

CHIEVELEY PARISH COUNCIL

Clerk to the Council: Kim Lloyd

Tel: 07867 310121

Email: chieveley.pc@outlook.com

PARISH COUNCIL MEETING

MINUTES FOR TUESDAY 14 February 2023 AT 7.30PM in the Chieveley Village Hall.

Cllrs. Present:

Cllr. M. Belcher (Chairman)

Cllr. R. Crispin (Vice Chairman)

Cllr. D. Cowan

Cllr. E. Friend

Cllr. L. Derry

Cllr. M. Beard

Cllr. S Allen

Cllr. S. Hutchison

Clerk: Mrs K Lloyd

Members of the Public: 17

The Chairman announced that the Clerk is recording the meeting and the recording will be deleted when the minutes are approved in the next meeting.

1. APOLOGIES

Cllr. L. Dick sent apologies.

2. DECLARATION OF INTEREST

Cllr. Belcher declared an interest in Item 10. PROW signage.

3. PUBLIC QUESTIONS

(Cllr. Belcher asked if Council would agree to extend the time for the public to speak due to item 7, The Local Plan. All agreed)

Ward member, Cllr. Hilary Cole could not make the meeting but had forwarded a representation regarding the local plan, shown as Appendix 2. (The Clerk added a copy to each seat for the members of public) and Cllr. Belcher referred to this.

Several members of the public spoke of their concerns regarding the allocation of 15 dwellings on the Glebe Land, East Lane shown in the Local Plan.

The following points were raised and observed by Council.

- **Traffic Safety Issues**, there is no footway currently in place along east lane. The speed of the traffic along east lane and the visibility when pulling out of east lane onto the oxford road, which is known to be a fast road was not considered safe. The east lane road is not wide enough to take extra traffic movements from this new proposed development. Concerns were also raised about the elderly walking to the surgery with no footway along some parts of east lane.

- **Traffic Congestion** especially around the Doctors Surgery. The parking outside the surgery was considered a hazard and yellow lines would need to be considered if this development went ahead.
- **Major Environmental Impact** on the habitat through the removal of ancient hedgerow. Some Trees were reported as being over hundred years old, which provide habitat to bats, owls and birds. It was noted that it is difficult to see how the plan can be developed with the trees in place. Root damage could be made to the habitat during the construction work.
- **Streetscene** The character of the village being impacted, if more development is considered following the 15 planned dwellings it could start to become more of an urban environment which affects the character of the village.
- **Impact on facilities** It was said it is very hard to get a doctor's appointment now, the thought of extra development will only make this matter worse.
- **Access points into the new development** the allocation showed five access points onto east lane, impacting on all of the mentioned concerns.
- **Public Rights of Way improvements** a footpath was asked to be considered from east lane to the recreation park if this development was to go ahead.
- **The Burial Ground** was considered and that a large proportion to the allocated land must be used for burial ground. The churchyard is almost full and in the parish plan it was found by a survey that there is a strong need for a burial ground in the parish. The Glebe land is in the proximity of the Church and was considered the best place for a new burial ground.

The Clerk showed a plan from a resident's agent, as an alternative plan, showing the burial ground which could potentially stop further development. It was also thought that the new burial ground parking could relieve some of the parking congestion from the surgery.

The Parish Council located a map from the Dioceses showing development with a burial ground from 1994 which the clerk displayed.

It was reminded that CIL (Community infrastructure Levy) from the said proposed development could be used towards the burial ground. A transfer of land should be also asked for, surely this could be gifted back to the parish from the Dioceses?

Further questions noted.

Will they build more than 15 dwellings?

Will the AONB stay intact for future generations?

Why not have the access onto the Oxford Road?

One member of the public said he appreciated houses are needed, but as caretakers of this village, we need to take responsibility for what we do as they will outlast us. And future generations will look at what we did to look after our parish. Is this the thin end of the wedge and more development will happen. Can we deliver a responsible plan. We need to be careful how we allow it.

The Parish Council thanked all the members of public for attending and speaking.

(Cllr. Belcher asked Council if Item 6 could be brought forward on the agenda, all agreed)

6

WEST BERKSHIRE COUNCIL LOCAL PLAN – REGULATION 19 CONSULTATION

Cllr. Belcher said we all live in the parish and have similar concerns to what we have just heard. Do we accept the need for more houses in the village? Cllr. Belcher felt 15 in total was not that unreasonable.

Cllr. Cowan reminded Council that we are responding to the whole of the Local Plan and not just east lane allocation. He said it was good to see that the LP is consistent with planning policies, and there is still an obligation to conserve and enhance the ANOB in the LP and through ad hoc planning applications received, which is very important to Chieveley. Other parishes are delivering Neighbourhood Development Plans, providing limitations on how much development can take place. Chieveley are currently not doing this at the moment. If it were up to 15 on a greenfield site like this then 40% will be affordable housing provision. Since the last LP in 2013/14 there has only been ninety houses built in Chieveley, that was The Green – Middle Farm Close and Cottages and this did give a lift to the village. Do we want more houses in Chieveley?

It was felt that it was difficult for parish council to consider the access, but there must be a better access arrangement rather than multiple accesses onto East Lane. There are certainly great concerns about the five access points shown on the LP allocation. We also need to put emphasis on safety onto the Oxford Road, along East Lane, and outside the Doctors Surgery.

The 1994 Diocese plan found by Parish Council, presented in the public questions agenda item showed the access to be a single access onto East Lane. Cllr. Cowan said it is difficult for us to design the access, but a number of accesses off east lane does not seem right, and it is difficult to know how that is going to happen, and not damage the hedgerow and roots. There must be a better access arrangement for the environment and for the safety point of view. Parish Council need to raise the concerns of the habitats and that they will be protected and there should be some assurances that we can retain the hedgerows.

Cllr. Derry asked if we could request 'up to 15 dwellings, but no more. From what our ward member had said, it was originally 17 but now reduced to 15.

It was felt that the key point is the burial ground which will give less opportunity for more development.

It was agreed that the travel pack needs an assessment carried out on the whole village and not just east lane. PROWS needs to be investigated further along east lane and from east lane to the recreation ground.

Cllr Cowan also said that there was concern regarding the change made to a policy in which there was an assumption against residential development outside the settlement boundary. In the local plan, this has been rewritten as Development Management (DM1) and includes an assumption for residential development outside the settlement boundary given certain criteria. The national policy regarding the AONB has not changed and did not feel it necessary to change this policy wording and the parish council should make mention of this in our response.

The debate was concluded by saying as a Parish Council we have no power to stop this development but will request for the allocation of up to 15 at low density and will make strong comment that the landscape site is very important to Chieveley.

If anyone would like to see the full response from Parish Council, please contact the Clerk to email you a copy.

4. PLANNING SCHEDULE – SHOWN AS APPENDIX 1

23/00175/House – The Parish Council had no objections but made comments to ensure when the proposed application is being determined that there are adequate off-road parking for a proposed dwelling of this size. The trees also provide privacy to the neighbours and that a tree protection plan is in place to maintain the existing trees.

23/00227/HOUSE, The Orchard and 23/00214/HOUSE, Hollow Bank - The Parish Council had no objections.

5. MINUTES FROM PREVIOUS PARISH COUNCIL MEETING

Councillors **RESOLVED UNANIMOUSLY** to confirm and adopt the Minutes of the Parish Council meeting held on 17th January 2023.

7 DRAFT PROPOSAL TO PREPARE FOR TRANSPORT IMPROVEMENTS ON THE ROAD OUTSIDE CHIEVELEY RECREATION CENTRE

The recreation centre committee asked for support from Parish Council to request from Highways to allow yellow lines on the road either side to the entrance to restrict parking on the road. Sometimes vehicles are parked along the road which reduces the drivers view when pulling out from the recreation ground.

Cllr. Cole, ward member had passed on a note from the highway officer, reporting that other options need to be investigated first before yellow lines would be considered.

It was reported that one of the recreation ground members is meeting with a highway representative on site to discuss further.

Cllr. Derry asked if no parking signage could be put on the verges?

8 TRAFFIC AND SAFETY IN THE PARISH

The Clerk reported that she has contacted all the residents that had contacted Parish Council regarding speeding in the parish. The Clerk asked the members of public if they would like to have a meeting with the Clerk, accompanied with the Parish Councillors who are appointed on the traffic group. After conversations, all felt this would be a good idea and appreciated the opportunity. Through logistics of trying to pull everyone together due to commitments and hall availability, one of the members of public kindly offered to host the meeting at their house. A meeting is set for Tuesday 7th March 2023. This will be an informal meeting to discuss the best way forward in trying to reduce speed in the parish. A person from Hermitage is also attending to share their knowledge, who has been the leader in helping to reduce speed in Hermitage. Following this meeting an action plan will be created.

The Clerk also reported that WBC are waiting on two private property owners in Curridge to reply to their letter to give their permission for works to be carried out on their land. This needs to be done before WBC can schedule any works in for the footway between Crabtree

Lane and Plantation Close. The Clerk had contacted Cllrs. Dick and Friend to help support this matter.

Through talking to Cheryl Evans (WBC Traffic and Safety Officer) the Clerk also requested a traffic survey along Curridge Road, Curridge and the High Street, Chieveley incorporating the action to investigate if the original white lines could be reinstated on Graces Lane bend, to the High Street, (the bend adjacent to pub and School Road/High Street junction) this was raised in the January's meeting from a member of the public. Cllr. Cowan said if the original plan on when the white lines was originally put in could be found this would help to show WBC.

ACTION: Clerk

9 **FINANCE**

Councillors **RESOLVED UNANIMOUSLY** to approve the February Income and Payments as shown below.

Statement of Accounts Accounts for Payment February 2023

Expenditure brought forward 22-23 £33,770.91

Payments

Cheque No	Payee	Description	Amount	
1734	Kim Lloyd	Clerk Salary - Feb		
1734	Kim Lloyd	Paper, plastic sleeves	£	40.72
1735	Triangle Management	Final Invoice - Oare Waste Collection	£	25.27
1736	Willis and Ainsworth	Grit Refill	£	55.70
1737	Chieveley Village Hall	January Meeting	£	24.13

PAID *

NB PAYE Employee, Employers and NI contributions are accrued and paid quarterly

Receipts

29.12.2022	RBS	Interest	£	78.31
31.01.2023	RBS	Interest	£	17.07
Total Receipts			£	<u>95.38</u>

The 2021-2022 Budget vs Expenditure to date was noted.

(All finance documents emailed to the Members of Council before the meeting)

10 **PUBLIC RIGHTS OF WAY SIGNS**

The ROW map signage is now installed, and some Councillors were not agreeable with the outcome. Cllr. Belcher was not happy with the colour. Cllr. Beard asked when was it decided

to use aluminium, and not a composite as originally agreed. Cllr. Friend reported that the map in Curridge shows Curridge down the bottom of the map, therefore when you are reading the map you need to bend down very low to see Curridge. All Cllrs were reminded that mock ups were circulated before final agreement. No more action at this time, but to be monitored.

11 **KING CHARLES III CORONATION**

The group working on plans for the Coronation reported that Saturday 6th May is the confirmed date, residents are invited to the recreation ground. The residents will be invited to bring their own picnic and drink. At 7pm, the Beacon is planned to be lit. Cllr. Hutchison said they were having another meeting the evening of this council meeting. The Clerk will try and find out what is happening before the next parish council meeting.

The Clerk confirmed that £1,000 is in the budget for the whole parish's contribution towards the event.

12 **WARM HUB**

This is postponed to the September meeting. Cllr. Derry said she had joined a group to hear about what other parishes are doing regarding Warm Hubs in their communities.

13 **CLERK REPORT**

Email 1/2 A resident of Chieveley asked Parish Council if consideration could be made to reduce the speed limit through the centre of the village - essentially the High Street - to 20 mph. The Clerk had informed the resident of the actions in place, see agenda item 8.

Email 24/1 A resident in Curridge, regarding the problem with motorists speeding through Curridge village. The Clerk has invited the resident to the meeting, who has accepted, see agenda item 8.

2/2 Email. Town & Parish Council Chairmen's Invitation to the Knowledge Event (20th March 2023) at Shaw House. A valuable networking event connecting organisations with the voluntary and charity partners in West Berkshire.

8/2 Email from MP. Last year MP Laura Farris had been running group tours to Parliament for constituents, if anyone would like to know more, contact the Clerk.

- The Clerk checked all grit bins and reported that salt for the grit bin in front of the Doctor's Surgery is ordered.
- WBC has now taken over the dog waste collection in Oare.
- The Lifeline at Oare Pond is now in place.
- The RoSPA inspection will commence for Oare Pond, Marsh Pond, and the three bus shelters in the next month.
- Yet another pothole in Graces Lane has been reported to WBC.

14 **COUNCILLOR REPORTS**

Cllr. Allen reported that she saw walkers reading the new PROW map in Oare which was great to see, but also was not so keen on the white colour of the frame.

Cllr. Hutchison reported that she went to the The Downs School Community Forum. On 25/01 a discussion surrounding the provisions of support and enrichment for young people, within the community. It was reported as a very useful forum to have this opportunity to listen to children to find out what they would like to see in their community.

For example, in Hampstead Norris they wanted a water dispenser, and bike racks. Cllr. Hutchison is going back in April and invited the Clerk, who pending time may accompany Cllr. Hutchison to listen to the year 7 children of Chieveley.

Cllr. Derry reported that the Doctors Surgery is having problems recruiting GP's. There are growing problems facing pharmacies with the increase in prescriptions causing longer waiting times, and sometimes medicine does not even arrive on time. An option of a pharmacy hub amazon drop box using barcodes is being investigated.

15 MATTERS FOR FUTURE CONSIDERATION

Warm Hub – September

16 DATE OF NEXT MEETING

The next meeting is on 14th March 2023 in the Curridge WI Hall at 7.30pm.

APPENDIX 1

**Planning Applications, Appeals and Enforcement Notices
for consideration at the Parish Council Meeting 14th February 2023**

Planning applications can be viewed by members of the public on the West Berkshire Council's website

[West Berkshire Planning Applications On Line Simple Search Link](#)

Planning applications for consideration at meeting

Reference	Type	Location	Description	Observations
23/00175	House	Fairlea, Graces Lane, Chieveley	Proposed extensions, conversion and refurbishment	No Objections with comments
23/00227	House	The Orchard, Marsh Lane, Curridge	Proposed ground floor extension to side, render walls, proposed new front entrance. New Slate Tiled Roof	No Objection
23/00214	House	Hollow Bank Sandy Close Hermitage RG18 9QP	Erection of a single storey rear (east) and side (north) extension, plus associated internal and external alterations.	No Objections

West Berkshire Council Planning Application Decisions and Planning Inspectorate Appeal Decisions

Reference	Type	Location	Description	Decision
22/03153	NONMAT	Hollow Bank, Sandy Close, Hermitage	Non Material Amendment to planning permission 22/01417/HOUSE: Erection of single storey rear (East) and side (North) extension, plus associated internal and external alterations. Amendment: To reduce the amount of steel required for the build and achieve	Refused
APP/W0340/D/22/3298997	Appeal	Cara Mia, Northfields, Down End, Chieveley	The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission. The appeal is made by the applicants against the decision of West Berkshire District Council. The application Ref 22/00187/house, dated 27 January 2022, was refused by notice dated 6 May 2022. The development proposed is the partial demolition of existing bungalow with a ground floor rear and side extension. New roof and store area to first floor with dormer window.	Dismissed
22/03026	House	Hyde Bank, Green Lane, Chieveley RG20 8XB	Two-storey extension with porch to front and garage conversion	Granted
22/03114	COND	The Quarry, Copyhold Farm, Curridge	Approval of details reserved by Condition No. 19 (Scheme of Landscaping) of Approved Application 22/01489/MINMAJ: Section 73a: Variation of Condition 2 (Approved Plans) and Condition 23 (Final Levels) of previously approved application 18/02238/MINMAJ: Section 73: Removal of condition 1 'Duration of Development' of previously approved application 17/00224/MINMAJ: Section 73: Variation of Conditions (2) - Approved plans and details and (19) - Landscape planting of approved application 15/02309/MINMAJ.	Approved
22/02587	House	3 Kiln Terrace, Chapel Lane, Curridge	Demolition of conservatory and erection of single storey rear extension	Granted

APPENDIX 2

Ward Member comments on agenda item 6:

WEST BERKSHIRE COUNCIL LOCAL PLAN – REGULATION 19 CONSULTATION

The Local Plan Settlement Hierarchy, Chieveley is designated as a Rural Service Village, which means that there is an acceptance that a limited amount of housing can be accommodated within the village.

I set out below the extract from the local plan review:

Appendix 4 – Settlement Hierarchy Review Topic Paper Review of Settlement Hierarchy Tiers which explains this.

The next order in the matrix largely correspond with the current Service Villages. The selection is well distributed across the District. Most offer access to post office, convenience store, village/community hall and primary school. Those at the upper end tend to offer additional facility in combinations of medical and secondary educational facilities and employment land. The Parish returns support the role of most of the current service villages as hubs, such Hermitage is a hub to Curridge and Cold Ash is a hub to Ashmore Green. Compton and Chieveley were mentioned most for supporting surrounding villages with their services and facilities, principally because of the secondary school in the former and medical facilities located in both. Kintbury is valued for the access to the train station it offers to the surrounding rural area in West Berkshire and north east Hampshire.

Turning to **Policy RSA17 Land at Chieveley Glebe, Chieveley (Site Ref: CHI23)**

The policy states the following:

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. The provision of up to 15 dwellings to be delivered at a low density in keeping with the surrounding area. The scheme will reflect the existing settlement pattern and take the form of a linear development fronting East Lane;*
- b. Access will need to be obtained from East Lane. To achieve the sight lines of 2.4 x 43 metres, accesses may need to serve more than one dwelling;*
- c. A footway fronting the site that links to the existing footway to the west of the site;*
- d. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Information Pack;*
- e. The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);*
- f. The scheme will be informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented to ensure any designated sites and/or protected habitats and/or species are not adversely affected;*
- g. The development design and layout will be further informed by a Heritage Impact Assessment;*
- h. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be*

required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged; and

i. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the Chieveley Sewage Treatment Works.

As Ward Member, I support this Policy as I believe that 15 dwellings offering much needed accommodation is acceptable both in terms of location and number.

As a member of the Planning Advisory Group, I was insistent that this number did not exceed 15 dwellings and sought assurances that no further development of this site would be considered for at least the length of the new local plan period; to 2034 and hopefully much longer.

I was also pleased to note that the Oxford diocese has offered a portion of the Glebe land for a new burial site. My view is that this should form part of any future planning application as a planning obligation.

Those who are long term residents will recall the concerns expressed regarding the developments at Middle Farm and The Green, which delivered 50 new dwellings, including affordable social housing in the early 2000's. These fears have been completely allayed, the developments form a link between Chieveley village and the hamlet of Downend, and the families who moved in have made a real and valued contribution to village life.

Likewise, we have lost 56 social dwellings in Bardown as the current landowner has returned the land to agriculture, and the planning application for 82 replacement dwellings on the site has lapsed.

So in real terms Chieveley has a net loss of housing, which these 15 dwellings will help to address.

Having said that, I do understand the concerns of the affected residents in East Lane and High Street, however I believe that with good planning conditions, particularly in relation to access to the site, these concerns and fears will be sufficiently addressed.

Furthermore, should there be a change of Administration at the forthcoming May elections, it is a matter a public record that the Liberal Democrats are proposing that villages within the protected landscape of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) accept more housing than is currently planned in order to prevent large scale development in urban areas. This would mean that villages such as Chieveley could find itself having to accept far more than the 15 houses currently proposed in the new Local Plan, which is why it is so important to accept this proposal. Sound Local Plans protect communities such as Chieveley from speculative and unwelcome development.

***Councillor Hilary Cole
Ward Member, Chieveley & Cold Ash***