

## WELFORD PARISH COUNCIL

Meeting Held on Wednesday 16<sup>th</sup> October 2019 – 7.30pm in Wickham Village Hall

**Attendees:** Councillors - D Hunt, P Stanley, M Ellard, L Woodhead, S Kynaston. Clerk - K Griffiths. Dist Councillor – J Cole.

**1 - Welcome, Apologies & Declared Interests** DH welcomed all. No declared interests were proffered.

**2 – Open Session – items not listed on the Agenda** None were notified.

**3 – Minutes** July 2019 Meeting Minutes were agreed and signed off by DH.

**4 – Elton Farm** DH attempted to simplify the current status of the o/s issues on the Elton Farm Planning Decision. He reminded all the PC had given their approval to the planning application on the basis the issue of the sewage was dealt with in deference to the river. He advised the PC thought any Planning decision would be validated by the Environment Agency. Some months after the decision was made it came to light that some parishioners were not happy with the Planning Decision indicating that the proposed sewage option would not deal with the issue of sewage adding phosphates to the river. James Cole then summarised by reminding everyone that when the Planning Decision was made in Dec 2018 there were no objections nor any objectors at the Planning Meeting. He further advised that at that time there was no great understanding of the issues of the phosphates in the river due to the sewage and this lack of awareness included WBC Planners. Therefore, what went through at that meeting in Dec 18 looked to be satisfactory at the time.

The Planning Decision had granted permission for 4 new houses and the existing farmhouse to be put onto a Klargesters system. JC reminded everyone that the costings for the sewage options had been done based on 5 properties (4 new + farm), if compared to TeeKay Farm this was 11 properties thus the cost of a pump station could be funded. However, the numbers to fund a pumping station did not work if using the 5 properties at Elton Farm. Therefore, everyone had to look at what alternative options could be found. JC recapped the background to this issue and reminded all that Welford Estate had sold Elton Farm to a developer and that developer has legal planning to proceed. This is the current legal position. JC had asked Crispin Mahoney (acting for Welford Estate) and the developer to talk and try and see what alternative options the numbers on the existing planning could offer, the result being that they identified making some changes to 1 of the proposed properties, making it into 2 could be considered but this still would not make a pumping station cost effective. However, CM and the developer had identified there was an area between Elton Farm and the 2 existing cottages (that stand between Elton Farm and the Tee Kay development) and it might be possible to put another unit in that space. This would bring the Elton Farm development to 6 new units and that number, along with the farmhouse, would make the numbers work for the developer so that he could fund a pumping station for the development (and place pipes under the river to link with the mains drainage system). JC advised WBC planners had visited the site for a meeting to discuss the above proposed alternative. They advised that they couldn't simply agree that the green area between the cottages and Elton Farm where the 6<sup>th</sup> unit was proposed could be used for development and this would therefore have to go to Committee. JC advised that if the Parish Council and residents supported this new proposal (to build 6 units instead of the original 4), then JC was confident it could be possible to get the Planning Committee to agree to the planning proposal and thus, in addition, a pumping station could be funded – all to enable everyone to protect the river.

A TeeKay resident asked if the 6 units was currently an idea or whether it was agreed. JC advised just an idea, though was for everyone to consider.

Martyne Ellard asked who the developer was – JC advised it was a local man, Stephen Marbus.

JG advised the green area that was being proposed for the 6<sup>th</sup> unit was still owned by Welford Estate however he felt they were likely to agree to sell it to allow the proposed development to proceed and Stuart Povey who owned the land @ the river had also indicated his support and agreement to sell the necessary land for the pipework/drainage.

A TeeKay resident commented the decision lay between 4 guaranteed units vs proposed 6 units. JC confirmed.

JC advised there would be a site meeting at Elton Farm, probably early November, for all to attend and see the plans, site and ask any questions. He did however state that the PC and Residents would need to attend the new Planning Meeting and agree to support the new application.

A TeeKay resident commented that Elton Lane, leading to the Newbury Road needed passing places if extra units were being built and it was also suggested mirrors on the other side of the road at the Elton Lane/Newbury Road junction may help with traffic entering the Newbury Road from Elton (though Paul Stanley commented these road mirrors frost up in winter). It was discussed whether SP or the developer would consider widening the delta where Elton Lane joins Newbury Road and it was hoped SP would agree to widen this part of the road network.

JC finished by reminding everyone that the developer has permission for 4 units and work had now started based on that planning permission; if the new application was declined the 4 units would still proceed, with Klargesters as the only financially viable option.

DH asked what was the next step. JC advised everyone needed to agree in principle, subject to sight of the plans.

KG thanked JC on behalf of the PC and the parishioners for all of his hard work and efforts bringing this alternative option to everyone for their consideration.

Ginny Halliwell advised she thought everyone in Weston would be behind the revised plan but it would need to be discussed by those in Weston who had raised objections first. GH advised KR would email JC with their decision and would cc the PC.

Welford Parish Council Clerk – Karen Griffiths

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DH suggested to the PC that they agree to accept the revised plan, subject to sight of the drawings. DH proposed, all PC voted and agreed unanimously to accept the revised plan.

### **3 – Speed Review Update**

**A - B4000 Wickham** KG advised all that WBC were currently conducting investigations into the location of all utilities on the B4000 in Wickham so they could ascertain where the drop kerbs for the Pedestrian Refuge could be placed. SK commented he did not think the Pedestrian Refuge would deal with speed issues in Wickham. JC advised speed issue in Wickham had been an issue for quite some time and WBC have declined a request to bring the speed limit down. WBC had however agreed to a Pedestrian Refuge so it was felt this matter needed to be addressed slowly, step by step. SK asked how we get 30mph limit considered again, DH advised the PC need to request however Pedestrian Refuge and 2<sup>nd</sup> VAS in Wickham may help so perhaps wait and see the results of those traffic measures before the PC does anything further.

#### **B – VAS at Wickham, Easton & Weston/Members Bid update**

2<sup>nd</sup> VAS at Wickham: - KG confirmed Members Bid had been successful (many thanks to JC and Claire Rowles); 50% of the VAS would therefore be funded by WBC and 50% by PC. It was confirmed VAS would be placed outside the 5 Bells.

Easton & Weston VAS: - locations for the 2 new VAS were discussed. **Easton** – SK proposed location at the village sign as you enter the village from Newbury and **Weston** – SK proposed location approaching Easton from Great Shefford near mirrors. Innes suggested installing VAS that flashes “junction” rather than slow down as this would help Elton Lane junction and DH suggested installing VAS that displays the actual speed. **\*\*KG to contact WBC to propose above locations/suggestions\*\***

**C - Gates West of Wickham – proposal for them to be moved** Glyn Davies has confirmed this work will be done when they install pedestrian refuge + 2<sup>nd</sup> VAS. **\*\*KG monitoring with G Davies WBC\*\***

**D - Speed limit yellow back signs at Weston** These are signs travelling towards Newbury by Elton Lane. Request was made to WBC Highways for Yellow back signs to be swapped with other side – Highways have advised cost £200. KG contacted AE and advised PC will cover cost. AE advises work must be done by authorised contractor. He will send quote to KG, PC to pay, then AE will arrange for work to be done. KG confirmed AE has advised estimates for costs soon to be supplied to PC.

**\*\*KG to contact AE to ensure work is done same time as 12 (move White Entrance Gates)\*\***

JC commented that Kirsteen Roberts had contacted him regarding the heavy lorries that are now using the bottom (Newbury) road. He advised it would not be possible to ban all as some houses in the parish have LPG tanks in front of their houses. JC suggested the PC ask WBC Highways to attend a site meeting for a walk around on the local roads.

**\*\*KG to contact WBC Highways to request their attendance and help\*\***

**6 - Mant Close Parking** KG advised she has contacted WBC with the feedback and decision of the PC for option 1 of the parking options that WBC had proposed. She advised AE from WBC had replied to say they would contact Sovereign to get them to help support and fund the works but this would not be until April 2020 = new FY. It was agreed KG would respond and ask for this not to be delayed ‘til April 2020 but actioned now as this has already been delayed from the last FY.

**\*\*KG to contact WBC to get this project moving, Sovereign contacted and a schedule for works to be produced\*\***

**7 – Wickham School Parking** KG confirmed both the school and WBC had replied to her email following her re-submitting it after the summer holidays. The school had advised that “adding a car’s length of double yellow lines on the school side would limit pull in space for parents and also for staff to manage this safely”. They did however agree that a car’s length of double yellow lines on the other side of the track may prove helpful. They also stated the school bus was regularly parked far away from the footpath on the restricted parking space and they could not see any other option. PS commented that double yellow lines would prevent accidents and a car’s length was needed both sides, esp. as most cars visiting the school were 4x4’s. It was also commented that the bus was regularly parked nearby the school, not far away as the school had indicated. SK suggested the location of the parked bus should be monitored however it was felt the school could easily use the school car park for the school minibus to be parked in at weekends as even if in use Mon – Fri it is empty at weekends. The general feeling within the village was that the Kiss & Drop worked well for the school but not for the Community.

**\*\*KG to respond to WBC to progress yellow lines request and ask school to use school car park for bus at weekends\*\***

### **8 – Defibrillators**

**A – Training** PC agreed they would like to accept Mrs S Kynaston’s offer to run some defib training for the PC. KG suggested Family 1<sup>st</sup> Aid Training Day in Village Hall, to be paid from PC funds. Innes works with St Johns Ambulance and offered to help with this training. **\*\*KG to co-ordinate Defib Training with Mrs K and Family 1<sup>st</sup> Aid with Innes\*\***

**B - Defib at Halfway** KG advised landlords are leaving Oct 2019, this is why there has been no progress on this matter. It was agreed the PC would wait until new landlords were installed before approaching again about siting a defib at the pub.

**\*\*KG to monitor landlord status at Halfway, early 2020\*\***

**9 – Planning** Tudor Thatch, Wickham – JC advised planning had been turned down. No details available at this time.

**10 – Financials** Cheques raised: - repay DH (refund web hosting), KG Parish Clerk, GMG for MUGA strim & RBL for Wreaths.

#### **Update on Planned Spending as decided at Jan 2019 PC Meeting**

**Highways S106 pot £21,318 (Highway & Road Safety/Public Transport Improvements only) – actual spend so far £0**

**New VAS at Easton c£4,500 –KG to contact WBC re: suggested locations**

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**Gates at Weston c£1,000 –quote now £4,000, KG to progress**

**Double Yellow Lines at Wickham School – this has been requested, ongoing**





Elton Lane Junction – should/could be covered by S Marbus/Elton Farm development

**PC S106 pot is currently £10,019 (existing public open spaces only, use by 24/2/2025) – actual spend so far £200**

**Footpath signage improvements – 4 footpath signs printed £200, signs TBD**

**Noticeboard @ Hoe Benham ?**

**Parish Current Account is currently £12,194 – actual spend so far £1,531**

**Salt Bin repairs and refill – DONE – spend £1,100 (salt & refill x 10 bins) + £431 (2 new salt bins) = £1,531**

**New VAS at Five Bells, Wickham (if Members Bid is not successful) c£4,500 – Members Bid to fund 50%**

**Replace speed limit signs at Weston with yellow back signs c£200 – ongoing**

**Defib at Halfway – this is now in progress but awaiting new landlord**

**11 – Banking** Cheque signatories now all updated (being DH, LW & KG). No additional signatories needed at this time.

**12 – White Entrance Gates at Weston** WBC Highways originally advised cost to install 2 single white gates 1m wide = c£1,000, to be sited by speed limit sign. KG advised estimate from Heather Wells at WBC is now £4,000! Due to work needed.

**\*\*KG to refer back to WBC to ask for explanation in difference in quotes of £1,000 vs £4,000\*\***

**(\*\*KG to remember to contact AE to ensure this is done same time as 5D (swap Speed Limit yellow back signs\*\*)**

**13 – Church Hill junction – tree planting** Paul Hendry WBC has now contacted KG to progress tree planting, however she asked the PC whether this issue should now wait until Pedestrian Refuge installed on the B4000 in case planting of a tree conflicts with visibility re: Pedestrian Refuge. The PC agreed to delay until the Pedestrian Refuge has been installed.

**\*\*KG to contact Paul Hendry to advise put this on hold until after the Pedestrian Refuge has been completed\*\***

**14 – Salt Bins** WBC have quoted to refill bins approx. £125 per bin, KG has quote from church contractor for £110 per bin. PC agreed to accept church contractor quote. Christine Breadmore from Village Hall has advised the salt bin from outside the Village Hall has been stolen/moved. DH, SK & PS to try to locate, if can't be located a new one will need to be purchased.

**\*\*KG to proceed with getting salt bins refilled\*\***

**15 – Wickham School Playing Field** PC briefly discussed the request from the school to help fund the school playing field rent/maintenance by paying £1,800 p.a. The PC obtained legal advice that WBC should be paying for this and this advice has been forwarded to the school. The PC agreed to wait for the school/WBC to respond on this advice before discussing further.

#### **16 – Any Other Business**

**A – Parish Right of Way Map** PC agreed it would be worth having the posters laminated, then made into signs. KG confirmed she has had a quote for various printing options, PC agreed to get 4 signs printed, laminated and anti-graffiti layer (for Easton, Welford, Weston & Wickham). **\*\*KG to get maps laminated, then research signs using S106 Open Space Money\*\***

**Issues with stile and electric fence across field in Weston/Lambourn Valley Way** ME suggested a new footpath sign at The Mill @ Weston would be helpful to walkers. ME has emailed idea of type of footpath sign that might be appropriate. PC discussed options and agreed to order 1 x left pointing sign. **\*\*KG will research options\*\***

**B – Noticeboards** LW is meeting with the vicar and will ask her and Charles Puxley if is OK for the PC to use church noticeboard for Minutes & Agendas. PC to purchase new NB for Halfway but wait for LW to see if PC can use Welford Church NB, if not KG to go ahead and purchase 2.

**\*\*LW to speak to vicar & CP and will then confirm to KG, KG to then order 1/2 noticeboards\*\***

**C – Dog Bins** LW requested 1 at Easton Hill (nr salt bin/half way up the hill). PC agreed 3 dog bins in Wickham and 0 in Easton was not fair distribution to cover parish, therefore dog bin by the MUGA/playing field should be moved to Easton Hill, nr the salt bin. KG advised has contacted CB at WBC to arrange for bin to be moved. **\*\*KG waiting for WBC to respond/action\*\***

**D – Lambourn/Newbury Road Bus Stop** KG advised WBC have confirmed enhancements are planned Wickham side of bottom road, Newbury towards Great Shefford for off road/hard standing bus stop. Clive Tombs at WBC has moved to another post in the Council, his replacement has only just started so no update as yet. **\*\*KG to keep in touch with WBC\*\***

**E – Internal Audit** KG advised the audit has not yet taken place as more work needs to be done to prepare for the mtg.

**F – Annual Inspection of MUGA** Report received. DH advised some issues need addressing, DH & PS to work through issues highlighted on report and attempt to fix/rectify. DH will notify KG if anything else needs doing by outside contractor.

**\*\*DH & PS to effect minor repairs\*\***

**G – Traffic/Surface B4000/entry into Wickham** "SLOW" wording on the B4000 road surface has also faded. KG has contacted WBC to ask them to repaint the wording. **\*\*KG awaiting WBC to carry out work\*\***

**H – MUGA Gardening Contractor & Waste Bin** KG advised Scofell have lost the school contract, so church contractor has been asked to maintain MUGA/Play equipment/Wooden equipment area.

**I – Remembrance Day attendees & wreaths** 10<sup>th</sup> Nov Welford Road – SK to attend and 11<sup>th</sup> Nov Welford Base service – ME to attend. KG passed wreaths to both, 3<sup>rd</sup> wreath to DH for separate service.

**J – Dates for 2020 PC meetings** - **\*\*KG to email proposed dates to PC\*\***

SK advised the drains on Church Hill in Wickham are blocked and so a lot of surface water is now running down Church Hill onto the B4000, SK to email details to KG for her to contact WBC.

**Next meeting: Wed 4<sup>th</sup> Dec 2019 at 7pm**

**If you require a copy of these Minutes please email: [welfordparish@yahoo.co.uk](mailto:welfordparish@yahoo.co.uk) or call 07977 226450**



# WELFORD PARISH COUNCIL

Meeting Held on Sunday 3<sup>rd</sup> November 2019 – 10.30am at Elton Farm

Marbus Developments & The Welford Estate hosted the meeting.

## Proposals included :-

- New improved designs to all Barns with some additions
- Removal of Sewage Treatment Plans for all conversions and connection to Main Sewage
- Connection of Elton Farmhouse and Cottage to Mains Sewage
- Addition of 1 new build home

Steve Marbus advised he and his business partner, Simon Mooney were running the project.

To fund the sewer connection, they had to re-design the existing site and increase the value in the site, thus necessitating 1 new property. The application will however need the support of the community.

Originally, they had units H1 – H4 planned, new proposal was to split unit H2 into 2 units = 5 units + 1 new build on the green area between the 2 cottages and the farmhouse would make 6 units. The green area is outside of the building policy so would need to go to Committee for consideration.

Original discussion was to put a new access road behind the new build, will be a private drive but may not re-surface (this has now been re-thought).

If they get OK to split Unit H2 into 2 units and 1 new build on the green area this will put enough profit into the development to fund pumping station for Elton Farm Development, pipe under the water meadows and connect to the mains sewer (this plan is a separate stand alone system, not connected to the Tee Kay/Clean Slate drainage system).

## Issues raised included :-

2 additional houses would add c5 vehicles to the local roads

Building on the green area would set precedent and could lead to further development in the future

The drainage system must be protected by covenant or similar to ensure no other properties could be added to the area and link in to the Elton farm drainage system

Passing places on Elton Lane are needed

The delta where Elton Lane joins the Newbury Road needs widening to help with visibility when exiting Elton Lane

*[Handwritten signature]*  
4/12/19