

WELFORD PARISH COUNCIL

Extra Ordinary Meeting Held on Wednesday 20th June 2018 - 7.35pm in Wickham Village Hall

Present

D. Hunt	Chairman	Sarah Youldon	Clerk
G. Frampton	Vice Chair	2 Prospective Councillors	
P. Stanley	Councillor	1 Prospective Clerk	
L. Woodhead	Councillor	2 Parishioners	

Apologies

L. Chamberlain	Councillor		
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Welcome	Action
<p><u>Declarations of Interest:</u> There were no declarations of interest. Clerk gave apologies for the 5 minute delay on the start of the meeting, the site meeting at Elton Farm had overrun slightly.</p>	
Planning	
<p><u>18/01090/FULD Elton Farm, Weston</u> – Conversion of four agricultural buildings to residential use including parking, landscaping and associated works. Prior to the meeting Councillors had met with the applicant’s agent at 6.30 on site at Elton Farm to go through the proposed planning permission. Agent showed the councillors around the site, answered questions and talked through each individual conversion. Councillors voted 3 to 1 for a response of No Objections with the response agreed as follows: The Parish Council do not object to this application and agree that it is a sympathetic development, using existing footprints and preserving the farm building rather than letting them go in to disrepair. However, we insist the following matters are dealt with and agreed prior to full consent being granted:</p> <ol style="list-style-type: none"> 1. The Parish Council would not wish to see any effluent from any sewage system discharged into the River Lambourn and given the issues with the neighbouring development at Tee Kay Farm, we insist that a sewage solution is agreed in full before any commencement of work. We would like to be kept informed on the solutions the applicant is considering and be part of the consultation process on the final decision. 2. The Parish Council has serious concerns about increasing the traffic that is using this blind junction of the Elton Lane and Newbury Road. There is currently no clear sight line for cars coming out of Elton Lane, and within 10 yards of the junction cars using the Newbury Road are still legally travelling at 60mph. We wish to see the applicant / highways agree a solution to this problem prior to commencing any development. 3. Concerns have been raised to the Parish Council about this area being one of the few remaining habitats for the rare Desmoulin’s Whorl Snail. We wish this to be investigated fully and independently to ensure the development is not detrimental to the habitat. <p>S Youldon to submit response to planning officer Thursday morning.</p>	SY
Matters Arising	
<p><u>New Parish Council Clerk:</u> Following S Youldon’s resignation on the 25th May, there had been one application in response to the advert for a new clerk. The applicant had applied wishing to return to the post following her resignation 2 years ago and had provided her CV prior to the meeting for consideration. With some reservations from the Councillors the role of Clerk was offered to the applicant on a 3 month probationary term at the SCP 20 salary rate. The PCs offer was declined, and it was agreed that S Youldon would continue to the end of July to allow the PC time to find a replacement clerk ensuring a smooth handover. S Youldon offered to talk through the role to a couple of interested parties. <u>New Councillor:</u> Following the resignation of Cllr Halliwell the Parish Council had posted public notifications about the vacancy. WBC Elections Manager had confirmed that there had been no requests for a Parish election so a suitable applicant could be co-opted as a Councillor. The Council was pleased to have received two applications, both Weston residents – helping to ensure a good PC coverage of the Parish. Each applicant gave a short speech on their background and reasons for their interested in the role. Councillors voted to co-opt Martyne Ellard who duly signed the Acceptance of Office paperwork and took away the Declarations of Interest forms. S Youldon to submit paperwork to WBC for their records and provide Cllr Ellard with the Code of Conduct, meeting dates and additional information.</p>	Resolved SY

Finance	
<u>Invoices & Payments:</u> The following cheques which were pre-approved / as budget were signed at the meeting: 20/06 Chq 678 Cllr Hunt Expenses for Wine purchased for APM £27.30 (inc £4.55 VAT) 20/06 Chq 679 Autela Group - Q1 payroll admin £46.80 (inc £7.80 VAT) 20/06 Chq 680 HMRC - Q1 PAYE £138.60 20/06 Chq 681 Scott Youldon – installation of new bench slats at Easton £70.00 25/06 Chq 682 S Youldon Clerk wages 1 st to 25 th June £192.37 20/06 Chq 683 S Youldon - Expenses for postage, bench plaque and mileage £49.64 20/06 Chq 684 Scofell Landscapes - May strimming at the MUGA £40.00 (inc £6.67 VAT)	Resolved
Any Other Business	
<u>Junction of Church Hill, Wickham:</u> Following complaints of parking on this grass verge, S Youldon had approached the landowner, WBC, as requested at the May meeting. WBC suggested planting a tree on the verge to prevent parking, agreed this was a nicer solution than no parking signs. S Youldon to go back to WBC with the go ahead, tree planting would not be carried out until the winter. Agreed that the tree(s) needed to be placed considerately to ensure it doesn't block sightlines of those turning out of Church Hill. S Youldon has kept informed those that raised the matter initially.	Resolved SY
<u>Water Leak in Weston:</u> Resident raised concerns over a water leak in the centre of Weston that had been going on for some time. S Youldon to investigate and take up with Thames Water.	SY

The meeting closed at 9.05pm

The remaining 2018 meetings are scheduled for:

18th July, 12th September and 14th November