

KIDMORE END PARISH COUNCIL

The Local Government Act 1972 (Schedule 12, paragraph 7) requires that the Annual Meeting should be held in May. The Council's meeting in May was cancelled because of the restrictions in place in response to the Covid-19 pandemic, and the expiry of the legislation allowing virtual meetings. Accordingly, this meeting was summoned as the Annual Meeting.

Minutes of the Annual Meeting of the Parish Council held the Diamond Jubilee Pavilion, Gallowstree Common Recreation Ground on Wednesday 23 June 2021 at 8.00pm and concluded at 9.55pm.

Present: Dr C D Aldridge, A P Harland, A R R McAslan OBE, I G C Pearson, T M Perchard, J A Swift QC, A Whyles.

Also present: P H Dragonetti (district councillor).

Apologies for absence were received from J M Ducker.

The outgoing Chairman, Dr C D Aldridge, took the Chair.

1.01 ELECTION OF CHAIRMAN

RESOLVED: That Dr C D Aldridge be elected Chairman of the Council until the Annual Meeting of the Council in 2022.

(Dr Aldridge thereupon signed a declaration of acceptance of office.)

1.02 APPOINTMENT OF VICE-CHAIRMAN

RESOLVED: That Mr T M Perchard be appointed Vice-Chairman of the Council until the Annual Meeting of the Council in 2022.

1.03 MINUTES

The Minutes of the meeting held on 27 April 2021 were taken as read, confirmed and signed as a correct record.

1.04 REPORT OF DISTRICT COUNCILLOR

Mr P H Dragonetti, the district councillor for the Kidmore End & Whitchurch ward, spoke to his report, which covered

- the reopening of leisure facilities;
- the surge in Covid-19 cases in the District;
- the annual meeting of his Council, when Councillor J Robb was elected as Chair of the Council;
- the recently held town and parish fora;
- a big increase in planning applications received by his Council, recent appeal results and the volume of planning enforcement work;
- virtual meetings between his Council's planning officers and parish councils.

1.05 OPEN SESSION

During the Open Session, which was extended to 20 minutes with the consent of the Council.

- Mr I Beale of Tokers Green Lane, Tokers Green reported on work undertaken by

residents of Tokers Green to vegetation at Tokers Green pond and the erosion of the highway verges in the vicinity of the pond, and observed that the oil filters on the highways' gullies which drained into the pond had not been cleaned or replaced;

- Ms A Vorster of The Hamlet, Gallowstree Common spoke in opposition to the planning application submitted for development of the former Reformation public house, Gallowstree Common;
- Ms S Moffat of Sonning Common introduced herself as the person wishing to open a veterinary practice at the former Reformation public house.

1.06 APPOINTMENT OF OFFICERS, SUB-COMMITTEES AND REPRESENTATIVES

RESOLVED: 1 That the following appointments be made, pending an intended review of the sub-body structure:

Finance Sub-Committee	Dr C D Aldridge, Mr I G C Pearson, Mr J A Swift
Plans Sub-Committee	Mr J M Ducker, Mr A P Harland, Mr A R R McAslan, Mr T M Perchard
Rights of Way Sub-Committee	Dr C D Aldridge, Mr A R R McAslan, Mr T M Perchard
Transport Sub-Committee (and Transport Representatives)	Mr A P Harland, Mr T M Perchard, Mr A Whyles.
Editorial Board of Newsletter	Dr C D Aldridge, Ms A S O'Reilly*, Ms S Remenyi*
Representatives on Kidmore End Neighbourhood Development Plan Steering Group	Dr C D Aldridge, Mr I G C Pearson
Representatives on Playing Fields Committee	Dr C D Aldridge, Mr A P Harland, Mr I G C Pearson

* Not a member of the Council

2 That the appointment of Allotments' Manager, Wells' Manager, Representative on Oxfordshire Association Local Councils, Representative on Sonning Common Neighbourhood Development Plan Working Group, Website Liaison Councillor and BroadBand Champion be deferred to the next meeting.

1.07 ACTION OF THE CLERK

RESOLVED: That the action taken by the Clerk and Responsible Financial Officer, under the powers delegated to him by the Council on 27 April 2021, from 7 May to 22 June 2021 (reports 21/22 – 1 and 2), be noted.

1.08 FORMER TELEPHONE KIOSK, CANE END

(cf 11.27/20) The Council noted that the repair of the former telephone kiosk at Cane End was under way. Mr A R R McAslan explained that a range of items would need to be purchased, from a specialist supplier, falling within the purview of Financial Regulations 11.1(a)(iii) and (vi). However, the items would need to be purchased by credit or debit card.

RESOLVED: That Financial Regulations be waived to allow Mr A R R McAslan to purchase items for the repair of the former telephone kiosk at Cane End, and seek reimbursement from the Council.

1.09 GALLOWSTREE COMMON RECREATION GROUND – CRICKET PRACTICE NETS

(cf Clerk's Action 8) It was understood that the District Council had requested further plans from the Kidmore End Cricket Club in connection with the application for planning permission for the extended cricket practice nets at the eastern corner of the Gallowstree Common.

1.10 CANINE FAECES

(cf Clerk's Action 12) In the absence of Ms S Matthews, it was

RESOLVED: That consideration of the report by Mr A R R McAslan and Ms S Mathews on dog fouling be deferred to the next meeting.

1.11 GOVERNANCE ARRANGEMENTS

(cf Clerk's Action 30) In the view of the weight of business for the meeting, it was

RESOLVED: That consideration of the report by Mr A R R McAslan on governance arrangements be deferred to the next meeting.

1.12 NOTICEBOARD

(cf Clerk's Action 32) The Clerk advised that he had yet to hear from Soha Housing Ltd about siting a noticeboard at the entrance to Craysleaze, Kidmore End.

1.13 FINANCE SUB-COMMITTEE

The Council received the minutes of the meeting of the Finance Sub-Committee held on 14 June 2021.

Draft receipts' and payments' accounts, for the year ended 31 March 2021 (report 2021/22 – 3), had been circulated subsequent to the meeting of the Finance Sub-Committee. While the Sub-Committee had not since met, the members thereof recommended adoption of the accounts.

Similarly, drafts of Sections 1 and 2 of the Annual Governance and Accountability Return for the year ended 31 March 2021 (report 20/21 – 4) had been circulated subsequent to the meeting of the Finance Sub-Committee. While the Sub-Committee had not since met, the members thereof recommended adoption of those sections of the Return.

RESOLVED: 1 That a grant of £1,200 be made to the Parochial Church Council towards the cost of maintaining the churchyard at St John the Baptist, Kidmore End in the financial year 2021/22.

2 That the hosting of the website be arranged with SiteGround Hosting Ltd for 3 years with effect from 23 June 2021.

3 That the summary receipts' and payments' accounts for the year ended on 31 March 2021, as circulated, be approved

4 That Sections 1 and 2 of the Annual Governance and Accountability Return for the year ended 31 March 2021, as circulated, be approved and confirmed.

1.14 FINANCE

(i) Balances

The Clerk reported that balances at the bank totalled £53,528.06.

(ii) Accounts for payment

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

Came & Company – Insurance premium	£3,138.43
Oxfordshire County Council – Vehicle speed surveys	£720.00
Parish of Kidmore End & Sonning Common – Contribution towards cost of maintaining churchyard at St John the Baptist, Kidmore End	£1,200.00
Ms A S O'Reilly – Hosting website for 3 years (Reimbursement)	£604.37
R F Penfold – Salary net of Income Tax	£146.00
HM Revenue & Customs – Income tax deducted	£97.33

1.15 CONSULTATION ON PLANNING MATTERS

(i) Decisions

The Council noted that the applications for

alterations to approval P19/S1436/HH and the division into 2 residential units of Alazan Oak, Cane End;
 replacement single-storey extension to rear of Maplecote, The Hamlet, Gallowstree Common;
 proposed garden room, ancillary accommodation and alterations at The Old Orchard, Wood Lane, Kidmore End;
 variation of approved plans for replacement dwelling at Oakbank, 19 Tanners Lane, Chalkhouse Green;
 proposed rear extension at Blossom Cottage, Hazelmoor Lane, Gallowstree Common;
 2-storey side and rear extension, single storey rear extension at Helmswood, Rosebery Road, Tokers Green

had been permitted conditionally and that the application for proposed demolition of existing buildings and erection of 6 dwelling houses at The Piggery, Gravel Hill, Caversham had been withdrawn.

(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:

proposed rear extension at Blossom Cottage, Hazelmoor Lane, Gallowstree Common;
 demolish part of existing dwelling and garage and erect new dwelling at Oldfield House, Horsepond Road, Gallowstree Common;
 conversion of existing garage to home office, enclosure of existing car port to form utility room, creation of new garage and remodelling of porch at Pengerran, Chalkhouse Green Road, Kidmore End;
 proposed side and rear extension at Felix Lodge, Wood Lane, Kidmore End;
 outline application for erection of a 1.5 storey dwelling, incorporating access, layout and landscaping and all other matters reserved at Kano, Wood Lane, Kidmore End (amended plan);
 proposed single storey front extension to replace existing porch, removal of existing chimney and construction of new chimney and proposed pitched roof over existing single storey rear extension at Woodlands, The Hamlet, Gallowstree Common;
 addition of new garage at The Corner House, Russell Road, Tokers Green.

(iii) Applications

The Council considered applications referred to it since the last meeting.

RESOLVED: That observations be made as follows:

Application

Observation

Replacement of halfway hut with proposed family golf centre building at Reading Family Golf Centre, Kidmore End Road, Chalkhouse Green

Objection, as set out in the Appendix hereto

Change of use and extension of former public house to provide veterinary surgery, demolition of outbuilding and erection of one 4-bed detached house with attached garage and erection of 2 3-bed detached cottages at The Reformation, Horsepond Road, Gallowstree Common

Objection, as set out in the Appendix hereto

(iv) Planning appeals

(cf 10.08(v)/21) A copy letter from the Planning Inspectorate indicated that the inspector, appointed by the Secretary of State for Housing, Communities and Local Government, had dismissed the appeals against the enforcement notices issued by the District Council to cease 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.

The inspector had allowed the appellants 6 months to comply with the notices.

(v) Reading Golf Club

(cf 10.08(vi)/21) By letter, a principal planning officer of Reading Borough Council advised that her Council had received amended plans and additional information in respect of the application to develop that part of the Reading Golf Club course within the Borough. Members observed that the additional information did not materially address the Council's concerns.

RESOLVED: That Reading Borough Council is advised that the Council's objection to the application for development of that part of the Reading Golf Club course in the Borough remains.

(vi) Local List of Information Requirements

The County Council's Assistant Director, Strategic Infrastructure and Planning, in a letter, drew attention to the consultation on the proposed update of her Council's Local List of Information Requirements for validation of planning and related applications, which consultation would run until 8 July 2021.

1.16 TEMPORARY ROAD CLOSURES

With e-mails, officers of the County Council gave notice of temporary closures, under the Road Traffic Regulation Act 1984, as follows:

- Wyfold Road, Gallowstree Common, north of its junction with Horsepond Road, on 19 July 2021, for replacement pole work;
- Tanners Lane, Chalkhouse Green from 28 July to 6 August 2021, for telecoms works, and from 22 to 24 June 2021 for emergency works.

1.17 OXFORDSHIRE ASSOCIATION OF LOCAL COUNCILS

The Council noted an update for members published by the Oxfordshire Association of Local Councils in May 2021.

1.18 BROADBAND

The Council noted an e-mail from Mr K Bulmer, the county councillor for the Goring Division, forwarding a message from the County Council's Digital Infrastructure Team about plans to upgrade, inter alia, the Kidmore End telephone exchange, as part of a programme to develop a new Ultrafast broadband network across the south east of England.

1.19 NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP

The Council noted a report (21/22 - 5) by Ms S M Biggs, on behalf of the Neighbourhood Development Plan Steering Group.

The Chairman advised the Council, in a statement, that its role was now to review the "Regulation 15" version of the draft Neighbourhood Development Plan and submit it to the District Council. She stated her firm support for the draft Plan and advised that the Council arrange an extraordinary meeting to discuss the Plan documents.

RESOLVED: 1 That a special meeting of the Council be arranged for 1 July 2021, to consider the "Regulation 15" draft of the Neighbourhood Development Plan.

2 That Members submit any questions about the Plan, or its preparation, for the Neighbourhood Development Plan Steering Group to the Clerk by 28 June 2021.

1.20 PLAYING FIELDS COMMITTEE

The Council noted a statement by the Clerk (report 21/22 - 6) arising from the special meeting of the Playing Fields Committee on 10 June 2021 and was advised that, at a special meeting on 22 June, the Committee had agreed, subject to further checking, a draft constitution for the charity.

1.21 TRANSPORT COMMITTEE

The Vice-Chairman reported orally the results of a recent Speedwatch exercise on Horsepond Road, at the east end of Gallowstree Common. Significant numbers of vehicles were observed being driven in excess of 35mph, particularly between 1800 and 1900hrs, which result appeared to contradict the data obtained from the vehicle speed survey earlier in the 2021. In the circumstances, it was suggested that another vehicle speed survey be undertaken in that location.

RESOLVED: That enquiries be made of the County Council as to the likely cost of a further vehicle speed survey on Horsepond Road at the east end of Gallowstree Common.

1.22 VILLAGE "GATE"

The Chairman drew attention to the village "gate" in Wood Lane, Kidmore End, one of the traffic management measures installed by the Council, with the consent of the County Council, in 1998. One of the timber baulks had broken at ground level.

RESOLVED: That the Transport Committee consider the future of the village gate in Wood Lane, Kidmore End and report thereon to a future meeting, taking into consideration the views of local residents.

1.23 TOKERS GREEN POND

Mr A P Harland expanded on the statement made in the Open Session by Mr I Beale (see Minute 1.04), about improvements to the Tokers Green pond, referring particularly to a bench to be installed

there, funded from the specific budgetary provision for enhancements to the pond. Residents had selected a bench available from the retailer Amazon, which would entail purchase by credit or debit card.

Members requested an indication of the proposed site for the bench: the Vice-Chairman had already volunteered to install it.

RESOLVED: 1 That, subject to approval to the selected site, a bench be installed at Tokers Green pond.

2 That Financial Regulations be waived to allow Mr A P Harland to purchase the bench, and seek reimbursement from the Council.

1.24 COMMUNITY INFRASTRUCTURE LEVY – PROPOSED PROJECTS

(cf 10.17/21) The Council considered a report of the Clerk (21/22 - 7) 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 consideration of the report be deferred to the next meeting.

1.25 MEETINGS, CONFERENCES ETC

The Chairman advised that she had arranged to attend a conference about reimagining parish halls.

On the rising of the meeting, Mr J A Swift announced that he was standing down as a councillor. He expressed his thanks to his colleagues, successive chairmen and the Clerk. The Chairman gave a suitable response, acknowledging the significant influence Mr Swift had had on the Council.

Comments on planning application for replacement of halfway hut with proposed family golf centre building at Reading Family Golf Centre, Kidmore End Road, Chalkhouse Green

The Council is opposed to the development of the Reading Golf Club course for residential purposes, and has submitted objections to its neighbouring authority, Reading Borough Council, against the current planning application in respect of that part of the golf course in the Borough. It follows, therefore, that the Council welcomes the retention, for recreational purposes, of that part of the course lying in the Parish.

However, if, as the applicant hopes, the part of the course in the Borough is developed, all vehicular traffic to the retained recreational facilities will have to access them via the existing, but secondary, and, hitherto, little used, gateway, off Tanners Lane, close to its junction with Kidmore End Road. Both roads are narrow, with unofficial passing places, to the detriment of the margins of each road. In addition, the existing, secondary, carpark, accessed from Tanners Lane, will be woefully insufficient for the volumes of traffic which the recreational facilities will undoubtedly attract.

For these reasons, the Council OBJECTS to the application.

Comments on planning application for change of use and extension of former public house to provide veterinary surgery, demolition of outbuilding and erection of one 4-bed detached house with attached garage and erection of 2 3-bed detached cottages at The Reformation, Horsepond Road, Gallowstree Common

The Council is aware of local support for the repurposing of the former public house as a veterinary surgery, and is sympathetic to that proposal.

However, the Council is concerned that the development of parts of the site for residential purposes is a significant component of the application. The Council is, like local residents, opposed to such development, because

- Gallowstree Common is an “other” village in the South Oxfordshire Local Plan 2035, and not expected to absorb further significant increases in housing;
- the proposed housing development does not conform to policy H16 of that Local Plan, as the land is not infill or brownfield;
- the site is in the Chilterns Area of Outstanding Natural Beauty, and falls foul of the policy DP2 in Chilterns Conservation Board Management Plan 2019-2024.

In addition, the Council observes that this site is not included in the Kidmore End Neighbourhood Development Plan, which plan is about to be considered by the Council for submission to South Oxfordshire District Council under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. The Local Character Policies in that Plan, particularly LC1 and Appendix D3, would militate against the proposed housing development.

For these reasons, the Council OBJECTS to the application.