

**Minutes of the Meeting of Stanford Dingley Parish Council held on
Tuesday 24th January 2023 at 7.30pm in the Club Room, Stanford Dingley.**

Present: Cllr. H. Fullerton (Chairman); Cllr. A. Bucknell; Cllr. E. Hanrahan; Cllr. C. Plank; Cllr. S. Logan; District Cllr. Pask; Mrs. H. Pratt (Clerk).
Six parishioners.

1 Public Session.

1.1 Sewer Flooding.

Parishioners wanted to know what they could do about the sewer flooding into their gardens. Currently some gardens contain frozen sewage. Parishioners were encouraged to write or email Thames Water complaining about the situation. It was also suggested that parishioners check their insurance cover, because some policies include taking legal action in these circumstances.

2 Apologies.

There were no apologies for absence.

3 Declaration of Interests.

3.1 Declarations of Interest in Agenda Items.

There were no declarations of interest in any agenda items.

3.2 Updates to the Register of Interests.

There were no updates to the register of interests.

4 Minutes of last meetings:

4.1 Parish Council meeting on Monday 7th November 2022.

It was resolved that the minutes of the meeting of Stanford Dingley Parish Council (SDPC) held on Monday 7th November 2022 and the minutes of the Extra Ordinary meeting held on Monday 5th December 2022 were an accurate account of the meeting and they were signed by Cllr. Fullerton.

5 Planning.

5.1 To consider the following planning applications:

5.1.1 22/02976/HOUSE – 2 Coxlands Cottages.

2 Storey and porch extensions.

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

5.1.2 22/03136/HOUSE & 22/03137/LBC – Brook Cottage.

Proposed first floor extension.

SDPC agreed that they had **no objection** to these applications.

5.2 The following planning decisions have been made:

5.2.1 22/02015/FUL – Meadowside.

Agricultural storage building.

SDPC had **no objection** to this application which has been **approved** by WBC.

5.2.2 22/02373/HOUSE & 22/02374/LBC – Hunters Moon Farm.

Demolition of existing UPVC conservatory and replace with oak framed single storey extension, revise existing utility and open porch canopy and window to form entrance lobby and larder with new open porch to north elevation. Remove false pitch roof on south elevation, replace with standing seam roof, revise window opening above and insert new circular window. Revise position of internal stairs. Replace existing windows on modern projecting gable on east elevation with full height glazing, single storey bay with balcony above, Demolish existing flat roof garage and replace with new garage and studio. Alterations to driveway, new gate and revised parking arrangements.

Replacement of water treatment facility.

SDPC had **no objection** to these applications which have been **approved** by WBC.

5.3 Planning Decisions made on appeal:

5.3.1 **22/00918/FULD – Ivinghoe.**

Replacement dwelling and landscape enhancements.

SDPC **objected** to this application which was **refused** by WBC. The applicant took the decision of WBC to appeal and the appeal has been dismissed.

The wooden garage on a concrete base has been reported to WBC enforcement.

6 **Sewer Flooding.**

Cllr. Logan gave an account of what is believed to cause sewer flooding in the village.

There is a perched water table at Frilsham which spills when there is high rainfall. This results in ingress into the sewer. Four different sewers meet in the middle of Stanford Dingley and go to a wet well at the pumping station where there are two sensors. When the wet well is overwhelmed two sensors operate the pump to pump the excess into a storm tank. The storm tank is believed to be permeable resulting in the tank potentially being between half and two thirds full without any of overflow from the wet well. SDPC has asked for Thames Water to install telemetry on the levels of the storm tank so that tankers can be on standby for situations when the storm tank is overwhelmed.

Thames Water only want to line the part of the sewer where the ingress is occurring, however they don't know where exactly the problem is located. When the ingress occurs, Thames Water tend to be dealing with problems in many other locations across the area they cover.

The former Stanford Dingley flood warden, who no longer lives in Stanford Dingley, is an employee of Thames Water and is a member of the PVFF. He has been asked to give an explanation of what's happening to Thames Water. Parishioners need to persist in their complaints to Thames Water and tankers need to be constantly on stand-by.

Thames Water need to carry out modelling to help resolve the problem.

Cllr. Logan will continue to keep the PVFF up to date; they have good access to Thames Water management. Laura Farris MP has been very supportive in correspondence with Thames Water and more action has been seen by Thames Water than previously.

There are understood to be five properties where storm water (from gutters etc) is passed into the sewer rather than a soak away. Thames Water claim to have contacted these properties.

The Environment Agency (EA) have been informed of the sewer flooding and have sent someone out, however, they will issue a collective fine to Thames Water for all sewer overflows.

Better signage is needed so that vehicles driving along the sewer flooded road don't cause bow waves which will enter homes. WBC is responsible for the roads and District Cllr.

Pask agreed to sort out extra signage which would remain in Stanford Dingley so it could be put out by residents when necessary. It was also noted that WBC could close the road if necessary.

7 **The Club Room.**

Unfortunately, someone locked themselves out of the Club Room, resulting in the door being broken to gain entry. The current management of the Club Room is not working.

Three parishioners have agreed to do the key handling and be the contact for bookings.

Cllr. Bucknell will do a hand over of the booking system. There was a question about how invoicing would work. There has been no increase in charges since 2020. Ideally, it was suggested that the Club Room should bring in income of £1,300 per year, in order to cover costs.

There was a discussion about the when assets become a liability. Ideally income from Club Room bookings should cover the running costs of the facility, but given the constraints this may not be practical and parishioners may prefer an increased precept to cover the running costs.

SL

GP

AB

Questions were asked about whether the tiles on the roof had been fixed.

8 **Community Resilience Project.**

A parishioner and Cllr. Hanrahan produced a resilience plan for the village and applied for an SSE resilience grant of £9,120. The plan involved the Club Room being the main hub for parishioners providing heat and comfort powered by a single large generator. A single large generator was questioned and the option of two smaller generators, portable gas space heaters and gas cooking equipment was explored. SSE have confirmed that their grant could be used for either option.

Following use of a gas space heater, Cllr. Hanrahan commented that he was of the opinion that a single large generator was his current preferred option, but that the maintenance costs needed to be fully understood before SDPC should make a decision. It was felt that SDPC needed to have a maintenance fund to cover the first five years of servicing of the generator. Questions arose about the insurance implications if volunteers were to do the servicing.

It was questioned whether there was better usage of £9,000 in terms of community resilience in the parish.

There are several parishioners who have knowledge of generators who would be willing to give advice.

EH

9 **The Village Field.**

The quote for replacement fencing on the south and east boundaries remains outstanding. Cllr. Hanrahan commented that we would like site of the deeds for the Village Field and to understand which properties have a covenant over it. The Clerk will seek a copy of the title from the Land Registry.

HF

HP

10 **The Village Design Statement.**

Cllr. Hanrahan circulated a draft containing most of the comments councillors have made, most being in the same areas. It was agreed that Cllr. Bucknell would incorporate the comments back into the “.pdf” version of the document. Once complete, the document will then need to be submitted to WBC Planning Policy team and if they are happy with it, there will have to be a six week consultation before it can become supplementary planning guidance.

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11 **Listed Buildings in the Parish.**

Cllr. Logan raised concern about the number of buildings which have significance in the history of Stanford Dingley, but are not listed. It was agreed that a list of the unmodified buildings would be sent to the WBC Conservation Officer for advice.

The Clerk will contact Susan Ellis from the WB Heritage Forum about the possibility of speaking at the Annual Parish Meeting on local listing, listing with Historic England and what each entails.

HP

12 **District Councillor’s Report.**

The Local Plan Regulation 19 consultation is ongoing until the 3rd March, after which it will be passed to the Planning Inspectorate along with all the comments which have been submitted.

The weather conditions of heavy rain and run off, followed by freezing temperatures has led to a significant number of new pot holes. Parishioners were encouraged to report them direct to WBC or to use fixmystreet.com.

The next District Parish Conference will be a hybrid event and will take place on Tuesday 31st January.

District Cllr. Pask concluded his report that he would not be standing for re-election in May, having had the pleasure of serving for 40 years as a district councillor, it is time for someone else to take on the role. There will be a female candidate standing in his place.

13 Reports.

13.1 Stanford Dingley Events Team.

Now the Government has released information regarding the Coronation weekend the Events Team have decided to follow the Government lead and hold a Big Lunch over the weekend.

The extra bank holiday Monday after the Coronation is to be focused on volunteering. A mix and mingle session on a Friday evening was suggested for new parishioners to meet people.

13.2 Dredge Gang.

The Dredge Gang has met and cleared up lots of litter, but more has appeared.

13.3 Public Rights of Way (PROW).

No issues were raised about the PROWs, but there has been less walking by locals on the PROWs due to the cases of Alabama Rot (in dogs) in the parish.

13.4 Digitisation of the Stanford Dingley Archives.

Cllr. Logan has spoken to the company carrying out the digitisation and as soon as there is time, Cllr. Logan will take the archives to Slough and collect them as soon as the job is completed.

14 Clerk's Report.

14.1 Finances

14.1.1 **To receive the financial statement dated 24th January 2023.**

The Clerk reported that the following payments have been made since the last meeting:

Wel Medical	£204.00	New battery for the defibrillator.
C. B. Heslop	£18.00	Payroll services.
Post Office Ltd	£60.46	SSE 1/10/22 to 1/1/2023.
Expenses for the Village Field	£180.00	
Expenses for the Club Room	£141.94	
Salaries	£732.40	July to December 2022.

The following payments have been received:

Stanford Dingley Events Team	£30.00	Club Room rental.
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Once all transactions have cleared the balance in the account will be £16,575.63. This reconciles to the bank statement dated the 30th December 2022 which showed a balance of £17,732.43. The Business Instant account contained a balance of £6,487.20 on the last statement dated the 30th December 2022, giving a total of £24,219.63.

14.1.2 **Verification of Financial Statement against the Bank Statement.**

Cllr. Logan verified that the figures shown on the financial statement are in accord with the bank statements.

14.2 Finances for FY23/24.

14.2.1 **Budget for FY23/24.**

The following payments for this financial year were approved: Community Buildings Advisory Service (CBAS) - £140, Pang Valley Flood Forum (PVFF) - £100, Libraries - £200, NewsLink - £50.

The proposed budget totalling an expenditure of £8,996 (including VAT) and including £3,000 for Village Field fencing, a one of payment was approved. It should be noted that this excludes any expenditure on the resilience project.

14.2.2 **Precept for FY23/24.**

It was agreed that a precept request of £5,000 would be submitted to WBC, this being the same as it has been for a number of years.

14.3 Correspondence.

14.3.1 **West Berkshire District Parish Conference – Tuesday 31st January at 6.30pm.**

No councillors showed interest in the District Parish Assembly.

15 Round Table Comments.

15.1 May Elections.

Members of the public, particularly those who were in attendance, were encouraged to put in nomination papers for the election on May 4th.

15.2 Burglaries.

It was reported that there has been a number of burglaries locally. Most have received a very good response from the Police. It was agreed that the Clerk would ask the PCSO to attend the next council meeting.

15.3 Jubilee Photograph.

A photograph of all parishioners was taken at the Jubilee celebrations. It was agreed that Cllr. Fullerton would order a copy for the Club Room.

16 Date of next meetings:

SDPC: Monday 6th March 2022 at 7.30pm

HP

HF

There being no further business, the meeting closed at 9.45pm.

Signed:

Date: