

Compton Parish Council

Chairman: Dave Aldis

Clerk: Sarah Marshman

MINUTES of the PARISH COUNCIL MEETING

Held on Monday 6th February, 2017 at 7:00pm in the Wilkins Centre, Burrell Road.

Those present: Councillors D. Aldis (Chair), P. Burnett, L. Moss, M. Pinfold, R. Pinfold, K. Simms, A. Strong and I. Tong.

In attendance: The Parish Clerk and 5 members of the public.

The meeting started at 7:00pm.

4065 Apologies for absence

Apologies were received from Cllrs. M. Birtwistle and District Councillor Virginia von Celsing.

4066 Any declarations of pecuniary interests by members or the Clerk

IT declared an interest on an item of correspondence regarding lighting in the High Street.

4067 To receive: Questions or comments from members of the -public

Representations from any member who has declared a pecuniary interest

There were none.

4068 To approve the minutes of the Parish Council Meeting held on 9th January, 2017

It was resolved that the minutes be accepted as a true record and they were signed by the Chairman.

4069 Matters arising from the minutes of the Council Meeting on 9th January, 2017

There were none.

4070 To receive a report from Arlene Kersley on the recent Housing Needs Survey

Arlene Kersley, the Rural Housing Enabler for Berkshire, attended to provide information on the results of the recent Housing Needs Survey. Arlene compared the results to the previous survey completed in 2009.

2016 Results	2009 Results
26% return rate	16% return rate
71% in favour of development	74% in favour of development
18 households in need identified	11 households in need identified
West Berkshire waiting list with local connection to Compton: 41	West Berkshire waiting list with local connection to Compton: 13
Recommend RES of 12 units	Recommend RES of 8 units
Greatest need for 1 bed units	Greatest need for family homes, particularly 3 bed
Average house price: £412,260	Average house price: £412,260

Currently there is no money available to build social properties. Affordable rents are up to 80% of market value. People under 35 without children are now only entitled to a shared accommodation rate in order to rent a room in shared accommodation.

.....
Chairman

.....
Date

Unfortunately, several responses were received after the closing date of the survey, but it is thought these would not have significantly affected the results.

Generally, Housing Needs Surveys are carried out in anticipation of considering looking for local land on which to create a Rural Exception Site. With the Pirbright Site set for future development, there is no chance of obtaining any of this site for local lettings as this is not something that can be achieved through West Berkshire Council. The results of the Housing Needs Survey can now be used for the Neighbourhood Development Plan so that potential sites for a Rural Exception Site can be investigated. It is possible to set up a community trust so that housing on a Rural Exceptions Site can be held in perpetuity for those with a local connection to Compton.

Arlene informed the parish council that she will soon be retiring. The parish council thanked her for all the work she had done to assist them in her time as the Rural Housing Enabler.

4071 To receive a report from our District Councillor

VvC had sent a report. She congratulated KS on obtaining a grant from West Berkshire Council towards the Scout Hut. WBC had sent an email contradicting advice provided by BALC about the library service review. A special council meeting is to be held on the 7th February but VvC is unable to attend this meeting. The planning appeal for 16/01418/OUTMAJ Land at Old Station Business Park, High Street, Compton has been withdrawn.

4072 Clerk's report

The Clerk went through her report, which is at Attachment 1.

4073 Planning Applications

a) To consider the following new applications:

App. Ref.	Location	Proposed Work	Recommendation
16/03538/ HOUSE	32 Lowbury Gardens, Compton, RG20 6NN	Formation of habitable room in roofspace.	NO OBJECTIONS
Comments: We share Highways concern about the parking considering the highly congested nature of the site, particularly on evenings and weekends.			
16/03623/ HOUSE	17 Whitewalls Close, Compton, RG20 6QG	Two storey side extension.	NO OBJECTIONS
16/03411/ FUL	Land Opposite Church of St Mary and St Nicholas, Aldworth Road, Compton	Proposed burial ground extension to church including rain shelters. Change of use from agricultural to Sui Generis.	No response as the application is submitted by the parish council

The 5 members of the public wished to discuss the current planning application submitted by the parish council. The history of the application was summarised. The PC had been approached by the church in 2010 as the church was running out of burial plots in the churchyard. A pre-application had been submitted to West Berkshire Council in 2014, but the results of this are not published by WBC. Extending westwards is not possible, nor behind the church. The PC have been offered a donation of land opposite the church, pending planning approval, in order to provide a legacy to the village. The discussion of the burial ground/cemetery has been on the agenda of many meetings since the subject was raised.

The size of the site was queried and the PC confirmed that this was to ensure the burials were away from the Pang ditch and that the intention was only for burials for residents of Compton

.....
Chairman

.....
Date

to take place, currently approximately 4 burials per year occur and the PC do not anticipate that changing.

AS spoke on behalf of the Parochial Church Council. A few extra spaces have been located by the church since the request was made, but there is very little space left and these spaces will be used in the next 4/5 years. It was suggested to the PC that burials should take place to the rear of the church, however, AS confirmed there are many unmarked graves to the rear of the church and so this area could not be used.

The PC confirmed it had spoken to the immediately affected neighbours previously and no objections has been raised during these discussions.

An archaeological expert raised further queries about the use of the churchyard and suggested the ground behind the church be reused. The PC confirmed this area had been investigated by the church and all graves were mapped. Some of the burials in this area were still visited by family members and it was not considered appropriate to attempt to reuse this area.

The PC confirmed that they would be in control of the burial site and would therefore control how many burials took place, when etc. The rules for management will be agreed once the burial ground is approved. The car park will be made available for the church to use when services are taking place.

There were no other possible alternative sites as the parish council has not been offered any alternative land nor has it got the funds with which to purchase land.

It was highlighted that some of the burials in the churchyard towards the front wall are affected by water. The PC confirmed this was why the burial ground needed to stretch back so far from the Pang ditch in order to avoid this issue.

The PC confirmed the car park would be gravel and therefore should not cause issues with water flow to the property next door, however, this was something that the SuDs team at WBC should comment on.

b) To consider whether to request our District Councillor call in any planning applications to the Western Area Planning Committee

There were no applications requiring call in.

c) To receive a report on West Berkshire Council recent planning decisions

App. Ref.	Location	Proposed Work	Response from CPC	Decision
Planning Appeal APP/W0340/W/1 6/3160454 16/01418/ OUTMAJ	Land at Old Station Business Park, High Street, Compton	Outline application for the construction of up to 35 dwellings (including 17 affordable dwellings), informal public open space, surface water drainage, vehicular access and associated works. Matters to be considered: Access.	Object	Appeal withdrawn

Two members of the public joined the meeting at this point to discuss the Foinavon Festival:

The festival will take place on 1st April and will include a visit to the stables and Old Grey Ladies Lodge. Memorabilia is being loaned from Aintree. A request was made for the parish council to provide a grant towards the event. This will be included in the agenda for the next meeting.

.....
Chairman

.....
Date

4074 To consider any actions required as a result of the potential adverse impact due to the changes made by West Berkshire Council to their Home to School Transport Policy

The policy affects those who, whilst attending their catchment school, live nearer to an alternative school. These children will be required to pay bus fares of £700 per year. It is believed this affects approximately 60 students currently at The Downs School. The cost of this transport is likely to result in more children being driven to school, thus more traffic around the entrance to The Downs School at the start and end of school.

The Clerk was requested to write to West Berkshire Council protesting that there will be an adverse impact due to the increase in vehicular movements and that the council regrets these changes have been imposed on a rural community.

4075 To consider a response regarding planning appeal APP/W0340/W/16/3160603 16/00624/FULD North East Of North Wing, High Elms, Aldworth Road, Compton - Erection of a single dwelling house to replace existing outbuildings/workshops

The Clerk was requested to respond stating the PC wish to reiterate their existing objections and there is a precedent that there is sufficient housing supply in West Berkshire.

4076 To consider quotes for a consultant for the Neighbourhood Development Plan

The Clerk and the Chairman had met with four potential companies to assist with the NDP. An assessment criteria had been developed under which all the quotes received were assessed. It was resolved to appoint Aaron Smith of Fowler Architecture and Planning. The Clerk will request Aaron attends the next meeting to discuss the NDP with the council. It was suggested that CIL payments should be allocated to the NDP.

4077 To consider whether the council wishes to obtain the General Power of Competence

The council were interested in obtaining the GPC but felt the decision should be deferred for now.

4078 To consider the allotment rent for 2017/18

It was resolved to keep the allotment rent the same for 2017/18.

4079 To consider quotes to reprint the footpaths leaflet

This item was deferred.

4080 To consider whether to seek costs for the recently withdrawn planning appeal

The council felt they were unlikely to obtain costs so resolved to take no further action.

4081 To consider the adoption of a graffiti policy

This item was deferred.

4082 To consider creating a policy that Compton Parish Council will request prosecution for any damage to its property, or action (verbal or physical) against any of its members, representatives or officers

This item was deferred.

4083 To consider whether to apply for the gates at the entrance to the Pirbright Institute to be listed

The gates have been present since the 1930s and the council felt it would be nice for them to be retained, however they may not be wide enough for the entrance on to the housing estate once built. The Clerk was requested to obtain more information about whether this would prevent the gates being used elsewhere on the site.

.....
Chairman

.....
Date

4084 To receive an update on vandalism and anti-social behaviour (ASB) in the village

LM has a meeting arranged with the PCSO. A bonnet and radiator grill was removed from a Land Rover on Cheap Street.

4085 To receive reports on the following:

b) Football Pavilion

There has been a burst pipe in the football pavilion. This will be covered by the parish council's insurance company but the council needs to obtain two quotes for the repair work. It was suggested the parish council investigate installing trace heating.

c) Rights of Way

Information had been received that a footpath next to a property being built may have been closed off. AS will investigate whether this is a formal footpath.

g) Communications

The website is in need of an upgrade. The Clerk had investigated Hugo Fox which offers free community websites and also has a planning tracker that can be included to show all planning applications within the parish. A new website will also need to be set up to cover the Neighbourhood Development Plan. The Clerk will set up a new parish council website and a neighbourhood development plan website using the Hugo Fox site.

i) Parish Assets & Management

DA has been in touch with our solicitor regarding the village hall and is waiting for a response. The Clerk will arrange to meet with the solicitor handling the land transfer.

4086 To receive the finance report and approve payments due

It was resolved to approve the payments listed on the finance report, which is at Attachment 2.

4087 Correspondence

The Correspondence Report was presented and is at Attachment 3.

An email had been received from Gareth Dowding at West Berkshire Council regarding the installation of street lighting by the new development at Tithe Barn Close. The parish council stated they did not want additional lighting in this area and asked the Clerk to request the developers instead contribute towards upgrading some of the existing footway lighting to LED.

The Clerk was requested to respond to the Electoral Review of the West Berkshire warding arrangements with a comment that the Parish Council believe Compton Ward should also include Aldworth.

4088 Matters for future consideration and information

Neighbourhood Development Plan – DA and the Clerk met with Bryan Lyttle and Laila Bassett from West Berkshire Council. DA signed the service level agreement. The Clerk will request the consultant attends the next meeting. The launch event is likely to be in early May.

DA suggested the Clerk should take the minutes of the meetings of the steering group, however, working parties will be expected to take their own minutes. The Clerk and the council agreed to this suggestion.

AS thanked those who had contributed to the toilet twinning fundraising carried out by the Church. Enough money had been raised to carry this out.

Meeting closed 9:25pm.

Date and time of next scheduled meeting:

➤ **Parish Council Meeting: Monday 6th March, 2017 at 7pm** in the Wilkins Centre

.....
Chairman

.....
Date