

# WELFORD PARISH COUNCIL

Meeting Held on Wednesday 17<sup>th</sup> July 2019 - 7pm in Wickham Village Hall

## Attendees:

Councillors: - D Hunt, P Stanley, M Ellard & S Kynaston. Clerk - K Griffiths. District Councillor – J Cole.

## 1 - Welcome, Apologies & Declared Interests

DH welcomed all; apologies from L Woodhead who is convalescing after an operation. No declared interests were proffered.

## 2 – Open Session – items not listed on the Agenda

A – Overgrown footpath at Elton Farm. ME updated all on details of footpath at Elton House. Further to development the path was re-routed and WBC have confirmed the landowner is responsible for the upkeep of the path and costs thereon. Though WBC have on occasions cleared the path using their Rangers. WBC advise if there are any issues with the path, they should be raised to WBC who will contact the landowner to clear the path. **\*\*ME confirms she will monitor this\*\***

B – Traffic on B4000. DH advises a Wickham resident has raised further concerns about traffic on the B4000. The proposed pedestrian refuge may assist with this however it was asked if the rubber strips on the road in Stockcross might work for Wickham. **\*\*KG to contact WBC to ask if the rubber strips can be considered and used on B4000 in Wickham\*\***

It was also mentioned the "Quiet" tarmac surface on the B4000 had been patched with other materials/surfaces in places. **\*\*KG to contact WBC to let them know the "Quiet" tarmac surface is not "entire" and needs renewing\*\***

The "SLOW" wording on the B4000 road surface has also faded. **\*\*KG to contact WBC to ask them to refresh this\*\***

SID (Speed Indicator Device) Training. KG advised there is training with WBC on Aug 7<sup>th</sup> for anyone who wishes to attend.

C – PC Regulations & Documents for Internal Audit review. Various updated documents were signed off by DH.

## 3 – Minutes

May 2019 & Annual Meeting Minutes were agreed and signed off by DH.

## 4 – Elton Farm

DH advised all attending this was a PC Meeting and the PC's role was to get info on this issue from all Parishioners. He noted the PC had received over 20 emails on this matter. The PC's responsibility was to run the meeting, agree who could speak and gain clarification from those speaking. It was noted Planning had been agreed for 4 houses to be built at the existing Elton Farm site however there were now issues being raised about the method of sewage/drainage that would be used for these new builds. DH reminded all that the PC are not drainage experts however if the PC felt there were issues to be raised, the PC would subsequently act. It was however noted that Planning Permission had already been given, in Dec 2018.

DH advised Caroline Conran of Weston, Kirsteen Roberts of Weston and then Crispin Mahoney of Savills, Land Management for Welford Estate would each speak and had been allocated 5 minutes each. **\*\*Each speaker has supplied a copy of their presentation to the PC, this has been circulated to all Parish Councillors; however including them in the Minutes would be too cumbersome for display purposes, therefore if any member of the parish would like a copy of any of these presentations please either email the clerk at [welfordparish@yahoo.com](mailto:welfordparish@yahoo.com) or call 07977 226450 and leave details, for a copy to be posted\*\***

Questions following the presentations:

DH asked Peter Evans (who was attending as a drainage expert for some of the parishioners from Weston) what amount of phosphate in the river system would be deemed acceptable. PE advised Natural England that there is a problem with phosphate levels being a relic from agricultural use and they believe this is an ongoing problem; so, there is a real need to reduce the levels of phosphate and he did not believe the proposed sewage treatment option being proposed (Klargester) was better than a septic tank.

The use of the existing Tee-Kay pump station for the new development was discussed, however it was confirmed the pump station could only serve the existing Tee-Kay development and had no additional storage capacity available. Tee-Kay has a well for emergency additional storage.

PE advised if Klargesters are within 50m, a new drainage field is required, however CM advised the development at Elton Farm is an existing site and is therefore not bound by the regulations for new drainage. PE commented no more phosphate in the river should be everyone's aim and a new drainage field would capture and store all the phosphate and prevent it entering the river system.

DH asked CM whether it would be possible to drill under the river and feed the sewage into the existing mains sewer system. CM advised they had employed a drainage consultant to produce a drainage report and as part of his investigations he had looked into using the Tee-Kay plant however he had confirmed it only had capacity for the 10 houses at Tee-Kay and had not been adopted by Thames Water. To divert the sewage underground to the mains sewer would involve multiple land owners who would all have to agree for their land to be used and the cost of this would be very high. Use of mains sewers are required if the new build is <30m from the mains however the new builds at Elton Farm are approx. 375m from the mains.

DH asked PE if NE have changed their regulations meaning when the original decision in 2018 was made it complied with NE's regulations but subsequent changes meant it no longer complied. PE replied no and advised NE's intention on this issue would have been for the new builds to use the mains sewer. He stated the objectors were looking for a better way for the

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new builds to manage their foul drainage. He advised there may have been some form of mis-understanding and the planners may have been told the development did not need a permit and therefore the Environment Agency were not involved however the EA should have been involved but they were possibly overlooked. CM advised they engaged with all bodies and met all requirements prior to the planning decision and it was not clear why an objection was only now being raised.

A Tee-Kay resident asked if the reason for not using the mains sewers was based on cost. He stated Jonathan Broad at Elton had agreed to allow access to his land to help gain access to the mains sewers and it therefore seemed that this option had not been fully investigated by the developers. He stated the Planning Application had not been contested before because it was not clear that a Klargester system was to be used. He asked the PC to support the residents not the developers.

KR explained that it had taken so long for the objectors to raise concerns partly because they had believed that after the last situation with the Tee-Kay development, the issue of drainage would be so high on everyone's focus and the PC had taken the time to seek re-assurance from the Planners therefore they did not believe drainage would be an issue with this development. But this shouldn't stop everyone from trying to find a better solution.

PS advised the PC did everything they could during the Planning Application process and yet the PC had now been accused of incompetence. He also reminded everyone that none of those now objecting had attended the Planning Decision meeting.

Ginny Halliwell advised that no-one at Tee-Kay/Elton knew about the PC meetings as they didn't know the dates. She was reminded all PC Meeting Minutes are displayed on parish noticeboards. GH stated residents of Tee-Kay/Elton did not know where the noticeboards were. It was noted that it is not the PC's responsibility to inform parishioners on all Planning Meetings, all objectors to any Planning Application are notified by WBC Planners, this is not jurisdiction nor managed by the PC.

KR advised she had written to WBC Planners 3 times regarding the proposed drainage system but not yet had a reply. DH advised he did not see how the decision could now be challenged, which several objectors disagreed with suggesting it could be amended. JC advised he would investigate this with WBC.

PE advised he has a long history of protecting chalk streams and phosphate is the top issue, meaning it needs more focus. DH asked what % of phosphate levels in chalk stream rivers is caused by farming, PE advised NE has lots of data on this subject.

JC advised that the planners do not have this level of expertise when making decisions and rely on the EA.

DH asked the objectors in attendance what they'd like to happen, the response was for the PC to represent the people of Weston. However, DH reminded all the PC cannot take sides. The PC recognise this issue has been flagged to it and the PC can support an enquiry (if all of the PC are in agreement), however the PC need detailed and researched information to enable it to act and reminded all Welford Estate do have permission to go ahead with the development. The PC can look into this further however this must be without prejudice, it's not the PC's job to lead the issue but to be advised and ascertain the facts.

CM also reminded the PC that the owners of Welford Estate were also parishioners.

DH asked CM if he would approach the developers and ask if they would investigate further the possibility of using the mains sewer system. CM advised that has already been done and NE have advised them to go ahead with the current proposed system. CM was then asked if this could be re-visited again, could all the owners of the land involved be approached again and or could the capacity of the pump be researched again. Could another option be found? CM advised the drainage consultant had advised the Tee-Kay pump was not up to the job of dealing with the additional sewage from the new development and the emergency storage required was definitely not there. PE commented it was a shame so much effort was put into resolving the issue at Tee-Kay but not with the new development at Elton Farm. DH asked PE if there was a practical solution. PE advised a pipe under the road would be the best solution, to get the sewage to a public treatment plant or perhaps a reed bed system.

DH then consulted the PC - SK advised that he was not sure what action the PC could take but he felt the Planners needed to respond on this and the EA should also be responding. ME advised she wanted the best outcome possible for the river.

DH summarised by affirming he recognised why some people were disappointed with the planning decision and had therefore raised concerns to the PC. He stated the PC would now look to the Planners to get their input on this matter, with the help of JC, to help everyone to get the best outcome that could be achieved. DH stated that the Planning Permission has already been given but he recognised some were unhappy and perhaps a reed bed system might be a viable option to resolve this issue.

KR asked when the PC get a response how would those attending find out what that response was. SK confirmed the PC would update KR when the PC has a response.

#### **5 – Speed Review Update**

A - B4000 Wickham. WBC intend to build a pedestrian refuge for pedestrians on the B4000 at Wickham so that the road can be crossed in 2 stages. WBC have advised they have got a provisional design and once safety audit has been completed, they will consult with PC. KG advised Glyn Davies at WBC is currently on holiday so there has been no update. DH & SK expressed reservations about the proposed pedestrian refuge however no-one knew what the best option would be. It was agreed to wait and see what Glyn Davies came back to the PC with.

**\*\*KG to contact Glyn Davies at WBC in August when he returns from holiday\*\***



B – VAS at Wickham, Easton & Weston/Members Bid update. 2<sup>nd</sup> VAS at Wickham - KG confirmed A England of WBC has advised next Members Bid date is Sept 2019 and the PC agreed we should put forward a bid for the 2<sup>nd</sup> VAS in Wickham. JC advised he cannot help as he is already committed on a Members Bid but he will see if he can ascertain status with other District Councillors. It was agreed if Members Bid could not be supported, the PC would fund the 2<sup>nd</sup> VAS from the PC's funds in the bank (Precept). **\*\*JC to liaise with KG re: Members Bid\*\***

Easton & Weston VAS – AE has confirmed S106 Highways funds can be used for VAS but we need to tell WBC where they should be located. **\*\*SK will drive by to look at and evaluate possible locations and discuss with PC at next meeting\*\***

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. **\*\*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 has 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)\*\***

#### 6 – Mant Close Parking

KG advised AE has confirmed Sovereign Housing will not pay for new drop kerbs so residents can park off road. He advises cannot solve parking problems without assistance from Sovereign. AE asks PC to contact Sovereign to see if they are able/willing to make contribution towards construction of parking improvements in the area. PC suggested we need proposal and costing from AE then PC can write to Sovereign to ask them support for grass verges and drop kerbs and also ask for confirmation which properties in Mant Close belong to Sovereign. PC to then ask residents of those properties to also lobby Sovereign for action/help.

KG updated the PC that AE has advised Mant Close parking issue cannot take precedence over £3,500,000.00 of road surfacing WBC has to complete by end Nov 19. AE advises we must get financial assistance from Sovereign Housing before can start on site. AE has supplied designs and estimates. The PC agreed that Option 1 using the Porous Block Paving at cost £14,000 was the preferred option as was the most affordable therefore most likely to get funding. The PC to get contact details for Sovereign from AE to then approach Sovereign for funding of project. **\*\*KG to email AE on above\*\***

#### 7 – Wickham School Parking

Double yellow lines either side of the lane would be ideal resolution. Possible use Highways S106 money. KG has contacted Alex Drysdale (AD) to ask how we install double yellow lines, approx. timescales and cost.

KG advised the PC that AD has advised double yellows not justified on the straight length of road outside school. Is more legal process than cost related and if there are objections during the legal process it is difficult to force double yellow restrictions through. Parents and often the school object in these situations. AD suggests PC to liaise with school and see if school & parents would support request for double yellow lines.

PC agreed KG will email the school to advise we are looking for their support for a car's length double yellow line adjacent to the path going up to the play area and also to ask them if they could help by also ensuring the school minibus is parked off the road. The PC also suggested WBC could re-do the white lines on the road outside the school as this too might help. KG has followed this up with AD & the school to see if they can do/agree/action the above. As yet there has been no reply but school is on summer holiday. **\*\*KG to contact again after school returns from summer holidays\*\***

#### 8 – Defibrillators

A – Training. KG advised still no reply from NHS regarding them conducting Defib training. KG proposed the PC consider using a 3<sup>rd</sup> party supplier but recognising there will then be a cost. Innes has offered to investigate alternative suppliers for the PC.

KG advised that Mrs Sam Kynaston has offered to run defib training as she is a nurse.

**\*\*KG to progress training after defib at Halfway has been installed\*\***

B – Defib at Halfway. KG still not had response from James at Halfway for siting defib there. KG visited Halfway and discovered the landlords are leaving in Oct 2019 and this is why there has been no progress on this matter. It was agreed that 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\*\***

C – Defib Guardianship. KG advised need 2 Guardians per Defib-KG & ME for Weston/KG & PS for Wickham, to monitor condition. Don't need to know how to use Defib to do this. Checks scheduled 12<sup>th</sup> May. KG advised checks done.

#### 9 – Planning

1 Marsh Cottages, Weston & Weston Mill. KG advised the PC have received notification this application has been approved.

#### 10 – Financials

Cheques raised for repayment HMRC, KG Parish Clerk and Scofell.

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

**Highways S106 pot £21,318 (Highway & Road Safety/Public Transport Improvements only)**

**New VAS at Easton c£4,500 – requested from AE, SK to look at suitable locations**

**New VAS at Weston c£4,500 – requested from AE, SK to look at suitable locations**

**Gates at Weston c£1,000 – this is now in progress, awaiting design**



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

Elton Lane Junction – Council Engineers to survey (if not funded by Highways or Elton Farm 106 money when it comes in)

**PC S106 pot is currently £10,019 (existing public open spaces only)**

Running Track at the MUGA behind Wickham School and or Gate/Access/Security at MUGA

Footpath signage improvements

**Parish Current Account is currently £12,194**

**Salt Bin repairs and refill – this is now in progress, KG sourcing quote**

**New VAS at Five Bells, Wickham (if Members Bid is not successful) c£4,500 – Members Bid is in progress**

**Replace speed limit signs at Weston with yellow back signs c£200 – this is now in progress**

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

**11 - Banking**

KG confirmed she had researched alternative banks and advises Metro Bank offer good service and open 7 days a week.

DH tried again to get Lloyds Bank to resolve issues. KG confirmed cheque signatories now all updated (being DH, LW & KG).

**12 – White Entrance Gates at Weston**

Parishioner asked about the possibility of having Village gates at Weston. WBC Highways advise cost to install 2 single white gates 1m wide = c£1,000, would be sited by speed limit sign. WBC Highways note there is limited space to put a pair of gates as verges are quite narrow at both ends of village. Councillors agreed this would be a good use of Highways S106 fund. KG has contacted AE to advise PC wish to proceed with these and pay from Highways S106 money. AE advises will create final design Spring 19, install and will fund from Highways S106 fund. KG confirmed AE has advised cost estimate should soon be supplied.

KG advised still waiting for estimate and design from Heather Wells at WBC.

**\*\*KG 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 been contacted & advises he will investigate and respond in due course. KG advised no reply from PH.

**\*\*KG to continue to try to phone Paul Hendry to get update\*\***

**14 – Salt Bins**

DH advised salt bins locations (Wickham x 6 – top and half way up Church Hill, Village Hall, 5 Bells, Mant Close Entrance + Mant Close Green; The Row at Welford x1; Easton Hill x1 = 8 in total). KG advised 1 on Grayling Lane, Weston = 9 salt bins.

ME had been asked to check if salt bin at Grayling Lane, Elton and she confirmed there is one in situ. DH advises Church Hill, Wickham (half way up hill) & Mant Close (on green) both have water in bin and all need refilling. KG to source new plastic scoops for salt bins. DH has emptied water from bins. KG has sourced new scoops.

**\*\*KG to locate handyman/contractor to refill cOct 19\*\***

**15 – Any Other Business**

**A – Parish Right of Way Map.** KG has contacted WBC to try to get further copies – Stuart Higgins has advised 6 further copies are on their way. Maps have now been received. The PC agreed it would be worth having the posters laminated and then made into signs. **\*\*KG to initially get maps laminated and then investigate signs using S106 Open Space Money\*\***

**Issues with stile and electric fence across field in Weston – Lambourn Valley Way.** ME advises stile is very narrow, overgrown and has wire on to potentially deter users. Electric fence is adjacent to stile post. ME suggested remove stile and replace with gate/similar + footpath signs. Possible use PC S106 money (Open Spaces)? KG confirmed Stuart Higgins has supplied the PC with a link to report any issues on public footpaths to WBC. ME requested a new footpath sign at The Mill Weston would be helpful to walkers. **\*\*ME to email KG with ideas what type of footpath sign is appropriate, then KG will research options\*\***

**B – Noticeboards.** KG noted replacement noticeboards needed for above, Welford NB falling apart and Halfway NB leaks. Lynn W suggested using Welford church NB, LW will ask Charles Puxley @ church if this would be agreeable. PC agreed to purchase new NB for Halfway but wait for LW to ascertain if can use Welford Church NB, if not KG to go ahead and purchase 2. The PC were unable to progress this issue as we need an update from LW if Welford Church NB is viable for PC to use in future. Revisit next mtg. **\*\*LW to speak to Charles Puxley\*\***

**C – Dog Bins.** LW requested 1 at Easton Hill (nr salt bin/half way up the hill). KG advises request for permission for bin, where to purchase and additional cost to add to bin emptying schedule has been made to Caroline Booth. KG advised the PC that WBC only have PC as having 4 dog bins but we have 5. SK advised dog bin nr MUGA could be the 1 to move. The PC agreed 3 dog bins in Wickham and 0 in Easton was not fair distribution to cover the parish, therefore the dog bin by the MUGA/playing field should be moved to Easton Hill, nr the salt bin. **\*\*KG to contact CB, WBC to arrange for bin to be moved\*\***

**D – Lambourn/Newbury Road Bus Stop.** KG advised WBC have confirmed enhancements are planned on Wickham side of bottom road, Newbury towards Great Shefford for off road/hard standing bus stop 1/4/19 – 31/3/20. KG advised Clive Tombs at WBC has moved to another post in the Council and his replacement has only just started so no progress or update on bus stop available at the moment. **\*\*KG to keep in touch with WBC\*\***


**E – Wickham Village Hall rental charges.** Recent hirer of hall approached PC as village hall rental prices have increased by 40% and there were additional charges for next day clearing up. Councillors advise Hall is owned by Mr & Mrs Puxley of

Welford Park and expressed concern these charges could impact future users of the Hall. Councillors requested KG contact Welford Estate and confirm they're owners. Welford Estate have advised land is owned by Welford Estate and they would be delighted to see building re-vitalised. JC advised PC cannot support/donate to the Village Hall without details of the accounts. Still some uncertainty who owns the Village Hall. Innes offered to investigate further. KG to email Christine Breadmore, Village Hall and invite to Annual Parish Meeting to share plans for Village Hall. Innes to investigate ownership of the Village Hall. The PC discussed the findings of the ownership information which were inconclusive and agreed not to pursue this further at this time as other issues prevailing.

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

G – Annual Inspection of MUGA. Report received. DH advised some issues need addressing to be discussed at next PC mtg.

**Next meetings: 11<sup>th</sup> Sept 2019 and 13<sup>th</sup> Nov 2019**

  
16/10/19