

**Minutes of a Meeting of Stanford Dingley Parish Council held on
Monday 1st July 2019 at 7.30pm in the Club Room, Stanford Dingley.**

Present: Cllr. C. Dent (Vice Chairman); Cllr. A. Bucknell; Cllr. E. Hanrahan; Cllr. C. Plank;
District Cllr. Graham Pask; Mrs. Helen Pratt (Clerk).

Barry Pottier and 6 other parishioners.

1. Public Session.

1.1. General Planning.

During the public session there was a feeling from the parishioners present that Stanford Dingley Parish Council (SDPC) has lost the will to fight planning applications aggressively.

The Parish Council refuted this as considerable effort had been put into understanding the relevant planning policy, formulating the arguments for opposing the application and communicating this to parishioners to inform any representation to West Berks. This was particularly the case with respect to the application to build a five-bed house to replace Saffron House Barn.

It was observed that there needs to be more collective responsibility for assessing planning applications and providing feedback to West Berks regardless of whether the site in question is an adjacent property or located at the other end of the village. The decision, taken by the Eastern Area Planning Committee (EAPC) to approve the rebuild and conversion of Saffron House Barn into a dwelling was considered to be outrageous. The chair who attended the EAPC reported that the extant planning permission to rebuild the barn as a dwelling was the primary consideration of committee members and the basis of advice from planning officers. It was suggested that to acknowledge the heritage of Stanford Dingley the new dwelling could be named the Tannery Barn.

Questions were raised about the process used to inform parishioners of controversial planning applications; in the past parishioners may have been informed of such applications and how to potentially object to them.

Traditionally, Stanford Dingley has had a number of thru views where from the road where you can see between the cottages to the agricultural land beyond; this is valued and felt to be something the parish should be striving for.

Parish Councillors commented that it is time for the parishioners to be consulted on what they would like Stanford Dingley to “look like” in ten years’ time, and produce an updated Parish Plan and Village Design Statement. New versions of these documents will involve consultation with parishioners. There have been a number of new people move into the parish over recent years and their opinions and needs should be considered in these documents.

In addition, it was suggested from the floor that with the number of village newcomers, there needed to be a communication to the village on the very special circumstances surrounding development in the village and it was agreed that the Parish Council will look at this further.

The existence of a number of files on previous planning applications and appeal documents was raised and it was agreed that Cllr. Hanrahan would contact Mark Hawkesworth and appraise himself fully of the history.

1.2. Church View Barn.

The applicant of the planning application for Church View Barn, commented that he has consulted the neighbours and doesn’t believe it will impact Chalk Pit Cottage as

much as some are suggesting. The current proposal is for the ridge of the garages to be 4m high, with a clay tile roof. The site of the proposed garages is approximately 1.5m higher than the road. It was suggested that there are ways to reduce the pitch of the roof and therefore the height of the ridge, it was also suggested that it may be possible to reduce the ground level.

1.3. River Pang.

Concern was raised about the vegetation and silt in the river, which are clogging it up and could have the potential to cause flooding in the event of heavy rainfall. The vegetation and silt have reduced the width and depth of the channel quite significantly.

1.4. The Bull.

Richie from The Bull reported that the pub has been transformed both inside and out. He is working on communication with neighbours to ensure that any events don't cause too much disturbance.

There are no intentions of turning The Bull into a wedding venue, however there are several wedding parties booked in as a result of another local venue not being available. It is planned that if a private event is being hosted, drinks will still be available for locals.

2. Apologies.

Apologies were received and accepted from Cllr. H. Fullerton.

3. Declaration of Interests.

3.1. Declarations of Interest in Agenda Items.

There were no declarations of interest in any agenda items.

4. Minutes of the last meeting.

4.1. Meeting on Wednesday 15th May 2019.

It was resolved that the minutes of the meeting held on Wednesday 15th May 2019 were a true record of the meeting and they were signed by the Chairman.

5. Review of Corporate Documents.

5.1. Standing Orders.

The existing Standing Orders were ratified with no updates.

5.2. Code of Conduct.

It was ratified that SDPC would adopt the new NALC Code of Conduct.

6. Planning.

6.1. To consider planning applications from WBC:

6.1.1. 19/01045/LBC2 – The Spring.

Addition of chimney pot and cowl to existing chimney stack for installation of woodburning stove and twin wall flue system through existing chimney. Core vent placed in living room to comply with regulations to install greater than 5kw woodburning stove.

It was unanimously agreed that SDPC has **no objection** to this application.

6.1.2. 19/01483/HOUSE – Church View Barn.

Demolition of existing stable block and construction of a three bay replacement garage with adjoining log store, alongside associated parking, access and landscaping works.

It was agreed that SDPC **objects** to this proposal on the grounds that it is not sympathetic to the site and will have a significant impact on Chalk Pit Cottage.

6.2. Planning Decisions made by WBC:

6.2.1. 18/03400/FULD – Saffron House.

Demolition of existing barn and replace with new 4-bed dwelling with 2 cart sheds, alterations to existing access detail on land adjacent to Saffron House.

SDPC **objected** to this application. An amendment was submitted to WBC which reduced the size of one of the cart sheds, but no changes were made to the proposed dwelling. In addition to SDPC objecting, there were 17 letters of objection to the proposal. As a result of this the application was considered by the Eastern Area Planning Committee on Wednesday 26th June, where it was **approved**.

7. **The Club Room.**

The Club Room has been prepared for the installation of the Gigaclear 900M connection which is being installed free of charge. The connection is free for the first year.

Someone is now cleaning the Club Room on an “as needed” basis.

There is a maintenance morning planned for Saturday 6th July during which the grass will be cut, the gutters cleaned, some rubbish removed and other odd jobs.

It was agreed that SDPC would purchase a printer/scanner, using some of Transparency fund grant, which will go in the Club Room. Other equipment will be purchased by the Events Committee.

It was noted that the front door key is too big to go into the lock safe.

8. **The Village Field.**

Barry Pottier has distributed a copy of the survey of the Village Field and a suggested maintenance plan to all of the beneficiaries and the immediate neighbours of the Village Field. It is planned that the costs of maintaining the field will be split between SDPC and the Events Committee. No significant concerns have been raised by the beneficiaries or immediate neighbours on the maintenance plan.

The maintenance work required on the Village Field has been considered and much of it could fall within the remit of the Dredge Gang. The Dredge Gang will now be headed up by Barry Pottier and Oli Brooke.

It was noted that there are electricity lines/poles over or in the field for which wayleave should be being claimed. Cllr. Hanrahan agreed to take this matter up.

EH

9. **Reports**

9.1. **District Council.**

District Cllr. Pask reported that the new council is now up and running.

Approximately half of the 43 members are either new or returning councillors. The second full council meeting will be held on Tuesday 2nd July when there will be proposals on climate change.

The current main priority is the Local Plan. The “call for sites” is now complete; the area of the sites submitted vastly exceeds that required.

Following on from the discussion on Saffron House Barn in the Public Session, it was noted that planning whilst being subjective is mainly policy led. There is a feeling that there is a need for smaller housing for local people within the parish and not just large executive homes, which are preferred by developers because they have larger profit margins. It was agreed that this topic needs more discussion and particularly the possibility of an “Exception site”.

9.2. **Stanford Dingley Events.**

Mr. Pottier reported that a successful cricket match had been held between Stanford Dingley and Tutts Clump. The talk given by Harry Fullerton on the Household Cavalry raised £313. It has been agreed to cancel Hilary’s flower day and the gin tasting events and focus on the Party in the Paddock in September.

Plans are in forming for the VE Day celebrations next year with an event early in the year to distribute plug plants and seed to be grown on for the Stanford Dingley Mini Show in September, a party, harvest festival with the produce grown, and a remembrance meal in The Boot are all being planned.

9.3. **Dredge Gang.**

The Dredge Gang will look at the blocked drain by Manor Farm Barn.

9.4. Public Rights of Way.

Cllr. Bucknell reported that she is half way through carrying out an audit of the Public Rights of Way in the parish. There is a problem with finger posts having rotted and fallen, this was particularly apparent on STAN 24/1. It was agreed that these should be reported to WBC for replacement.

Barb wire on STAN 17/1, 17/2 and 17/3 was also reported as a problem.

The overgrowth of the hedge on footpath 18/2 was raised, but there were varying views on what action to take.

Footpath 5/1 has some old wood and chairs to one side of it which are slowly being overgrown with brambles; it was agreed that these would be removed by the Dredge Gang. It was agreed that the stinging nettles at the back of the Village Green would be cut back by either Cllr. Bucknell or the Dredge Gang.

9.5. Flooding, including the Flood Alleviation Plan.

It was agreed that the Clerk would contact Kay Lacey, Chair of the Pang Valley Flood Forum for advice about the vegetation growth and silt deposits in the river. Concern was raised about the work carried out on the Bridge House bank of the Pang.

HP

10. Clerks Report

10.1. To receive the Financial Statement.

The Clerk reported that when all the cheques have cleared the balance in the current account will be £7,028.22. The last statement, dated the 31st May 2019 showed a balance of £8,715.40.

It was noted that the electricity bill for the Club Room for the last quarter was £205.67, was considered excessive. It was suggested that one of the heaters might have been left on or the water heater. To avoid the situation occurring a master switch, to be turned off when leaving the building may be considered.

10.2. Correspondence.

10.2.1. West Berkshire Libraries.

It was unanimously agreed to make a contribution of £195 to the West Berkshire Libraries for this financial year.

10.2.2. CPRE Planning workshop.

The Clerk will attend the CPRE planning workshop on the 2nd July in Pangbourne.

11. Date of next meeting:

Parish Council:

Monday 16th September 2019

There being no further business, the meeting closed at 9.20pm.

Signed:

Date: