotments.

(ii) Diamond Jubilee Pavilion, Gallowstree Common

(cf 3.06(ii)/20) The Clerk reported that correspondence continued with Castle Water Ltd about the charges for water at the Diamond Jubilee Pavilion in the Gallowstree Common Recreation Ground. He understood that the Council's insurers might cover the final payment made to Castle, post repair of the leak.

4.04 PLAY AREAS – EQUIPMENT

(cf 3.07/20) The Council was advised the play area at the Gallowstree Common Recreation Ground had been re-opened, on the authority of the Chairman, following the requisite repairs being

undertaken, on 28 July 2020.

The Chairman reported that the paper signs erected at each site, covering, for instance, social distancing, were being removed systematically, by persons unknown. There was consensus that the messages be conveyed by more permanent signs, and Members mentioned a number of potential suppliers.

The Chairman advised that she and the Vice-Chairman had consideration of the quotation from Wicksteed Leisure Ltd, reported at the last meeting, in hand.

In the meantime, further damage to the play equipment at the Gallowstree Common play area had come to light – the anchor for the rope ladder had become detached. Playdale Playgrounds Ltd, the suppliers of the equipment, had quoted £459.79 +VAT for the required replacement parts. Members commented that the equipment in question might still be under guarantee.

RESOLVED: 1 That the action of the Chairman be approved and confirmed.

2 That, in principle, more durable notices, about the current restrictions in respect of the play areas, be acquired and displayed at the play areas.

3 That enquiries be made of Playdale Playgrounds Ltd about the guarantee period for the rope ladder at the Gallowstree Common play area.

4.05 CHURCH OF ST JOHN THE BAPTIST, KIDMORE END

(cf 3.08(ii)/20) It was noted that the Finance Sub-Committee had yet to consider the request for a grant towards the cost of repair of the roof of the Church of St John the Baptist.

4.06 READING TRANSPORT STRATEGY 2036

(cf 3.09/20) The Council noted

- the response given by Reading Borough Council to the request, under the Freedom of Information Act 2000, about the proposed “northern orbital route” and associated park and ride sites;
- that a possible joint response to the Reading Transport Strategy 2036, the Local Transport Plan of Reading Borough Council, had been circulated to all Members for comments;
- the final joint response, in the name of the Council (in accordance with the authority granted to the Transport Committee) together with the Parish Councils of Binfield Heath, Eye & Dunsden, Goring Heath, Harpsden, Highmoor, Mapledurham, Rotherfield Greys, Rotherfield Peppard, and Stoke Row, opposing the proposed third Thames bridge and northern orbital route had been sent to Reading Borough Council;
- the response of the County Council to the Reading Transport Strategy 2036, which response, inter alia, opposed the bridge and orbital route.

4.07 SUE RYDER SOUTH OXFORDSHIRE PALLIATIVE CARE HUB

(cf3.10/20) By e-mail, the Interim Community Fundraiser of the Sue Ryder South Oxfordshire Palliative Care Hub thanked the Council, on behalf of her organisation, for its donation.

4.08 TEMPORARY ROAD CLOSURES

(cf 3.14/20) With e-mails, officers of the County Council gave notice of temporary closures, under the Road Traffic Regulation Act 1984, as follows:

- Chalkhouse Green Road, Kidmore End, just north of “Kees”, from 28 to 30 September 2020, to facilitate the laying of a new gas main;

- Tokers Green Lane, Tokers Green, near the junction with Rokeby Drive, on 23 and 24 November 2020, for structural road patching and embankment work.

4.09 GALLOWSTREE COMMON RECREATION GROUND

(cf 3.24/20) It was reported that Caversham Solicitors Ltd were waiting for the draft contract from the vendors' solicitors in respect of the acquisition of land adjacent to Gallowstree Common Recreation Ground.

4.10 REPORT OF DISTRICT COUNCILLOR

Mr P H Dragonetti, the district councillor for the Kidmore End & Whitchurch ward, spoke to his report, circulated in advance of the meeting, covering

- his Council's operations, with particular reference to its Planning Committee;
- the completion of the examination in public of his Council's Local Plan;
- his Council's new website;
- the Reading Transport Strategy;
- the changes to the response to Covid-19.

4.11 FINANCE

(i) Balances

The Clerk reported that balances at the bank totalled £46,180.48.

(ii) Accounts paid

It was reported that, in accordance with the authority granted by the Council at its last meeting and Financial Regulation 5.2, the Chairman and Vice-Chairman had approved the payment of the following accounts on 15 August 2020:

SAS Landscaping – Works at Kidmore End and Gallowstree Common Play Areas	£628.40
Ian Kendrick Ltd – Cutting hedge at Gallowstree Common Play Area	£210.00
Oxfordshire Association of Local Councils – Course fee	£36.00
R F Penfold – Salary net of Income Tax	£142.10
HM Revenue & Customs – Income tax deducted	£94.73

(iii) Accounts for payment

RESOLVED: That the following accounts, listed in the schedule under Financial Regulation 5.2, be approved for payment:

Moore – Accounts' statement reminder letter	£48.00
Caversham Solicitors – Payment on account for conveyancing	£500.00
R F Penfold – Salary net of Income Tax, including arrears	£165.61
HM Revenue & Customs – Income tax deducted	£110.40

4.12 CONSULTATION ON PLANNING MATTERS

(i) Decisions

The Council noted that the applications for

single storey rear and side extensions at Meadowcroft, Chalkhouse Green;
variation of access to residential development at the former Palm Tree Restaurant, Reading Road, Cane End;
proposed single storey side/rear conservatory extension at 3 Horsepond Road, Gallowstree Common;
single storey extension to kitchen at rear, first floor extension to bedroom at rear plus extending roof to provide loft accommodation at Lilacs, Chalkhouse Green Road, Kidmore End;
erection of detached single bay garage, ground and first floor extensions to existing dwelling at Farm Cottage, Chalkhouse Green;
retrospective application for garage at The Old Barn, Tokers Green Lane, Kidmore End;
proposed 2-storey extension with ground floor front extension at Soccoro, Tokers Green Lane, Tokers Green

had been permitted conditionally.

(ii) Action of Plans Sub-Committee

RESOLVED: That the action of the Plans Sub-Committee in respect of the following applications, as set out in the register of action, be approved:

single storey extension to kitchen at rear, first floor extension to bedroom at rear and extend existing roof to provide loft accommodation at Lilacs, Chalkhouse Green Road, Kidmore End;
proposed single storey rear/side conservatory extension at 3 Horsepond Road, Gallowstree Common;
proposed front outhouse with demolition of existing front garage at Soccoro, Tokers Green Lane, Tokers Green (and amended plan);
proposed alterations and extensions, and new detached garage at Bluehills, 13 Tanners Lane, Chalkhouse Green;
demolish existing dwelling and detached garage and erect 3 dwellings at Oldfield House, Horsepond Road, Gallowstree Common;
proposed 2-storey extension with ground floor front extension, and floor plan redesign at Soccoro, Tokers Green Lane, Tokers Green (and amended plan);
retrospective application for garage at The Old Barn, Tokers Green Lane, Kidmore End;
retrospective change of use of land from C3 (dwelling house) to sui generis (mix of residential and childcare) at Kerak, Chalkhouse Green Road, Kidmore End (amended plan);
erection of detached single bay garage, ground and first floor extensions to existing dwelling, including internal alterations and replacement roof at Farm Cottage, Chalkhouse Green (amended plan);
to erect a 1.8m acoustic fence to the front elevation and partial side elevation of Well Cottage, Reading Road, Cane End.

(iii) The former Palm Tree Restaurant, Cane End – Proposed change of access

(cf 3.12(ii)/20) Following the last meeting, one of the District Council's Planning Officers, anticipating the Council's continued objection to the application, decided to put the application for the revised vehicular access at the former Palm Tree Restaurant, Cane End, on the agenda for the meeting of the District Council's Planning Committee on 5 August 2020. The Chairman had agreed that the Council's objection should stand, and be put the Planning Committee. Mr T M Perchard, as the relevant member of the Plans Sub-Committee, had, therefore, attended the meeting of the Planning Committee, and spoke against the application. However, the Planning Committee approved the application, and granted permission (see Minute 4.12(i) above).

RESOLVED: That the action of the Chairman and Mr T M Perchard be approved and confirmed.

(iv) Gallowstree Common Recreation Ground - Flagpole

(cf 3.12(iv)/20) By e-mail, the Team Leader (Registration) at the District Council requested the payment of a fee of £26.25 to answer question as to whether the flagpole erected on the northwestern boundary of the Recreation Ground at Gallowstree Common required planning permission. Members were surprised by this response, and asked Mr P H Dragonetti, the district councillor for the Kidmore End and Whitchurch Ward, to look into the matter.

(v) Oakbank, Tanners Lane, Chalkhouse Green

(cf 3.12(ii)/20) By e-mail, a senior planning officer of the District Council requested the Council to review its objection to the planning application for development of Oakbank, Tanners Lane, Chalkhouse Green. Planning officers were of the view that the reasons for objection cited by the Council were not reasonable grounds for refusal of permission. Accordingly, they proposed to recommend approval.

The Clerk consulted the Vice-Chairman, as the relevant member of the Plans Sub-Committee. She concluded that, given the response by planning officers, it would be appropriate to withdraw the Council's objection to the application.

RESOLVED: That the action of the Vice-Chairman be approved and confirmed.

(vi) The Piggeries, Gravel Hill, Emmer Green

On the authority of Chairman, the Clerk had drawn the attention of the District Council and Reading Borough Council to the removal of subsoil/rock from the Piggeries, Gravel Hill, Emmer Green and its transport to a site off Highdown Hill Road, Emmer Green, in the Borough of Reading.

RESOLVED: That the action of the Chairman be approved and confirmed.

(vii) Planning Appeal

(cf 8.14(iii)/20) In letters, the Head of Planning of the District Council advised that the appeals against enforcement notices issued by his Council requiring the cessation of use of land at The Copse, Mill Lane, Kidmore End

- for the holding of wedding ceremonies, receptions and other organised events and commercial leisure accommodation, and
- development without planning permission, viz a dining platform and timber, glass and canvas marquee structure.

would be heard at a public inquiry to be held in Henley on 13 and 14 October 2020.

RESOLVED: That the Chairman and Vice-Chairman be appointed to attend the above-mentioned public inquiry as observers.

(viii) Reading Golf Club

Reading Borough Council had registered an outline planning application by Fairfax (Reading) Ltd and Reading Golf Club Ltd for development of the Club's land in the Borough of Reading for dwellings. Draft comments, in opposition to the application, had been circulated prior to the meeting.

RESOLVED: That objections, as set out in the Appendix hereto, be submitted to Reading Borough Council in respect of the application (number 200713) for development of the Reading Golf Club course.

(ix) South Oxfordshire Local Plan

(cf 3.12(v)/20) The Council noted that the examination of the South Oxfordshire Local Plan had been concluded, and that the inspector had considered that modifications were required to make the Plan sound, before it could be adopted. The inspector had published those modifications, upon which the District Council was conducting a public consultation from 21 September to 2 November 2020.

RESOLVED: That consideration of the inspector's modifications to the South Oxfordshire Local Plan be deferred to the next meeting, pending examination thereof by the Chairman, Vice-Chairman and Mr A P Harland.

(x) Reading Borough Council Design Guide on House Extensions

The Planning Policy Team Leader of Reading Borough Council, by e-mail, advised that his Council was consulting on a design guide to house extensions, to replace an existing publication. The consultation ended on 25 September 2020.

(xi) Central & Eastern Berkshire Joint Minerals and Waste Plan

The Planning Policy Team Leader of Reading Borough Council, by e-mail, advised that his Council, along with Bracknell Forest Borough Council, the Royal Borough of Windsor & Maidenhead and Wokingham Borough Council had initiated consultation on the final consultation draft of the Central & Eastern Berkshire Joint Minerals and Waste Plan. The consultation ended on 15 October 2020.

4.13 MEMBERSHIP OF THE COUNCIL

In e-mails, Mr J M Ducker of The Hamlet, Gallowstree Common indicated that he was interested in serving as a parish council, and provided a curriculum vitae. Members recalled that there were 2 vacancies for councillor.

RESOLVED: That Mr J M Ducker be co-opted, in accordance with Section 89 of the Local Government Act 1972, to fill the vacancy for the office of parish councillor caused by the resignation of Mr H Thresher.

(Mr Ducker, being present, was deemed to have signed a declaration of acceptance of office, and joined the meeting.)

4.14 SOUTH OXFORDSHIRE DISTRICT COUNCIL – CORPORATE PLAN

The District Council had launched a consultation exercise in July 2020 in respect of the themes in its proposed corporate plan. As the closing date was in August 2020, the Chairman asked the Vice-Chairman to submit a response, as a matter of urgency, on behalf of the Council. The response was by means of answering an electronic questionnaire, so was not capable of being shared with Members.

RESOLVED: That the action of the Chairman be approved and confirmed.

4.15 SONNING COMMON COMMUNITY FIRST RESPONDERS

Ms C Brook, of the Sonning Common Community First Responders, advised, by e-mail, of the new vehicle provided for the First Responders by the South Central Ambulance Service.

4.16 OXFORDSHIRE ASSOCIATION OF LOCAL COUNCILS

The Council noted updates for members published by the Oxfordshire Association of Local Councils in July and August 2020, referring in particular to the paragraphs about annual parish meetings, Covid-19 grants, Road Safety Trust grants and the England's Economic Heartland's draft transport strategy.

As the Local Authorities and Police and Crime Panels (Coronavirus)(Flexibility of Local Authority and Police Crime Panel Meetings)(England and Wales) Amendment Regulations 2020 had included parish meetings in the definition of "local authority", it was

RESOLVED: That the Annual Parish Meeting be held remotely on 18 November 2020 at 7.30pm.

4.17 SALARY OF CLERK

The Clerk drew attention the pay award agreed by the National Joint Council for Local Government Services, to be implemented on 1 April 2020. In accordance with that award, and the decision of the Council in January 2019, the Clerk's salary had increased to £2,920 per annum on 1 April 2020.

4.18 READING GOLF CLUB

The Community Funding Officer of South Oxfordshire District Council advised, by e-mail, that her Council had received a nomination for the part of Reading Golf Club course falling in the District (and the Parish) to be listed as an asset of community value under the provisions of the Localism Act 2011. She invited comments on the application (understood to have been made by Keep Emmer Green (KEG)) by 9 September 2020.

The Chairman and Vice-Chairman, following informal consultation with all Members, decided to make comments in support of the nomination. To that end, they shared the draft of a letter of support with colleagues. A majority of Members endorsed the draft, which was then sent to the District Council.

However, in another email, the Community Funding Officer indicated that her Council had decided not to list the asset because

- the land was not eligible;
- lack of evidence of current use;
- lack of evidence for future use.

Members noted that, in the supporting papers for the planning application for the development of that part of the course in the Borough of Reading (see Minute 4.12(viii) above), it was stated that those parts of the course within the Parish would be constituted as a country park, a new woodland area, allotments and "other community uses", and "would be offered to Kidmore End Parish Council to manage and maintain, or if agreement with the ... Council cannot be reached, they will be managed by a private management company in order to ensure that they are delivered to the local community in perpetuity". By e-mail, Mr J Caudle of Tanners Lane, Chalkhouse Green enquired whether the Council would be able to manage or maintain a country park.

RESOLVED: 1 That the action of the Chairman and Vice-Chairman be approved and confirmed.

2 That consideration of the possibility of the Council managing the land forming the present Reading Golf Club course in the Parish be deferred to a future meeting.

4.19 TRAFFIC SPEEDS

In e-mails, Mr & Mrs K Davies and Mr A Whyles, all of Horsepond Road, Gallowstree Common, drew attention to the volume, but more importantly, the speed of traffic in Horsepond Road, Gallowstree Common, which, they argued, was in excess of the 30mph speed limit and posed danger to pedestrians and other road users. Mr Whyles had spoken earlier in the meeting on the subject (see Minute 4.02).

Members recalled that Mr M Foxton and Ms C Skinner had also spoken earlier in the meeting about the speed of traffic in Tokers Green and Cane End respectively.

RESOLVED: That the Transport Committee investigate the concerns expressed by residents about the speed on traffic in Cane End, Gallowstree Common and Tokers Green, and report thereon to the Council in due course.

4.20 GOVERNMENT CONSULTATION ON PLANNING AND RELATED ISSUES

By e-mail, Oxfordshire Association of Local Councils referred to a number of consultations by the Government on planning issues, the most significant of which being the White Paper, "The Future of Planning", which included radical proposals for changing the current planning system. The consultation ran until 29 October 2020. The Vice-Chairman and Mr J M Ducker offered to review the proposed changes to the planning system.

RESOLVED: That consideration of the White Paper "The Future of Planning" be deferred to the next meeting, pending a report by the Vice-Chairman and Mr J M Ducker on the proposals contained therein.

4.21 COMMUNITY INFRASTRUCTURE LEVY

(cf 10.25/20) The Infrastructure Claims Team of the District Council, in an e-mail, requested the Council to discuss formally whether it wished the District Council to continue to hold the Community Infrastructure Levy (CIL) monies due to the [Parish] Council. In this connection, Members recalled the decision of the Council, in March 2020, to defer consideration of spending the CIL monies until the restrictions imposed during the Covid-19 pandemic were lifted. However, it was suggested that, given the expectation that restrictions would be in place for some time, the list of potential projects should be reviewed by the end of the 2020.

RESOLVED: 1 That the potential projects or schemes on which the Community Infrastructure Levy monies could be spent be reviewed at the meeting in December 2020.

2 That, for the time being, the District Council be requested to continue to retain Community Infrastructure Levy monies due to this Council.

4.22 THE REFORMATION PUBLIC HOUSE, GALLOWSTREE COMMON

(cf 2.09/20) The Community Funding Officer of South Oxfordshire District Council, by e-mail, advised that her Council had considered the Council's nomination of the Reformation public house, Horsepond Road, Gallowstree Common to be listed as an asset of community value. Her Council had decided not to list the property because of a lack of evidence for recent past use or of future use. In particular, the District Council officer contended that "the plots of land owned by Chiltern Property Developments ... were no longer physically linked or functioning parts of the pub" and that there was no "evidence to suggest there was a realistic prospect of a community bid to acquire" the property.

Members expressed disappointment at the decision of the District Council, and decided to pursue yet another application, covering only that the parcel of land on which the public house building stood.

RESOLVED: 1 That a fifth nomination, in accordance with Minute 9.21 of the meeting of the Council in January 2019, be submitted for the Reformation public house, Horsepond Road, Gallowstree Common, comprising the parcel of land, registered as title number ON263282 at HM Land Registry, to be listed as an asset of community value.

2 That the Vice-Chairman be authorised to submit the application on behalf of the Council.

4.23 TOKERS GREEN LANE, TOKERS GREEN – HEDGES

In an e-mail, Mr R Butters of Tokers Green Lane, Tokers Green sought the assistance of the Council in securing the cutting back of hedges in the east side of Tokers Green Lane, Tokers Green, as they particularly impeded the passage of pedestrians and cyclists. Mr Butters pointed out that he had previously logged his concerns on “FixMyStreet”.

RESOLVED: That the overgrown hedges on the east side of Tokers Green Lane, Tokers Green be drawn to the attention of the County Council.

4.24 TOKERS GREEN POND

(cf 6.07/19) By e-mail, Mr I Beale of Tokers Green Lane, Tokers Green expressed disappointment that the Council had not yet made arrangements for the removal of the silt from Tokers Green pond, as it had been unable to find a contractor to undertake the work at reasonable cost. He suggested the name of a possible contractor – Mr S Thompson, who had undertaken work on a pond in Grazeley, Berkshire.

RESOLVED: That Mr S Thompson be invited to quote for the removal of the silt from Tokers Green pond.

4.25 NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP

(cf 3.18/20) The Clerk pointed out that the response to Mr A McAslan, set out in the Appendix to the Minutes of the last meeting, had been amended to reflect the attendance of the Chairman of the Council at Neighbour Development Plan (NDP) Steering Group meetings, as an observer, a point raised by Mr McAslan with the Chairman subsequent to the last meeting.

The Vice-Chairman reported that the NDP Steering Group had met on 17 August 2020 and intended to present the draft NDP, for the “Regulation 14” consultation, to the Council at its next meeting.

4.26 PLAYING FIELDS COMMITTEE

The Chairman of the Playing Fields Committee reported that the Committee had met on 9 September 2020. The focus of the meeting had been the reopening of the Diamond Jubilee Pavilion for hire, in the light of the ongoing restrictions imposed by Government in response to the Covid-19 pandemic. The Committee had agreed to the principle of reopening, and was finalising revised conditions for hire, to ensure users complied with the Government’s restrictions. Notices had been put up at the premises displaying the QR symbol for Coronavirus track and trace procedures.

4.27 TRANSPORT COMMITTEE

Mr J A Swift advised that the Transport Committee had been heavily engaged in the response to the Reading Transport Strategy (see Minute 4.06 above). The Committee would report, in due course, in response to the concerns about traffic speeds expressed by members of the public at the meeting.

4.28 MEETINGS, CONFERENCES ETC

The Chairman reported that she had attended a training course, arranged by the Oxfordshire Association of Local Councils, on parish council chairmanship.

4.29 MINUTES

The Part 2 Minutes of the meeting held on 22 July 2020 were taken as read, confirmed and signed as a correct record.

REPRESENTATIONS TO READING BOROUGH COUNCIL ABOUT THE PLANNING APPLICATION TO DEVELOP THE READING GOLF CLUB COURSE

The Golf Club course straddles the boundary between the Borough and Oxfordshire, the greater portion of the course falling in the Parish of Kidmore End. While, therefore, the application only relates to land within the Borough, the future of the larger part of the course is of particular interest to my Council.

In Reading Borough Council's recently ratified Local Plan, policy CA1b calls for 90-130 houses on the site in question, taking measures to mitigate impacts on the highway network, particularly Kidmore End Road. Proposal CA1b would see a residential development density ranging between 24 - 35 dwellings per hectare – together with a healthcare facility and replacement clubhouse building on the small area of CA1b. This application is for up to 275 houses, which is unacceptable considering the surrounding infrastructure. The proposal is, therefore, contrary to the adopted Local Plan, the main areas for growth in Reading being on brownfield sites, not open green spaces.

My Council further notes that the Borough Council declared a climate emergency on 26 February 2019. The proposed development will increase pollution and traffic jams in Emmer Green, Caversham and the surrounding villages in Oxfordshire, like Kidmore End. No mitigating measures are mentioned in the application for the reduction of greenhouse gas emissions. The applicant's scoping document mentions that there will be some increased traffic flow (6.2.15, Scoping Opinion February 2020), but seems then to ignore this by saying that there will be insignificant impacts on traffic.

In respect of Environmental issues, my Council agrees with the RBC Answer to scoping consultation, 15 April 2020, particularly with reference to

- 6.7.7 Berkshire Archaeology undertook a desk-based assessment and concluded that there is high archaeological potential at the development site;
- 6.8.8 greenhouse gas emissions will have significant adverse effects, as will the loss of mature trees;
- 6.8.10 no mitigation measures are listed to reduce greenhouse gas emissions;
- 6.9.18 the landscape and visual impact assessment was carried out in winter: this should be done in spring and summer, and light pollution should be assessed.

My Council also observes that the Chilterns Area of Outstanding Natural Beauty (AONB) lies approximately 1km to the north and 2km to the west of this proposed site, and, because the site is elevated, it might be visible from the AONB, with light pollution and a change in character from grassland to housing development.

As to transport issues, the main access to the site is proposed to be located close to the existing entry to the Golf Club. A further, less substantial, entrance to the site is proposed to be located further to the north along Kidmore End Road - with a view to this principally acting to serve the healthcare facility, although providing for emergency access to the residential scheme. Both accesses are in Kidmore End Road, which, north of the Borough boundary, is a lane and unsuitable for any increase in traffic. It is further observed that the road is narrow to the south of the accesses, particularly in the vicinity of the 2 public houses. To the north, Kidmore End Road connects to Chalkhouse Green, Kidmore End and areas such as Sonning Common and Peppard Common.

Residents of this Parish are too well aware of the traffic congestion in Caversham. An additional 592 cars (this is the number of car parking spaces in the new development) will have a significant impact on traffic, congestion and the associated increase in greenhouse gases.

The traffic surveys were carried out on 25 June (manual) and 22-28 June 2019 (automatic). This is when peak traffic was lower because of reduced school commuting, it being the public examination period. The applicant states that proposed changes to the local road layout (mini-roundabout and pedestrian crossings) will mitigate all problems caused by increased traffic, so it was concluded that the proposed development is not expected to have any significant impacts on traffic and transport during the construction phase and during the operational stage, and no significant environmental effects. The applicant's conclusion is not credible.

As to Infrastructure, there will inevitably be increased pressures on local amenities, including schools and healthcare.

Finally, my Council notes, with interest, from the application documents, that it will be expected to manage a 'country park' comprising the larger part of the present golf course. There has been no contact thus far from the applicant about this prospect. In any event, the proposed leisure facility will not mitigate the loss of mature grassland and trees within the Borough, and the adverse impact on biodiversity in the wider area will be severe.

In summary, Kidmore End Parish Council objects to this application, and urges the Borough Council to refuse permission for the development.