

Yattendon Parish Council

Minutes of the Full Council Meeting

Minutes of the Full Council Meeting held on Wednesday 16th August 2023
in Yattendon Village Hall. Commencing at 8:11 pm.

Members Present: Councillor Adam McCormick, Chairperson
Councillor Philip Bickford Smith, Deputy Chairperson
Councillor Tim Magee
Councillor Georgie Rudge

Members Absent: None

Officers Present: Sarah Marshman, Clerk/RFO

In Attendance: 2 Members of the Public

Minutes

23/032 To receive, and consider for acceptance, apologies for absence from Members of the Council
All Members were present so there were no apologies.

23/033 To receive any declarations of Disclosable Pecuniary Interests, Other Registerable Interests, or Non-Registerable Interests and to consider any requests for dispensation from Members declaring a Disclosable Pecuniary Interest
There were no declarations of interest or requests for dispensation.

23/034 To receive questions or comments from members of the public regarding items on the agenda and representations from any member who has declared an Other Registerable Interest or a Non-Registerable Interest
There were no questions, comments or representations.

23/035 To approve the Minutes of the Parish Council Meeting held on 11th May 2023
Resolved: Members agreed the minutes of the last meeting be accepted as a true record.
The Chairman signed the minutes.

23/036 To discuss any matters arising from the previous meeting
There were no matters arising.

23/037 To consider the following planning application and to receive an update on planning applications and decisions since the previous meeting
23/01686/FUL Orchard Day Nursery, Everington Bungalow, Everington Hill, Yattendon, RG18 0UD - Change of use of the existing building from a day nursery to a residential

dwelling and erection of extensions following the demolition of the existing conservatory.

Resolved: To object to the application and to submit comments as given in Appendix 1.

The council has not responded to any applications using delegated powers since the previous meeting. The following planning decisions have been received from West Berkshire Council:

Application Reference	Location	Proposed Work	Parish Council Response	WBC Decision
23/00551/ HOUSE	Everington Bungalow, Everington Hill, Yattendon	Single storey extensions	Object	Withdrawn
23/01150/ PASOL	Frilsham Home Farm Dairy, Frilsham, Yattendon, RG18 0XT	Application to determine if prior approval is required for a proposed: Installation of solar panels on the roof of the Renegade Brewery building (hereafter known as the Building)	No objections	Not required

23/038 Finance:

a) To receive the Finance Report and approve the payments listed

Resolved: To approve the payments listed on the Finance Report in Appendix 2.

b) To receive the most recent bank reconciliation

The bank reconciliation figures, as provided in the Finance Report in Appendix 2, were noted.

c) To receive the Quarterly Budget Report

The quarterly budget report to 30th June 2023 was reviewed.

23/039 Matters for future consideration and information

The council has been notified that there will now be a charge for its website, which has been free up until now. The Clerk will include an item on the next agenda to discuss this.

It was noted that there has been another incident of a vehicle losing control and damaging fencing on the bends on Yattendon Road near Burnt Hill.

There being no further business, the meeting was closed at 8:52 pm.

Chairman: _____

Date: _____

Appendix 1: Response to Planning Application 23/01686/FUL

Yattendon Parish Council objects to this application and submits the following comments:

1. The walnut tree, which is the only tree remaining along the southwest boundary after the recent felling of all other trees along this boundary, must be protected throughout the construction of the development. It should be noted that this tree is protected by a Tree Preservation Order and there is significant concern that this tree may be affected by the extension.
2. All the conditions given in the decision notice of planning application 22/02455/FUL must be included in the conditions for this development and met by the landowner. In particular, it is essential that the trees that have been removed are replaced and it is recommended that a planting scheme should be provided by the applicant prior to permission being granted.
3. This dwelling shares a septic tank with the neighbouring dwellings. If Everington Bungalow is to be extended from a 2-bed 1-bath dwelling to a 3-bed 4-bath dwelling, the increased occupancy is likely to have an impact on the capacity of the septic tank and therefore a full assessment should be carried out and any upgrades necessary implemented by the owner. The proximity of the property, and therefore the septic tank, to the River Pang should also be taken into account. It should be noted that the application form states that it is unknown how foul sewage will be dealt with on the site, however, it is by septic tank.
4. There is no mains water at the property. Water is obtained from a borehole which is shared by the neighbouring properties and is believed to only just be adequate for the properties at their current level of usage, which would increase given the increased capacity of the property.
5. There are concerns about the change to the character of the building that sits within an AONB due to the addition of timber cladding, which is to be painted black, to the structure.
6. The additional development appears to double the size of the footprint of the existing dwelling.
7. It was noted that the extension containing the bedroom area is on an area where the ground starts to rise. This would result in ground works being required but there appears to be no mention of this within the application documents.
8. There is a 5-tonne weight limit on the bridge used to access the property. This will create issues with deliveries of materials to the site.
9. Due to the presence of bats in this area, it is requested a condition be included to install bat boxes on the site.

Appendix 2: Finance Report

Status at bank at last bank reconciliation 31st July 2023

Lloyds Bank Current	£2,815.66
Lloyds Bank Savings	£4,004.61
Total	£6,820.27

Income received 4th May - 3rd August 2023

Interest	£4.61
Total	£4.61

Payments to be approved

Payment Date	Method	Payee	Payment Detail	Amount
09-May	BACS	Berkshire Association of Local Councils	Subscription 23/24	£82.63
06-Jun	BACS	Staff Costs	Inc. salaries for all staff, expenses, pension contributions and PAYE for May	£873.57
09-Jun	Debit Card	Microsoft	Software 23/24	£59.99
20-Jun	BACS	Yattendon Village Hall	Hall hire	£75.00
06-Jul	BACS	Staff Costs	Inc. salaries for all staff, expenses, pension contributions and PAYE for Jun	£426.54
01-Aug	BACS	Triangle Management	Refuse disposal	£178.85
07-Aug	BACS	Staff Costs	Inc. salaries for all staff, expenses, pension contributions and PAYE for Jul	£438.72
03-Aug	BACS	Traffic Technology	Battery and charger for SID (half cost)	£123.00
16-Aug	BACS	A Councillor	Reimburse refreshments for APM	£14.75
16-Aug	BACS	Yattendon & Frilsham PCC	Grant for burial ground maintenance (1/2)	£1,250.00
16-Aug	BACS	Yattendon & Frilsham PCC	Courtesy light electricity payment (1/2)	£24.00
Total				£3,547.05

Transfers to be approved

Payment Date	Method	Account From	Account To	Amount
16-Aug	BACS	Lloyds Bank Savings	Lloyds Bank Current	£1,500.00