

MINUTES OF THE MEETING OF  
**SWALLOWFIELD PARISH COUNCIL**  
HELD ON TUESDAY 12<sup>TH</sup> FEBRUARY 2019 IN  
THE ROSE ROOM, SWALLOWFIELD PARISH HALL,  
SWALLOWFIELD STREET, SWALLOWFIELD AT 7.30PM

Present: Cllr. J. Anderson (Chairman)      Cllr. M. Binns      Cllr. W. Dance  
          Cllr. C. Drew                            Cllr. A. King      Cllr. M. McDonald  
          Cllr. J. Wheelwright

In attendance: Liz Halson, Clerk

Members of the public:            0

**924            APOLOGIES FOR ABSENCE**

Cllr. G. Collender, Cllr. S. Lonorgan

**925            DECLARATIONS OF INTEREST**

925.1        Cllr. Drew – Item 13 on the Bills List

**926            CHAIRMAN'S ANNOUNCEMENT**

926.1        Annual Parish Meeting – it was **AGREED** the Annual Parish Meeting would be held on Tuesday 2<sup>nd</sup> April, 7:30pm. Councillors discussed options for speakers and it was agreed that two potential speakers would be approached; Pauline Jorgensen, Executive Member for Highways at WBC to speak about the issues faced in the parish by increased traffic and Natalie Gaibani, Farley Estate. <sup>1</sup> It was **AGREED** that following the speakers there would be an open forum to give residents an opportunity for informal discussion about how they would like to see the council spend any CIL money it will receive from future developments and displays setup to inform residents of recycling initiatives and the new food waste collection. <sup>2</sup>

It was agreed that the council would provide refreshments of nibbles, cheese and wine. <sup>3</sup>

**927            MINUTES OF LAST MEETING**

927.1        It was **PROPOSED** and seconded that the minutes of the Parish Council meeting held on 8<sup>th</sup> January 2019 be approved. All in favour. <sup>4</sup>

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<sup>1</sup> JA to invite speakers

<sup>2</sup> Clerk

<sup>3</sup> MM / AK / JA

<sup>4</sup> JA

**928 CLERKS REPORT**

928.1 Update on items from previous meetings

928.1.1 844.2 Utilities at Fieldfare

a) Gas – no issues, payment approved on the Bills List

b) Electricity

- Residential - it was **NOTED** that final bills for the period prior to occupation for all the residential properties have been issued and checked. Payment approved on the Bills List. All accounts have been moved into the tenants names.
- Parish Stores – it was **NOTED** that an account for the shop could not be created until the residential accounts were sorted. Whilst this is now complete the meter has not been registered on the national database. SSE are dealing with this but have asked for photographic evidence of the meter which has been provided. Once the registration is complete the account will be handed over to the tenant.
- Old Accounts from the offices and the shops
  - SSE – it was **NOTED** that SSE had issued credit notes for meters removed but still billed.
  - Eon – it was **NOTED** that the Eon account had been closed
  - nPower – it was **NOTED** that nPower had finally accepted that the meter for which they had been billing the council over £5,500 was taken out in Nov 2017. A new bill has been issued but not yet received.

c) Water

- Meters - Thames Water Developer Services visited on 12<sup>th</sup> February and had confirmed that the meter number supplied for the shop was incorrect. This would be updated. All the residential meters were correct.
- Residential – WhiteKnights have been sent a list of all meter numbers.
- Commerical – Castle Water have been invoicing the shop for an unmetered supply. Once Thames Water correct the meter number above (approx 2 weeks), Castle Water will reissue bills for a metered supply, if an overpayment has been made a refund will be received. The account will then be moved to the tenant.

928.1.2 920.2 Flood Alert Application – it was NOTED that the Clerk and Graham Stanley (FRG, Co-chair) have downloaded the app on to iphones for testing.

The app enables the user to record an incident by capturing a photo and details of the issue. However, it is far from clear how the application would be used, where the data goes and who will act on the reports. CCB who commissioned the app have been asked the following questions:

- Is there a spec for what the app is supposed to do?
- If a user adds data where does it go?
- Who can look at the data the user has added?
- How can a user look at all the reports they've made?
- Can a user see which items have been actioned?

928.1.3 902.3 Flood Resilience Equipment – Mike Goldsmith reported that a team from the Flood Resilience Group had completed further testing using the radios and established successful communication links at distances up to 1km. Clear two-way communication was maintained from the centre of Swallowfield as far as George and Dragon, Angel Sprints and the Mill House. This was deemed adequate for the team working in an emergency situation.

928.2 Other items

928.2.1 Antisocial Behaviour – it was **NOTED** that some drug paraphernalia had been found behind the bin in the church car park. The police had been informed and the item collected.

928.2.2 Marshes – it was **NOTED** that SSE would be cutting back some trees on the Marshes on 14<sup>th</sup> February. This is to ensure that there is clearance for the electricity lines which run over the land. They would also carry out some more routine maintenance so that the area is clear for the next four to five years. Cllr. King met with the contractor on site to discuss the work which would be completed.

928.2.3 Riseley Village Hall – it was **NOTED** that the clerk has received lots of complaints about Cala; contractors parking in the hall car park, state of the road, traffic lights, lack of notice re cutting off car park, parking in Portway. The site manager and contract manager have been contacted several times over the last couple of months but the issues continue.

It was **AGREED** that a letter would be written to Cala Homes and that Hart Council would be notified. <sup>5</sup>

928.2.4 Bellway signs – it was **NOTED** that Cllr. Lonorgan had persuaded Bellway to remove all the signs relating to the Willow Tree Works development. She had also requested that signs for all completed developments around the area be removed.

928.2.5 The Pippins – it was **NOTED** that following questions from residents the Clerk had spoken to Bellway Homes and Trinity Estates regarding the road and open space. The situation is as follows:

- Bellway own the communal land, including the road
- The Pippins and Scarlet Mews have not been adopted by WBC – Bellway have not asked them to adopt it
- The residents pay a management fee
- Two residents are very active and complain if work is not carried out when it should be
- The estate is private, so other parish residents cannot walk around it
- Trinity Estates would not provide a report of the work completed as part of the maintenance contract – it was established that the balancing ponds are cleared twice a year in Autumn and Spring

It was **AGREED** that the council should seek reassurances from Bellway regarding long-term maintenance of the site. <sup>6</sup>

**929 PLANNING**

Chairman of Planning Committee: Cllr. J. Wheelwright

929.1 Current applications – for details see 2019/552.

929.1.1	183559	South Lodge, Farley Castle, Farley Hill RG7 1XD	Object
929.1.2	190094	Yaffles, Beech Hill Road, Spencers Wood, RG7 1HT	Object
929.1.3	190051	Brandywell, Spring Land, Swallowfield RG7 1SU	Object

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<sup>5</sup> Clerk

<sup>6</sup> Clerk

929.2	Results (For information only) – to <b>NOTE</b> the following results, for details see 2019/554.		
929.2.1	182360	Lambs Farm Business Park, Basingstoke Road, RG7 1PQ	Approved
929.2.2	182542	Land at Swallowfield Street, Swallowfield	Refused
929.2.3	182699	Springalls Farm Trowes Lane Swallowfield RG7 1RN	Approved
929.2.4	182823	Meadow View Day Nursery, Loddon Court Farm RG7 1HT	Approved
929.2.5	182824	Loddon Court Farm, Meadow View Day Nursery RG7 1HT	Withdrawn
929.2.6	182991	Fairlands Caravan Site, Church Road, Farley Hill	Refused
929.2.7	182994	Ivy Cottage Bunces Shaw Road Farley Hill Wokingham RG7 1UU	Approved
929.2.8	183100	Yaffles, Beech Hill Road, Spencers Wood, RG7 1HT	Withdrawn
929.2.9	183140	Kingsbridge Farm Lambs Lane Swallowfield Wokingham RG7 1JE	Approved
929.2.10	183238	The Old Post House The Street Swallowfield Wokingham RG7 1QY	Approved
929.2.11	183239	The Old Post House The Street Swallowfield Wokingham RG7 1QY	Approved

### 929.3 Appeals

- 929.3.1 APP/X0360/D/18/3215332 (WBC Ref: 182015) – Parkside, Lambs Lane, Swallowfield  
It was **NOTED** that this appeal had been allowed and permission granted.

The council did not have any objections to this application but did comment that the proposal was significantly larger than the existing house.

- 929.3.2 APP/X0360/W/19/3219682 (WBC Ref: 182399) – Lenette, Church Road, Swallowfield RG7 1TH

It was **NOTED** that an appeal had been lodged and would be determined on the basis of written representations.

The council did not object to this application but asked that the same conditions be applied, particularly the time limit and restriction that there is no vehicular access. The site is outside the settlement boundary and the council would not like to see permanent development here.

- 929.4 Local Plan Update: Homes for the future consultation - the council discussed the paper put forward by Cllr. Wheelwright and agreed on all his proposed comments. Additional points were raised in regard to the condition of the land on sites put forward in the parish. The council does not believe that any of the proposed sites in the parish are appropriate or sustainable. This is not a blanket rejection of development in the parish. The council would like to point out that ad-hoc development has resulted in a significant increase in properties within the village centres of Swallowfield, an increase of approximately 150% over 25 years and Riseley, an increase of approximately 85% in just 2 years. Most recently 38 houses in Swallowfield with another 20 approved; and 47 flats and 83 houses in Riseley. Whilst these houses are on land in the next parish (Heckfield), they abut Riseley centre not Heckfield and are an extension to the village of Riseley.

It was **PROPOSED** and seconded that the response to the Local Plan Update is as circulated by Cllr. Wheelwright with the additions outlined above. All in favour. <sup>7</sup>

- 929.5 GVOL Applications - for details see page 11

- 929.5.1 OH0213408SN – Lister Wilder Ltd, Kingsbridge Business Park, Wyvols Court, RG7 1PY

It was **PROPOSED** and seconded that the council do not comment on this application. All in favour.

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<sup>7</sup> Clerk

- 929.6 Planning Register/Portal – it was **NOTED** that the Clerk met with WBC planning officers to discuss issues experienced by all borough clerks. The meeting was productive, and many questions were answered, however, it is acknowledged that the system does have constraints which we will need to work around.

It was **NOTED** that the consultation period for applications would shortly be reduced from 28 to 21 days. Where at all possible WBC will grant extensions but they have asked that councils consider meeting more regularly to consider planning applications.

It was **AGREED** that due to the low number of applications submitted in the parish additional meetings would not be necessary as a matter of course. The Planning Committee does have meetings scheduled for the fourth Tuesday of the month if there is an urgent requirement.

**930 FINANCE**  
(Budgets/investments/sinking fund/grants/risk assessments/insurance)  
Lead Councillor: Cllr. J. Anderson

930.1 Accounts

- 930.1.1 Accounts – it was **NOTED** that the monthly accounts had been circulated. It was **PROPOSED** and seconded that these are accepted. All in favour.

- 930.1.2 Bank Reconciliation Statements –it was **PROPOSED** and seconded that the Bank Reconciliation Statements be signed. All in favour. <sup>8</sup>

- 930.2 Internal Audit – it was **NOTED** that the interim internal audit report had been received. <sup>9</sup>

930.3 Investment Portfolio

- 930.3.1 Investment Income – it was **AGREED** that the Charles Stanley be informed that due to the uncertainties caused by Brexit the council had approved a budget which states a lower investment income than in previous years. This information would enable Charles Stanley to make the appropriate investment decisions. <sup>10</sup>

- 930.3.2 Investment Report – it was **NOTED** that the half year report from Charles Stanley had been received.

**931 OFFICE**

- 931.1 Accounting Package – it was **NOTED** that in order to comply with changes to reporting requirements to HMRC it would be necessary to upgrade the software at a cost of £250 plus VAT. <sup>11</sup>

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<sup>8</sup> JA

<sup>9</sup> Finance Working Group to discuss

<sup>10</sup> Clerk

<sup>11</sup> RFO

**932      BILLS FOR PAYMENT**

It was **PROPOSED** and seconded that the bills as listed below be **APPROVED** for payment. On-line payments would be authorised by Cllrs. Dance and McDonald. All in favour. It was **NOTED** that Cllr. Drew did not vote on item 13. <sup>12</sup>

1	Deposit Refund	285.00
2	Deposit Refund	300.00
3	Wokingham Borough Council-42380863	128.32
4	Wokingham Borough Council-42380850	194.55
5	Wokingham Borough Council-42380880	9.31
6	Wokingham Borough Council-42380894	9.31
7	Wokingham Borough Council-42380913	9.31
8	SSE Enterprise	61.50
9	Grundon	125.93
10	Grundon	103.27
11	Moorepay	39.31
12	Deposit Refund	100.00
13	Deposit Refund	100.00
14	British Gas	345.98
15	British Gas	96.19
16	British Gas	138.12
17	British Gas	111.94
18	British Gas	89.48
19	British Gas	83.50
20	NH Electrical services	210.00
21	A1 Security systems	145.08
22	Mrs K U Luke	260.00
23	Grundon	77.90
24	Grundon	99.78
25	Woodside Recycling	62.40
26	Claire Connell	310.00
27	Xylem Water Solutions	686.04
28	Loddon Reach	483.00
29	SPEG	40.85
30	D2D Distribution	252.00
31	Lucas Plumbing and Heating	139.44
32	GLS	29.38
33	E.ON	238.32
34	E.ON	205.69
35	Direct Debit (HMRC PAYMENTS)	747.85

<sup>12</sup> BD/MM

<b>36</b>	Direct Debit (CASTLE WATER) - TW9215892362	116.13
<b>37</b>	Direct Debit (CASTLE WATER) - TW2836480081	54.53
<b>38</b>	BACS Charge	17.12
<b>39</b>	Payroll - January	4686.08
<b>40</b>	Lloyds Bank (Alto Card)	401.41
<b>41</b>	Southern Electric	60.20
<b>42</b>	Wokingham Council	82.00

### 933 PROPERTY

(Fieldfare, Halls, Land)

- 933.1 Fire Risk Assessment – after discussion it was **PROPOSED** and seconded that the council engage P M Hamblin & Associates Limited to carry out fire risk assessments at Swallowfield Parish Hall, Riseley Memorial Hall and Sports Pavilion, the Parish Store and the communal area in Fieldfare House at a cost of £1,050 as it was felt that the service offered was more comprehensive. All in favour. <sup>13</sup>
- 933.2 Storage – it was **NOTED** that the working group met on 17<sup>th</sup> January. Notes had been circulated. It was **NOTED** that following that meeting Cllr. Anderson and the Clerk met with Natalie Gaibani, Farley Farms Estate. Notes of that meeting had been circulated. It was **AGREED** that the council would need to seek pre-planning advice from WBC. <sup>14 15</sup>
- 933.3 Sports Pavilion – it was **NOTED** that Cllrs. Anderson, Dance, Drew and King met with representatives of the RSF Tennis Club on 9<sup>th</sup> January. Notes had been circulated. The council had requested another meeting with the tennis club but had not yet had a response. <sup>16</sup>
- 933.4 Grounds Maintenance – it was **PROPOSED** and seconded that the tree safety work identified in the Health and Safety inspection be carried out at a cost of £1,850. All in favour. <sup>17</sup>
- 933.5 Riseley Car Park – it was **NOTED** that Cllr. Anderson and the Clerk met with the Estate Manager for the Wellington Estate on Wednesday 6<sup>th</sup> February. The lease for the land on which the memorial hall, car park and orchard sit was discussed, as the 50 year lease only has 13 years to run. The Estate Manager agreed to discuss an extension of at least 50 years with the trustees.
- 933.6 Parish Store
- 933.6.1 Lease – it was **NOTED** that the engrossments of the lease were with the tenant's solicitor awaiting signature by the tenant. <sup>18</sup>
- 933.6.2 Rent/Utilities – it was **PROPOSED** and seconded that due to commercial sensitivities press and members of the public are excluded whilst this item is discussed. All in favour.

<sup>13</sup> Clerk to chase

<sup>14</sup> Clerk / JA

<sup>15</sup> AK to investigate history

<sup>16</sup> Clerk to chase

<sup>17</sup> Clerk

<sup>18</sup> Clerk

**934 RESILIENCE**

(Flooding/ditches/rivers/Flood Resilience Group (FRG))

Lead Councillor: Cllr. A. King

- 934.1 FRG – it was **NOTED** that the next meeting would be held on Wednesday 13<sup>th</sup> February, 7:30pm, Rose Room, Swallowfield Parish Hall.
- 934.2 Projects – it was **NOTED** that the project to deal with run off of water from the A33 was no longer feasible as the trustees of the land would not give permission due to concerns over liability and insurance. There was also some clarification needed about what was required in order to move forward with the spillway project. <sup>19</sup>
- 934.3 Emergency Plan – it was **NOTED** that Cllr. King, Graham Stanley and the Clerk had met with Brett Dyson, Emergency Response Manager, WBC. It was **NOTED** that 1,000 copies of the ‘Are you ready’ booklet had been delivered to the office. Cllr. King hoped that volunteers would be able to deliver these to all residences in the parish. <sup>20</sup>
- 934.4 Emergency Training – it was **PROPOSED** and seconded that up to £500 is set aside to enable members of the Emergency Response Team to undertake Level 1 Flood Training using WBC’s on-line training system. All in favour. <sup>21 22</sup>

**935 ENVIRONMENT**

(The Marshes/Van Demans/Swallowfield Meadow/Community/Orchard/  
Biodiversity/Footpaths/Waste/NAG/RCAG)

Lead Councillor: Cllr. A. King

- 935.1 The Marshes – it was **NOTED** that a working party was held on 2<sup>nd</sup> February, brambles were cleared from the common and the group were working hard to maintain the area.
- 935.2 Orchard – it was **NOTED** that Chris Morrissey and Tom Blomley had been working hard at the orchard. A number of trees had failed so some replacements may be required. Cllr. King would like to the council to investigate whether grants are available to enable large trees to be purchased. Chris suggested that the fence along the Devil’s Highway should be replaced to prevent deer accessing the area. He asked that the orchard is mowed twice a year with the grass taken way and that the area where wild flowers have been seeded is not mowed. Rosina Blomley had offered to set up a “Friends of the Orchard Group”. <sup>23</sup> Cllr. King proposed a letter of thanks is sent to Chris and Tom. <sup>24</sup>
- 935.3 Waste
- 935.3.1 Campaign for Cleaner and Greener – it was **NOTED** that this meeting took place on 15<sup>th</sup> January. Cllr. Lonorgan and the Clerk attended. Notes had been circulated.
- 935.3.2 Community Litter Pick – it was **NOTED** that this would take place on Saturday 23<sup>rd</sup> March, 10am to 4pm. Nigel Adams had agreed to run the event. It was **PROPOSED** and seconded that refreshments are provided at a cost of up to £100. All in favour. <sup>25</sup>

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<sup>19</sup> AK to discuss at the FRG meeting

<sup>20</sup> AK

<sup>21</sup> AK to confirm numbers

<sup>22</sup> Clerk to confirm with WBC

<sup>23</sup> AK to follow up on all of these suggestions

<sup>24</sup> Clerk

<sup>25</sup> Clerk to inform Nigel

**936 RECREATION**

(Play areas/skateboard park/recreation grounds/football pitches/mpg court)

Lead Councillor: Cllr. W. Dance

- 936.1 Quarterly Playground Inspection – it was **NOTED** that the quarterly inspection took place on 17<sup>th</sup> January and the report had been received. One Medium risk item was reported and had been addressed. Low and Very Low risk items were being dealt with as appropriate.
- 936.2 Masons Funfair – it was **PROPOSED** and seconded that the council allow Masons Funfair to set up on the Recreation Ground w/c 1<sup>st</sup> July 2019 for a fee of £400 including VAT and a deposit of £200. All in favour. <sup>26</sup>

The fair would start setting up on Tuesday 2<sup>nd</sup> July, be open to the public on Saturday and Sunday 6<sup>th</sup>/7<sup>th</sup> July, 2pm to 9pm and leave on Tuesday 9<sup>th</sup> July.

**937 HR**

(Appraisals/recruitment/staff training)

Lead Councillor: Cllr. G. Collender

- 937.1 Staff Matters - It was **PROPOSED** and seconded that as this relates to personal employee data members of the press and public are excluded whilst this item is discussed. All in favour.
- 937.2 Pensions – it was **NOTED** that the employer newsletter from the Berkshire Pension Fund had been received and circulated.
- 937.3 Training – it was **NOTED** that the training course run by CCB on Social Media for Community Buildings was postpone due to the bad weather, it had been rearranged to Thursday 7<sup>th</sup> March, the Clerk would attend.

**938 TRANSPORT**

(Road issues/speeding/public transport/police liaison)

Lead Councillor: Cllr. J. Wheelwright

- 938.1 Update – it was **NOTED** that an email had been received from a resident who has concerns about the speed of traffic in and out of the village. Cllr. Wheelwright had responded and was continuing to press WBC for a response to his questions regarding speed limits and traffic calming.

**939 HALLS**

(Maintenance/website/involvement with users/Marketing and Entertainment Groups)

Lead Councillor: Cllr. M. McDonald

- 939.1 Swallowfield Parish Hall Boiler– it was **NOTED** that the thermostats required for the repair to the boiler were no longer available. As there was no guarantee that this would fix the problems experienced and as had been agreed at the last meeting three companies had been approached for quotes to replace the boiler.

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<sup>26</sup> Clerk

**940 COMMUNICATION**  
(Newsletter/Website/Annual Report/Media)  
Lead Councillor: Cllr. G. Collender

- 940.1 Newsletter– it was **NOTED** that the deadline for copy for the next newsletter is 28<sup>th</sup> February 2019.

**941 BOROUGH MEETINGS**

- 941.1 Borough/Council Plan Key Partner Engagement Event – it was **NOTED** that WBC had rearranged this meeting for Wednesday 27<sup>th</sup> February. Cllrs. Anderson and King had agreed to attend. However, WBC had requested that just three people represent all seventeen parishes in the borough. The consensus among the parishes was that this is not acceptable as one parish cannot represent the views of another. WBC has accepted these concerns and has proposed that three clerk representatives attend the conference, one from an urban parish, one from a semi-rural parish and one from a rural parish. The Clerk has been nominated as one of the attendees by the Wokingham Clerks Forum.

Councillors from all parishes will then be given an opportunity to express their views at the next Borough Parish Liaison Forum Meeting on 1<sup>st</sup> April. Cllrs. Anderson and King would attend.

- 941.2 Borough Parish Liaison Forum – it was **NOTED** that this meeting took place on 4<sup>th</sup> February. Cllr. Anderson attended on behalf of the council, the Clerk attended on behalf of the Wokingham Clerks Forum. Minutes have been circulated.
- 941.3 Clerks Forum – it was **NOTED** that this meeting took place on 16<sup>th</sup> January, the Clerk attended. The key speaker was Liz Penn from the charity Involve talking about the Community Navigation Scheme which aims to direct people to appropriate information, services and activities with the objective of improving health and wellbeing. Parishes are encouraged to refer people and asked to advertise the service. Cllr. Collender had agreed to include an article in the next Newsletter. <sup>27</sup>
- 941.4 WBC Localities Service – it was **NOTED** that the meeting scheduled with WBC for 1<sup>st</sup> February was postponed due to the bad weather. A new date would be agreed. Cllrs. Anderson and King and the Clerk would attend. <sup>28</sup>

**942 OUTSIDE ORGANISATIONS**

- 942.1 Police and Crime Commissioner, Thames Valley – it was **NOTED** that the January Bulletin had been received.

**943 DATE OF NEXT MEETING**

Tuesday 12<sup>th</sup> March 2019 at 7.30 p.m. in the Rose Room, Swallowfield Parish Hall, Swallowfield Street, Swallowfield.

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<sup>27</sup> GC

<sup>28</sup> Clerk to chase

**CONFIDENTIAL BUSINESS**

**944 PROPERTY**

944.1 Parish Stores, rent and utilities - it was **AGREED** that the tenant would be invited to attend a meeting with the council where a way forward could be agreed prior to the Parish Council signing the lease. <sup>29</sup>

**945 HR**

945.1 Staff Matters – it was **PROPOSED** and seconded that the salary increases from April 2019 and new grading structure proposed by NALC be adopted by Swallowfield Parish Council for all its staff. All in favour. <sup>30 31</sup>

945.2 Holiday Entitlement – it was **NOTED** that the Clerk is now entitled to additional days holiday for long service.

[The meeting closed at 21:56]

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<sup>29</sup> Clerk to organise

<sup>30</sup> Clerk to generate letters

<sup>31</sup> RFO to process

**929 PLANNING**

929.1 Current Applications

Agenda Ref	App No	Address	Application
929.1.1	183559	South Lodge, Farley Castle, Farley Hill, RG7 1XD	<p>Householder application for the proposed erection of a 2m high fence.</p> <p><i>The council agreed whilst the green PVC coated chain link is acceptable, the close wooden boarding is too high and the concrete gravel boards and concrete posts are inappropriate in the setting. This fence is right against the highway.</i></p> <p><i>The points raised in the application are not relevant as:</i></p> <p><i>the North Lodge 2m high fence is away from the highway and softened by vegetation to the front; the concrete posts at the water tower are a safety barrier for local infrastructure and are likewise set back from the road; security, if a 2m high fence didn't keep out thieves then nor will any reasonable fencing, the majority of houses in Bunces Shaw have 1m high fences; barking dogs is not a planning matter.</i></p> <p><i>In addition the council agreed that all the points raised in its objection to the previous application were still relevant. i.e. this type of fencing is contrary to the requirements of the Borough Design Guide SPD. We refer to Sect 4.13 Checklist – "Do boundary treatments contribute to the quality of the public realm and to local character?" We would argue this type of fence does not. Furthermore, Sect 8.4 (RD8) of this document states "The design of the boundaries between public and private spaces and of private gardens themselves both contribute to local character. They should: • reflect the nature, scale and material of boundary treatments typically found in the village; ....." This type of boundary treatment is not typical and is out of keeping with this rural setting</i></p> <p>It was <b>PROPOSED</b> and seconded that the council would OBJECT as detailed above. All in favour.</p>

929.1.2	190094	Yaffles, Beech Hill Road, Spencers Wood, Wokingham, RG7 1HT	<p>Householder application for the proposed two storey annexe with four roof lights and 3 dormers following demolition of existing garage and existing annexe.</p> <p><i>Cllr. Wheelwright explained that it felt it was likely that a document had been excluded from the application. The elevations show dormer windows and roof lights and refer to a 1st Floor, but there is no document showing the layout of this floor. If this is the case then he felt that the council should ask WBC to consider whether this building was effectively a new standalone house in which case he would propose that the council should object.</i></p> <p>It was <b>PROPOSED</b> and seconded that the if the roof space is empty then the council would make no comment, but it is additional living space the council would OBJECT for the reason detailed above. All in favour.</p>
929.1.3	190051	Brandywell, Spring Land, Swallowfield RG7 1SU	<p>Householder application for the proposed erection of a single storey two bay garage and store room with two dormers linked to the main dwelling, and erection of new entrance walls and gates.</p> <p><i>The council agreed that the design for the garage was in keeping and sympathetic to the new building. However, the gates and walls which it states "more or less replace the existing walls and gates" are completely out of keeping with Spring Lane.. The existing pillars are low, the new gate pillars are proposed to be 2m high and although set back from the lane are urbanising in a country location.</i></p> <p>It was <b>PROPOSED</b> and seconded that the council respond as detailed above. All in favour.</p>

929.2 Results

Agenda Ref	App No	Address	Application	Result
929.2.1	182360	Lambs Farm Business Park, Basingstoke Road, Swallowfield RG7 1PQ	<p>Full planning permission for the change of use of land including engineering works to provide HGV parking area for Lambs Farm Business Park. (Part retrospective).</p> <p><i>The council objected to this application.</i></p> <p><i>WBC have laid down a number of conditions relating to restoration of other land and landscaping. There is also an s106 agreement which states that a car park is designated for the exclusive use of Lambs Lane School for a period of not less than ten years .</i></p>	Approved
929.2.2	182542	Land at Swallowfield Street, Swallowfield	<p>Full application for the proposed erection of 2no. detached 5 bedroom dwellings and new access driveway.</p> <p><i>The council objected to this application.</i></p> <p><i>Refused because WBC can robustly demonstrate a sufficient housing land supply; urbanising effect; no provision for any affordable housing.</i></p>	Refused
929.2.3	182699	Springalls Farm Trowes Lane Swallowfield RG7 1RN	<p>Retrospective full planning application for the extension to existing agricultural building erected under planning consent 152413 (23/09/2015).</p> <p><i>The council did not comment on this application.</i></p>	Approved

Agenda Ref	App No	Address	Application	Result
929.2.4	182823	Meadow View Day Nursery, Loddon Court Farm Beech Hill Road Spencers Wood Wokingham RG7 1HT	<p>Full application for the internal and external reconfiguration of existing main building, including roof terrace (re-enforced safety glass to provide outdoor area for Infant Class), plus extension to existing building and replacement of existing outbuilding with a Wooden Cladded Portacabin type structure.</p> <p><i>The council was concerned about parking provision and felt that the site was too small for the proposed expansion.</i></p> <p><i>WBC has set up conditions to ensure that adequate parking provision is in place before the nursery expands.</i></p>	Approved
929.2.5	182824	Loddon Court Farm, Meadow View Day Nursery, Beech Hill Road, Spencers Wood, RG7 1HT	<p>Application to remove condition 2 and 3 of planning consent F/1999/69401 for the proposed change of use of farmhouse to day Nursery (D1) for up to 38 children. Condition relates to not more than 38 children shall attend the day nursery and condition 3 relates to staff accommodation bed sitting room shall be retained as residential accommodation only and shall not be used for day nursery purposes</p> <p><i>The council was concerned about parking provision and felt that the site was too small for the proposed expansion.</i></p>	Withdrawn
929.2.6	182991	Fairlands Caravan Site, Church Road, Farley Hill	<p>Application to vary condition 1 to remove named occupants and remove condition 2 of appeal planning consent (F/211/2602).</p> <p><i>The council objected to this application as previous appeals concluded that the site is not suitable as a gypsy and traveller site.</i></p>	Refused

Agenda Ref	App No	Address	Application	Result
929.2.7	182994	Ivy Cottage Bunces Shaw Road Farley Hill Wokingham RG7 1UU	<p>Householder application for the proposed erection of 1.83m high fence (Retrospective).</p> <p><i>The council objected to this application as it did not believe that the proposed fencing was appropriate in a rural locality.</i></p> <p><i>Conditions have been set to ensure that the work is carried out as specified in the approved details, minor variations to be agreed in writing. Stain colour to be approved by 30th April 2019, existing palisade fence removed and soft landscaping in form of native hedgerow shall be planted between fence and highway and permanently retained</i></p>	Approved
929.2.8	183100	Yaffles, Beech Hill Road, Spencers Wood, Wokingham, RG7 1HT	<p>Householder application for the proposed raising of the roof to include six dormers plus two replacement chimneys. One storey side extension, two storey front extension, two one storey extensions to the rear and changes to fenestration. A separate building of two storeys to include three dormers and four roof lights following demolition of outbuildings.</p> <p><i>The council objected to this application as it felt that the proposal was not appropriate on the site.</i></p>	Withdrawn (see Application 190094)
929.2.9	183140	Kingsbridge Farm Lambs Lane Swallowfield Wokingham RG7 1JE	<p>Full application for the change of use of field from agriculture and animal grazing to the use for a safe and secure recreational area for dog walking or agriculture. (Retrospective)</p> <p><i>The council expressed reservations about parking facilities.</i></p> <p><i>WBC have set down conditions to ensure that adequate parking is made available.</i></p>	Approved
929.2.10	183238	The Old Post House		Approved

Agenda Ref	App No	Address	Application	Result
		The Street Swallowfield Wokingham RG7 1QY	Householder application for the proposed installation of a circular window at ground floor level.  <i>The council made an observation that a larger rectangular window might be more in keeping.</i>	
929.2.11	183239	The Old Post House The Street Swallowfield Wokingham RG7 1QY	Application for Listed Building consent for the proposed installation of a circular window at ground floor level.  <i>The council did not comment.</i>	Approved

7.5 Goods Vehicle Operators Licences

Agenda Ref	App No	Applicant	Address	Application
7.5.1	OH0213408 SN	Lister Wilder	Unit 3, Kingsbridge Business Park, Wyvols Court, Basingstoke Road, Swallowfield RG7 1PY	New authorisation at this operating centre will be: 1 vehicle(s), 1 trailer(s)