

# WEST END PARISH COUNCIL

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## MINUTES OF THE MEETING OF WEST END PARISH COUNCIL HELD AT THE SPORTS PAVILION ON

**TUESDAY 12<sup>TH</sup> DECEMBER 2017**

Present: Cllr. G. Alleway, Cllr D. Elliott, Cllr D Gubbins, Cllr W. J. Medhurst , Cllr A Page,  
(Chairman), Cllr S. Prideaux Burns , Ms. S Price (Clerk for the Council)

In Attendance:

**220/17 APOLOGIES FOR ABSENCE:** Cllr A. Dredge

### **221/17 DECLARATION OF INTEREST**

Cllr. W J Medhurst declared an interest in the ditch tenders. No other members declared any disclosable pecuniary interests or non-pecuniary interests in respect to matters being considered at this meeting.

**222/18 To CONFIRM the Minutes of meeting held on** Wednesday 29<sup>th</sup> November 2017

Confirmed and signed by Cllr A Page

**223/17 PLANNING MATTERS**

The following application received prior to this meeting was **CONSIDERED**

<b>APPLICATION</b>	<b>DECISION</b>
<p><a href="#">17/1046</a> 24 BENNER LANE, AND LAND TO REAR OF 24-30 BENNER LANE, GU24 9JQ</p>	<p>Objection – The parish council is of the view that this development is not sustainable. The linking of this development to the 85 approved under application 16/0323, referred to as phase 1 by the applicant in their planning statement, means that the overall development will be 126 houses. Where is the SANG which is required under the Thames Basin Heath (TBH) Special Protection Area (SPA) Avoidance Strategy Supplementary Planning Document (SPD)?</p> <p>The density of the proposed additional houses is completely out of keeping with the surrounding established built environment. Additionally the proposed houses will be out of character with the neighbouring properties, the majority of which are bungalows.</p> <p>This application for 41 dwellings increases the total number of new build houses in West End to 346 and once again we urge the Borough Council to consider the cumulative impact. The physical infrastructure including roads, transport, schools and medical facilities cannot sustain the additional number of residents and cars journeys which will be introduced as a result of this development.</p> <p>Notwithstanding the above the additional buildings and hard landscaping will exacerbate the flooding that is experienced by neighbouring properties in Beldam Bridge Road and Pennypot Lane. We are of the view that the Borough Drainage Engineer should scrutinise the effect this new application will have on the impact of both surface water drainage and sewer waste. The Parish Council has severe reservation about the ability of the existing systems to cope with the cumulative effects of these expanding developments.</p>

224/17 HIGHWAY MATTERS (outstanding)		
DISCUSSION	Resolution	PERSON RESPONSIBLE DEADLINE
a. 211/17(a) Old House Lane. Kingswood Pallets were continuing unauthorised activity at the site. The Environment Agency were aware of the fires however would not be visiting site unless evidence of burning treated wood was provided. Mr Gove was still in discussion with all agencies	Ongoing	
b. 211/17(b) Parking issues on the pavement before Martins Tyres, outside the cottages. This matter was still being looked into and was in the hands of the Legal Team.	Ongoing	
c. 211/17(c) Email from a local resident regarding concerns with the junction A319/Benner Lane/Church Road. The Clerk been in contact with the local police and been advised that the only time roads would come onto their radar would be if there were any concern over the safety of a road. There had been no reported incidents at this junction.	Noted. No further action	
d. 211/17(e) High Street traffic direction control measure. The Clerk had spoken with local highway regarding a speed hump at this junction. The advice was as follows <ul style="list-style-type: none"> <li>• A speed cushion (a vertical feature that vehicles can straddle) would not be appropriate at that junction as HGVs would not be able to straddle it the full length of their vehicle.</li> <li>• A table (a vertical feature that runs from kerb to kerb) may be more suitable from allowing reasonable access at the junction, there could be issues with water flowing from the highway network into adjacent properties where the entrance would be below the level of the carriageway.</li> </ul> Neither feature would stop the entry of vehicles nor would it highlight the presence of the no entry. These features would only slow the entry and exit speeds of the junction.	Noted. No further action	

<b>225/17 DITCHES/POND/WATERCOURSES (new)</b>		
<b>DISCUSSION</b>	<b>Resolution</b>	<b>PERSON RESPONSIBLE DEADLINE</b>
a. Cllr. W.J. Medhurst left the room. The ditch clearance quotes were opened in Part II of the meeting. The following quotes were received: W J Medhurst £3,898 + £235 for Windlesham Road ditch, Gavin Jones £2,261 + £356.44 for Windlesham Road ditch and Nigel Jeffries £2,590 + £185 for the Windlesham Road ditch to be cleared at the same time or £325 on a separate occasion. All prices excluding vat. It was discussed that last full ditch clearance had been carried out by Nigel Jeffries and the quality of the work had been excellent.	It was resolved to move the discussion and resolution to the public minutes. Although the Gavin Jones quote was £157 lower than Nigel Jeffries, it was resolved to proceed with the quote from Nigel Jeffries for £2,590 plus £185. It was agreed that the extra cost difference was minimal and therefore the decision was based on the quality of the previous full ditch clearance as per the discussion.	Clerk - immediately
<b>226/17 RECREATION GROUND/PLAYGROUNDS/PAVILIONS/WAR MEMORAL/COMMON LAND (outstanding)</b>		
<b>DISCUSSION</b>	<b>Resolution</b>	<b>PERSON RESPONSIBLE DEADLINE</b>
a. 213/17(c) Dog fouling on the recreation ground. Borough Council had advised that new public space protection order signs had been put around the recreation ground, although there were no current or future campaigns. The clerk had however arranged for some different signs to be put around the recreation ground.	Noted	
<b>227/17 BUSINESS PLAN</b>		
a. 214/17(a) The results of the survey had been discussed at a meeting on 6 <sup>th</sup> December 2017. An overview of the results would be published on the parish council website and also be included in the WEVS newsletter, GU24 magazine and the parish magazine. The final content of the overview should be agreed by Councillors via email prior to publication. Discussion regarding distribution of the leaflet to all households was also discussed. The Clerk would establish the cost of this, but an alternative would be for the Councillors and Clerk to deliver approximately 250 houses each.		

**228/17 FINANCIAL MATTERS (new)**

- a. The payment of accounts to the value of £1,634.47 was noted and agreed.
- b. 215/17(b) CIL Balance was now £5012.46 - deadline 03.11.20  
£6675.90 - deadline 20.04.21  
£2,385.57- deadline 20.10.22  
  
Currently there was £11,688.36 held in the NS & I account. The Clerk advised to move the balance of £2,385.57 from the current account to the NS & I account. It was resolved to move £2,385.57 from the current account to the NS & I account.
- c. The bank balance for November was noted
- d. The petty cash balance for November was noted
- e. 215/17(c) The revised figure for the precept for 2018/19 was discussed. As per the discussions at the meeting on 29<sup>th</sup> November 2017 an overall increase of 5% was agreed.

**229/17 DOCUMENT & CORRESPONDENCE (Outstanding and new)**

DISCUSSION	Resolution	PERSON RESPONSIBLE DEADLINE
a. 203/17(a) Footpath to link all the new developments. The Rights of Way officer had spoken with Woolfe Bond Planning who were meeting with the developers Taylor Wimpey next week. The proposition regarding dedicating rights of way would be raised at this meeting.	Ongoing	
b. 216/17(d) The football arrangements had been sent to the football clubs for signature and were waiting to be returned.	Noted	
c. A document retention scheme was reviewed	The document retention scheme was agreed.	
d. An Equal Opportunities statement was reviewed	The Equal Opportunities statement was agreed.	
e. A Freedom of Information statement was reviewed.	The Freedom of Information statement was agreed.	

**230/17 ITEMS FOR THE NEXT AGENDA**

- a. M3 junction improvements update

**231/17 EXCLUSION OF PRESS AND PUBLIC**

Under the Public Bodies (Admission to Meetings) Act 1960 Section 1(2) – likely disclosure of exempt information the Press and Public were excluded from Part II of the meeting.

There being no further business the Chairman closed the meeting at 21:10

The next meeting will be on Tuesday 9<sup>th</sup> January 2018

Signed ..... Chairman Date .....