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To be confirmed at the meeting to be held on 27 April 2021 KIDMORE END PARISH COUNCIL

Minutes of a meeting of the Parish Council held remotely on Wednesday 24 March 2021 at 8.00pm and concluded at 9.50pm.

Present: Dr C D Aldridge (Chairman), T M Perchard (Vice-Chairman), J M Ducker, A P Harland, A R R McAslan OBE, Ms S Matthews, I G C Pearson, J A Swift QC, A Whyles.

Also present: P H Dragonetti (district councillor).

10.01 MINUTES

The Minutes of the meeting held on 17 February 2021 were taken as read, confirmed and signed as a correct record.

10.02 REPORT OF DISTRICT COUNCILLOR

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

- his Council's Housing First programme, which seeks to offer people with issues of various sorts homes of their own;
- a planning appeal, about a speculative development of 325 dwellings on the eastern edge of Didcot, which appeal had been dismissed;
- the councillor grant scheme;
- his Council's Tree and Thames Champions;
- some motions to be debated at his Council's meeting on 25 March 2021.

10.03 OPEN SESSION

During the Open Session, which was extended to 18 minutes with the consent of the Council,

- Mr J Havers of Wood Lane, Kidmore End, objected to the outline planning application for residential development at Kano, Wood Lane, Kidmore End;
- Mr T Winter of Wood Lane, Kidmore End spoke in favour of his application for development at Kano, and answered questions from a councillor;
- Mr R Lynch of Wood Lane, Kidmore End expressed concerns about the proposed development at Kano.

10.04 DEEP CLEANSE

(cf 9.06/21) In an e-mail, a technical support assistant of the District Council advised that the proposed deep cleanse in the Parish would take place from 5 to 7 May 2021.

RESOLVED: That the District Council be requested to include Horsepond Road, Gallowstree Common and Rokeby Drive, Tokers Green in the proposed deep cleanse.

10.05 RESTRICTED BYWAY 25

(cf 9.07/21) It was reported that members of the Rights of Way Committee had been in touch with officers of the County Council about the signage for restricted byway 25 (Dysons Wood Lane), particularly at its eastern junction.

10.06 FINANCE SUB-COMMITTEE

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The Council received the minutes of the meeting of the Finance Sub-Committee held on 9 March 2021.

RESOLVED: 1 That, notwithstanding Financial Regulation 3.5, the unspent budgetary provision in the financial year 2020/21 under the following budget heads be carried forward, on 31 March 2021, into the financial year 2021/22:

Pavilion remedial works
Pavilion – Sinking Fund
Allotments
Postages
Telephones
IT equipment for Clerk
Grant to Mapledurham Parish Council
Grants to outside bodies
Cleaning war memorial/wreath/appeal
Neighbourhood Development Plan
Unspecified projects

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

10.07 FINANCE

(i) Balances

The Clerk reported that balances at the bank totalled £34,943.61.

(ii) Accounts for payment

The payment of a grant to the Kidmore End Playing Fields Committee of £1,000 had been included in the schedule of payments before the Council. It was proposed to delete the payment from the schedule, as the Committee had funds of c£17,000 in the bank. The proposal was adopted.

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

W A B Grove Ltd – Replacement cheque	£540.00
Chiltern Society – Subscription	£30.00
R F Penfold – Legal fees in connection with land purchase	£750.00
Ms A S O'Reilly – Increasing size of website for 3 months	£28.80
Mr T Winter – Repairs to goalposts at Kidmore End Play Area	£22.97
R F Penfold – Salary net of Income Tax	£146.00
HM Revenue & Customs – Income tax deducted	£97.33
Riverside Counselling Service - Grant	£200.00

(Dr C D Aldridge, Mr A P Harland and Mr I G C Pearson disclosed pecuniary interests in respect of the payment of a grant to the Playing Fields Committee, under the Code of Conduct, by virtue of their membership of the Committee, and withdrew from the meeting. The Vice-Chairman assumed the Chair whilst the Chairman was absent.)

10.08 CONSULTATION ON PLANNING MATTERS

(i) Decisions

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The Council noted that the applications for

erection of 12 x 8ft single storey garden room to side of Lodge Gate Cottage, Wood Lane, Kidmore End;
proposed rear extension at Blossom Cottage, Hazelmoor Lane, Gallowstree Common;
single storey garden room rear extension to dwelling at The Old Barn, Tokers Green Lane, Kidmore End;
refurbishing and extending an existing dwelling by lifting roof, adding a one and a half storey side and rear extension, demolishing existing garage and erecting replacement garage with internal car lift from basement car park at The Old Dairy, Tanners Lane, Chalkhouse 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:

refurbishing and extending house by raising roof, addition of a one and a half storey side and rear extension, demolition of detached garage to be replaced by garage with internal car lift to proposed underground basement/car park at The Old Dairy, Tanners Lane, Chalkhouse Green (amended plan):
installation of 10kw PV (solar panel) system at The Old Orchard, Wood Lane, Kidmore End;
demolition of existing agricultural outbuildings and the construction of a single storey building to create 6 rural craft units with associated storage and toilet accommodation at The Old Farm Yard, Kidmore Lane, Kidmore End;
2 storey side extensions and single storey rear extension at Oldfield House, Horsepond Road, Gallowstree Common;
enlargement and alterations to dormer windows on front elevation at Treetops, Elm Road, Tokers Green.

(iii) The Piggery, Gravel Hill, Emmer Green – possible development

By letter, the Head of Planning of the District Council advised that he was processing a notification seeking a determination by his Council whether proposed development at The Piggery, Gravel Hill, Emmer Green – demolition of existing structures and creation of 6 residential units – would require prior approval to proceed under permitted development rights, ie from agriculture to residential use. The District Council had to determine whether there were no highway, transport, noise, contamination or flooding impacts or risks. If prior approval was refused, the applicant could appeal against that decision to the Secretary of State.

The District Council had to serve notice, under the prior notification procedure, on adjoining owners or occupiers. The District Council was unable to take into account any comments on the notification from the Parish Council.

(iv) District Council's Planning Committee

(cf 9.09(iii)/21) It was reported that the District Council's Planning Committee had, at its meeting on 23 February 2021, approved the retrospective application for change of use of land and buildings from residential to a mix of residential and childcare at Kerak, Chalkhouse Green Road, Chalkhouse Green, although the decision notice had yet to be issued.

(v) Planning appeal

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(cf 5.10(iii)/20) By letter, the District Council's Head of Planning advised that the public inquiry to hear the appeal against the enforcement action taken by his Council in respect of The Copse, Mill Lane, Kidmore End would be held, virtually, on 22 to 24 March 2021. Members recalled the previous decision to attend the inquiry to observe, but noted that the hearing would be recorded by the Planning Inspectorate, rendering contemporaneous observation otiose.

(vi) Reading Golf Club

(cf 9.09(iv)/21) The objection, submitted by the Chairman and Vice-Chairman to Reading Borough Council, in accordance with the decision at the last meeting, about the planning application for the residential development of that part of the Reading Golf Club course within the Borough, is set out in the Appendix hereto.

(vii) Central and Eastern Berkshire Joint Minerals and Waste Plan

Hampshire Services, in a letter, advised that Bracknell Forest Borough Council, Reading Borough Council, the Council of the Royal Borough of Windsor & Maidenhead and Wokingham Borough Council had submitted the Central and Eastern Berkshire Joint Minerals and Waste Plan for independent examination on 25 February 2021.

10.09 FIELD BETWEEN B481 ROAD, SONNING COMMON AND CHALKHOUSE GREEN FARM

With an e-mail, a support officer in Countryside Records at the County Council reported that the Phillimore Successors Settlement had submitted an application under Section 31(6) of the Highways Act 1980, designed to prevent any public rights of way over a number of parcels of land, including a field between the B481 road/Kennylands Road, Sonning Common and Chalkhouse Green Farm being recorded on the definitive map and statement of rights of way. The Board had also submitted an application to submit a statement under Section 15A(1) of the Commons Act 2006, to prevent the land from being registered as a town or village green in the future. Members noted that the existing path across the field – Footpath 11 – would not be affected by the notice.

10.10 RIVERSIDE COUNSELLING SERVICE

The Fundraising Manager of Riverside Counselling Service, in an e-mail, requested the Council to consider making a financial contribution to the work of the organisation, which supported the mental health and emotional well-being of adults and young people over the age of 12 across South Oxfordshire. The Council noted that this request had already been addressed by the Finance Sub-Committee (see Minute 10.06 above), which had enquired whether any residents of the Parish had been supported by the Service. The Fundraising Manager had subsequently advised that 2 adults and 1 young person from the Parish had been helped since 1 September 2020, and that a further 7 residents had been referred to the Service, and were waiting for either an assessment or their sessions to begin.

RESOLVED: That a grant of £200 be made to the Riverside Counselling Service in the financial year 2020/21.

10.11 CHILTERN CONSERVATION BOARD

In an e-mail, the Clerk to the Chilterns Conservation Board advised that 3 nominations had been received for a parish member representing Oxfordshire on the Board, vice Ms S M Biggs – Mr G Archer (Chinnor PC), Mr M Day (Aston Rowant PC) and Mrs S Rowland (Rotherfield Peppard PC). A ballot paper had been attached, to be cast by 16 April 2021.

RESOLVED: That the Council's vote for a parish member representing Oxfordshire on the Chilterns Conservation Board be cast in favour of Mrs S Rowland.

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10.12 OXFORDSHIRE ASSOCIATION OF LOCAL COUNCILS

The Council noted an update for members published by the Oxfordshire Association of Local Councils in February 2021, with particular reference to the paragraphs about Clear Utility Solutions, Section 137 expenditure limit, and Handforth Parish Council/the “Nolan Principles” of public life.

10.13 BROADBAND

By e-mail, the County Council's Digital Infrastructure Team reported the completion of superfast broadband delivery across the County, although additional projects to deliver full fibre broadband were still in progress. An update attached to the e-mail showed that 97.33% of premises in the Parish had superfast (above 24Mbps) coverage: some 15 premises received speeds under 23.9Mbps. 6 premises were planned for delivery under the “Business in Rural Oxfordshire” project.

10.14 NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP

The Council considered a report (20/21 -14) by Ms S M Biggs, on behalf of the Neighbourhood Development Plan Steering Group, and the Chairman of the Council expanded orally thereon. The Responsible Financial Officer confirmed that the grant of £5475, mentioned in the report, had been received.

Mr A R R McAslan complained that the minutes of the meeting of the Steering Group held on 3 March 2021 had yet to be published, despite the Steering Group meeting on 23 March.

10.15 PLAYING FIELDS COMMITTEE

The Chairman of the Playing Fields Committee reported that the Committee had met on 10 March 2021, when there had been discussion about

- grants totalling £19,907 from the District Council, on behalf of Government, in respect of Covid-19 business relief;
- grants totalling £4,550 from the County and District Councillors' funds, towards specific projects at the Gallowstree Common Recreation Ground and the Diamond Jubilee Pavilion;
- letting the Pavilion when the Covid-19 restrictions were lifted;
- some remedial works to the Pavilion;
- a proposed family picnic at the Recreation Ground on 2 July 2021;
- the investigation of a maintenance contract with Henley Heating & Power covering the ground source heat pump serving the Pavilion.

The Chairman of the Committee also referred to the informal meetings of Members of the Committee concerning the future maintenance and use of the Ground and Pavilion. In this connection, Mr A P Harland asked about the role of the Kidmore End Cricket Club in respect of maintenance of the facilities.

Reference was made to the extension of the cricket practice nets at the eastern corner of the Recreation Ground, by the Cricket Club, or their contractors, on 18/19 March 2021, without prior notice to the Playing Fields Committee or the Council. It was reported that the nets had been extended in order to comply with revised safety standards produced by the England & Wales Cricket Board. Given the specific conditions in the planning consent issued, to the Council, for the nets, in 2000, there was concern that the recent works might be construed by the District Council as a breach of planning control.

RESOLVED: 1 That enquiries be made of Kidmore End Cricket Club as to the works to extend the cricket practice nets at the eastern corner of the Gallowstree Common Recreation Ground.

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2 That the District Council be advised that the works had been undertaken by or on behalf of the Cricket Club, without the knowledge of the Council.

10.16 TRANSPORT COMMITTEE

The Clerk advised that the County Council had quoted £600 to undertake the traffic speed surveys requested by the Council. As the budget for 2021/22 included provision of £6,000 for traffic management measures, the Clerk had accepted the quotation, in accordance with Financial Regulation 11.1(a)(ii).

Mr A Whyles reported that the speed surveys were being undertaken, having started on 19 March 2021.

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

10.17 COMMUNITY INFRASTRUCTURE LEVY – PROPOSED PROJECTS

(cf 8.08/20) The Council considered a report of the Clerk (20/21 - 15) updating it on progress with the investigation of the identified possible projects on which to spend the Council's share of the Community Infrastructure Levy.

RESOLVED: That the report be noted and that a further report be submitted to the meeting in June 2021.

10.18 WEBSITE

It was reported that the Webmaster had passed on a warning that the website needed to be upgraded, as it was running out of space. The Chairman had authorised, as a matter of urgency, increasing the size of the website, at a cost of £8 per month +VAT.

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

10.19 PLAY AREAS

The Chairman had reported on 14 March 2021 that the goalposts at the Kidmore End Play Area had been damaged. She had made the posts safe, temporarily, but suggested that they be replaced. A resident, Mr T Winter of Wood Lane, Kidmore End, had offered to repair the posts, and the Chairman had accepted that offer, as a matter of urgency. Mr Winter had repaired the posts at a cost of £19.14 + VAT.

The Chairman also reported that one of the shackles for the bucket swing at the Gallowstree Common Play Area had broken. The swing had been taken down, and the item of equipment taped off. The Chairman was in discussions with Wicksteed Leisure Ltd, the supplier of the equipment, about the repair of the swing.

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

2 That Mr T Winter be thanked for repairing the goalpost at the Kidmore End Play Area.

10.20 ARRANGEMENTS FOR MEETINGS

Members noted that the Local Authorities and Police and Crime Panels (Coronavirus)(Flexibility of Local Authority and Police and Crime Panels)(England and Wales) Regulations 2020, by which the Council was able to hold meetings virtually, would expire on 6 May 2021. Although the Government was seeking the extension of the Coronavirus Act 2020, it was apparently not prepared to lay provisions before Parliament to extend the operation of the above-mentioned regulations. It was likely, therefore,

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that the Council would need to revert to physical meetings from 7 May 2021, even if some restrictions, for example social distancing, remained in force.

In those circumstances, it was recognised that the Parish Room in Kidmore End would be too small for socially distanced meetings, while the Diamond Jubilee Pavilion, as it was subject to a premises licence under the Licensing Act 2003, should not be used unless there were no other suitable premises available free of charge or at reasonable cost. The main room in the Pavilion might, in any event, not be big enough to hold a socially-distanced meeting.

RESOLVED: That consideration of this matter be deferred to the next meeting.

10.21 MEETINGS, CONFERENCES ETC

Earlier in the meeting, Mr A Whyles had reported that Mr A P Harland had attended at meeting of public transport representatives on 23 February 2021, on his behalf.

10.22 EXCLUSION OF PUBLIC

RESOLVED: That the public be excluded from the meeting, pursuant to Section 100A(4) of the Local Government Act 1972, during consideration of the following items on the grounds that exempt information, under paragraphs of Schedule 12A of the Act shown below, would be discussed:

Item	Paragraph
Kidmore End pond – works to trees	3
Gallowstree Common Recreation Ground – purchase of land	3

10.23 KIDMORE END POND – TREES

The Council was reminded that the budget for 2021/22 contained provision of £1,000 for works to the trees at Kidmore End pond, namely trimming a limb from a willow tree, coppicing a large willow and cutting back small willows and buddleia. 2 quotations had been received, as follows

Heights Tree Care - £450 +VAT
Tremendous - £425.

RESOLVED: That the contract for the works to trees at Kidmore End pond be let to Tremendous, in the sum of £425.

10.24 GALLOWSTREE COMMON RECREATION GROUND – PURCHASE OF LAND

(cf 4.09/20)The Council appointed the Chairman and Vice-Chairman to execute the documents in respect of the purchase of land adjacent to the Gallowstree Common Recreation Ground and answered questions posed by solicitors acting for it in respect of the purchase.

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APPENDIX

LETTER TO READING BOROUGH COUNCIL

PLANNING APPLICATION 210018

OUTLINE APPLICATION FOR DEMOLITION OF EXISTING CLUBHOUSE, ERECTION OF RESIDENTIAL-LED DEVELOPMENT SCHEME AND THE PROVISION OF COMMUNITY INFRASTRUCTURE AT READING GOLF CLUB, KIDMORE END ROAD, EMMER GREEN

I refer to planning application 210018, for development of that part of the Reading Golf Club course within the Borough, which application is presently under consideration by your Council.

As you know, 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.

It is against that background that my Council resolved, at its meeting last month, to oppose the application, for up to 257 houses on part of the Reading Golf Club course.

You will, of course, be familiar with your Council's recently ratified Local Plan. In that 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. This application is for up to 257 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 your 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 Chalkhouse Green, Tokers Green and Kidmore End. No mitigating measures are mentioned in the application for the reduction of greenhouse gas emissions. The applicants' Transport Assessment documents mention that there will be some increased traffic flow, but seems then to ignore this by saying that there will be insignificant impacts on traffic.

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 499 cars (this is the number of car parking spaces – 474 associated with dwellings and 25 for the healthcare facility) will have a significant impact on traffic, congestion and the associated increase in greenhouse gases. Furthermore, the healthcare facility will be 2.5 to 3 storeys, with flats above, which is not in keeping with surrounding buildings.

The traffic surveys carried out on 25 June (manual) and 22-28 June 2019 (automatic) were conducted when peak traffic was lower because of reduced school commuting, it being the public examination period. The applicants state that proposed changes to the local road layout (mini-roundabout and

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pedestrian crossings) will mitigate all problems caused by increased traffic, with no significant environmental effects. This conclusion is not credible. As to infrastructure, there will inevitably be increased pressures on local amenities, including schools – Kidmore End School is popular with Caversham families - and healthcare.

The applicants have submitted some proposals for the “blue lined” land in South Oxfordshire, in the proposed Community Infrastructure Plan. These proposals include new cycle/footway routes, a potential site for allotments, a new clubhouse and café, a new sitting area, novel golf activities, a 2.9ha country park and a new wooded area or community orchard (1.12ha). There is no evidence of consultation with either South Oxfordshire District Council or my Council, despite the fact that the proposals are in these areas of jurisdiction and are clearly supposed to provide additional recreational open space for the benefit of residents of the Borough. If more open space is needed, as suggested by the applicants in offering land within South Oxfordshire, it should be in close proximity to the existing residents to serve that community, not 800m from the nearest access point on Kidmore End Road, and within the Borough.

The land in South Oxfordshire is not designated as valued landscape, but is described as “high quality open space, because of the landscaped setting through which the golf course meanders” in the Landscape Design and Access Statement. This type of topography is a key feature and a special feature of the Chilterns, including plateaux above valleys. Documents submitted by the applicants all undervalue the local environment, describing it as urban fringe, discounting the continuity of the course with the open countryside and the quality of the surrounding housing with large gardens etc. The proposed development would not reflect the local character and history of the site, and may increase light pollution in South Oxfordshire and the Area of Outstanding Natural Beauty.

The Planning Statement sets much store by proposals for land within South Oxfordshire, but these are fraught with problems, so none of the proposals can be guaranteed to be delivered, or managed and maintained in the long term. Several paragraphs refer to the benefits of the proposals for the South Oxfordshire land (“a strong material planning consideration in favour of the proposals” (5.7) and “beneficial legacy” (5.8)) to justify the housing scheme, but then goes on to say that the proposals for the South Oxfordshire land do NOT form part of this application. They can, therefore, be discounted, as there is no evidence that they can be delivered, are suitable or will be accessible.

The Planning Statement claims that the land in South Oxfordshire is readily accessible. Access to the site is not good: lanes are narrow and there is no room for parked cars; hedges and trees line the routes and are at risk of being cleared for access; the lanes are difficult to walk along due to traffic flows; and disabled access needs to be taken into account. Measures would have to be taken to stop parking along the lane, and arrangements need to be in place for the management and maintenance of the clubhouse/café, golf course and allotments. These facilities would increase traffic into the Parish, particularly off Tanners Lane.

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