

BURGHFIELD PARISH COUNCIL

Minutes of the Infrastructure Committee Meeting

Date: Thursday 2nd November at 7.30pm

Place: Committee room, Burghfield Village Hall

Present: Mr C Greaves (Chair) Dr R Longton
Mr D Godwin Mr D Kellaway
Mr P Lawrence Mr T Ansell

Apologies: Mr D Godding Miss M Cresser
Mr R Hannington

1. To receive written requests for Disclosable Pecuniary Interest dispensations from members

There were no items upon the agenda that necessitated a member to present a written request for dispensation of a disclosable pecuniary interest.

2. Minutes of the last Meeting

The Minutes of the last meeting of the Infrastructure Committee held on the 28 September 2017 were confirmed a correct record and signed by the presiding Chairman.

3. Matters Arising on the Minutes

Confirmation is to be sought from WBC as to when an assessment of the overall condition of Reading Road, specifically from the corner of Post Office Lane is to be undertaken.

4. Neighbourhood Plan

Dr R Longton advised members that the working party is next scheduled to meet on Friday 3rd November. At the previous meeting, discussions were held with Cornwell Planning regarding the offer of assistance in the development of the NDP. Clarification is being sought as to whether engaging Cornwell Consulting to assist with the development of the NDP would be a conflict of interest.

5. Consideration of Planning Applications

i) To submit observations on planning applications currently before the committee

17/02735/HOUSE	Lynton, Theale Road	Extension to form linked garage
-----------------------	---------------------	---------------------------------

Parish Council	No Objection
-----------------------	---------------------

17/02792/HOUSE	17 Clayhill Road	Extension and conversion of existing garage into habitable accommodation. Rear and flank single storey extension
-----------------------	------------------	--

Parish Council	No Objection
-----------------------	---------------------

17/02658/FUL	Green Farm, Theale Road, Burghfield	Proposed change of use from agriculture to B8 storage and distribution
---------------------	-------------------------------------	--

BURGHFIELD PARISH COUNCIL

Parish Council

No objection

17/02578/RESMAJ

Firlands Farm, Hollybush Lane

Approval of reserved matters following outline permission 14/01730/OUTMAJ (Appeal reference APP/W0340/A/2228089) Erection of 90 dwellings with vehicular access to Hollybush Lane and associated public open space, landscaping and drainage work. Matters seeking consent: Appearance, Landscaping, Layout and Scale.

Parish Council

Objection

ii) To receive and note any planning decisions received and deal with any other planning related matters

17/02334/HOUSE	Redlands, Reading Rd	GRANTED
17/00613/FULD	The Bantam	REFUSED
17/02198/HOUSE	8 Barn Owl Way	GRANTED
17/02213/FUL	The Cunning Man	GRANTED
17/02204/HOUSE	Ravelin, Reading Rd	GRANTED
17/02276/ADV	The Cunning Man	GRANTED
17/02269/HOUSE	1 Paddocks End	GRANTED
17/02450/NONMAT	4 Fox Close	APPROVED
17/02171/HOUSE	4 Essex Cottages	GRANTED

iii) To deal with any other planning related matters

Information was presented by WBC relating to the applicants response to final drainage comments for Burghfield Sailing Club.

The appeal submitted to The Planning Inspectorate for application 17/00213/FULD, 68 Hollybush Lane, Burghfield, was dismissed due to proposal having been considered as harmful to the character and appearance of the area and living conditions of the neighbouring and future occupiers.

6. Transport

i) To consider any Highway or Road Safety improvements within the Parish

Members were advised of the scheduled highways maintenance for 2017/2018. The specific areas within Burghfield are Theale Road, from Sulhamstead Road to School Road and Deans Copse Road, from Reading Road to Hose Hill.

7. Green Issues

i) To give consideration to any green issues within the parish requiring action

BURGHFIELD PARISH COUNCIL

No further items were identified requiring action at present.

iii) To review the WBC Waste Strategy and projected savings from withdrawing from the RE3 Waste Management Scheme

Members discussed in detail green issues/waste management following the changes implemented by West Berks Council.

Projected savings for withdrawal from the Re3 Waste Management scheme were projected a year ago as £97,000. A request as to what the actual realised savings are calculated at now has been forwarded to WBC.

Waste Management accounts for 14% of West Berkshires total £116.9m budget for 2016/17 (<http://info.westberks.gov.uk/councilspending>) Withdrawal from the Re3 Waste Management Scheme represents a 0.6% saving.

Members raised the following questions, requesting their presentation to WBC:

- Request for costs of removing fly tipping within the district since removal from the contract
- What is the increase in domestic waste collection since removal from the contract?
- What, if any, is the decrease in recycling waste collected from households
- Details of the visit to both Padworth and Newbury – have the number of users decreased or increased
- An improvement in the level of service received by staff at Padworth had been noted by members present.

ii) To determine any specific infrastructure considerations in relation to the potential development of a community hub

Meetings with various architects have commenced with discussions also having been initiated as to whether the current building can be utilised efficiently to house the additional features previously discussed. It is anticipated that initial design ideas will be prepared and ready for presentation in January 2018. Members requested that consideration be given to access, both pedestrian and vehicular to the Hub, and for the delivery of services during the planning process.

8. To receive an update in relation to Section 106 projects within the parish

The Clerk provided a verbal update of S106 projects to date further to site visits being undertaken by WBC:

- Path at Hatch and corner of Hatch and Sulhamstead Road
 - Enquiry made to drainage specialist about the site, and three possible options for consideration
 - Detail design to be started subject to the above
 - Possibility of creating an accessible hardstanding, with short section of standard height at the westbound bus stop near the Rec, to complement potential improvements at the junction
Resolved unanimously to request the installation of a hardstanding.
- Bridleway between School Lane and Stables Close
 - Status of path checked and comments received from Highway
 - Comments received from WBC Public Rights of Way regarding condition of bridleway and maintenance liabilities; further response awaited from PRoW
Resolved unanimously that a further request is presented for low level lighting to be installed as part of the overall enhancement programme.
- Man's Hill - west side potential footpath
 - There is an existing footway on the opposite side of Man's Hill and a dropped-kerb crossing point where the footway from St Marys Way emerges. The public highway extends up to the fences of the adjoining properties. However there are three lamp columns and a number of established trees on this land, plus signs at the junction with Reading Road.
 - WBC suggested the following: (a) cutting back around the mouth of the exit from

BURGHFIELD PARISH COUNCIL

St Marys Way to improve visibility at the existing crossing point and (b) cutting back around the existing lamp columns to improve visibility and encourage use of the existing footways. WBC does not feel that the construction of an additional pavement on the west side would be a use of s.106 money.

Resolved unanimously to accept the recommendation presented by WBC

- Footpath between Springwood Lane and Bunces Lane, and Site 5 Reading Road-St Marys Church
 - Status of path checked, enquiry made of WBC Public Rights of Way; response awaited from PRow
 - Enquiry made to drainage specialist about the site, and three possible options for consideration, awaiting response.
Resolved unanimously that a request is presented to WBC for the barriers reinstated on Springwood Lane are moved to the other side due to a large gap having been created by the installation of a new BT manhole.
- Hose Hill - protection for hairpin bend
 - There is no evidence on the database of accidents at this location, therefore it is considered an expensive outlay for kerb alterations or additional barriers
 - Instead, WBC propose realigning the black/white chevron sign which faces drivers coming down the slope, to improve the visible warning of the sharp bend on approach to it. Indicative cost £1,500 for re-siting support poles and realigning of the sign.
Resolved unanimously to accept the recommendation presented by WBC

Members requested that WBC is asked to undertake an assessment of the footpath between Church Lane and the motorway bridge.

9. **To consider any specific projects for inclusion within the revenue and capital estimates for financial year 2018/2019**

Members expressed their wish for sufficient funding to progress the development of a community hub be included within the capital estimates for the new financial year.

Members discussed sufficient funding needing to be ear marked for the maintenance of footpaths within the community. It was highlighted that the Community committee had discussed the instigation of volunteer work party days to undertake general maintenance of local, well used paths.

10. **Matters for Future Discussion**

No further items were identified.

11. **To receive items for information only**

No further items were identified.

Conclusion - The Chairman declared the meeting closed at 20.44pm.