

# WALTHAM ST LAWRENCE PARISH COUNCIL

Minutes of a meeting of Waltham St Lawrence Parish Council  
held on Tuesday 4<sup>th</sup> October 2016 in the Neville Hall at 7.00pm

Present: Mike Kay - Chairman  
John Birkett - Vice Chairman  
Katie Sarsfield  
Mark Hipgrave  
Clive Scott-Hopkins  
Maggi Bevan  
Suzy Young  
Sally Burtenshaw – Clerk

In attendance: Borough Councillor David Evans & 43 members of the public

ACTION

Public Question Time:  
There were no questions

FC64/10/2016 Apologies:  
None received

FC65/10/2016 Minutes:  
The minutes of a meeting held on 8 September 2016 were approved by the Council and signed by the Chairman following a couple of minor amendments

FC66/10/2016 Declaration of Interests:  
None voiced

FC67/10/2016 Significant Matters Arising from the Minutes – not covered elsewhere

- Open Space on Shurlock Road – Suzy Young reported that another meeting of the working group had recently taken place. A member of this group expressed concern about who would be responsible for picking up litter and dog poo. The Chairman advised that if after consultation with residents it was agreed to go forward with this idea these issues and others would then be addressed together with the RBWM
- Bellman Hanger – A letter was sent to Sorbon Estates to ask if they had instructed someone to fell the trees. The Clerk read out their response which indeed confirmed that the trees were felled as part of their ongoing maintenance of the site. The Clerk will write to them pointing out that they were in flagrant breach of planning permission 99/34789 Condition 15, which states that '**none of the existing trees or bushes shall be felled, topped, lopped or disturbed in any way**'. She will ask if they will be replacing them with something suitable and of a substantial size by way of compensating the loss of trees. She will also contact Enforcement to ask what action the RBWM will be taking to rectify this.
- Thames Water – Mark Hipgrave advised that a date has now been set between representatives of Thames Water and the Parish Council, it is hoped Cllr David Evans will also be able to

CLERK

*attend as he has been instrumental in getting matters to where they are now. The purpose of the meeting is to establish why certain areas of the Parish have to endure sewerage flooding at certain times of the year amongst other issues*

- *Network Rail – Suzy Young - advised that she had contacted them to ask if they would contribute towards the cost of replacing the fencing around the playing field as a form of compensation for the ongoing disruption that is caused to the nearby residents who use the area*

FC68/10/2016

*Traveller update:*

*The Chairman advised that he had now written to the Prime Minister requesting her help in resolving the tardiness in bringing this matter to an end. No response had been received as yet.*

FC69/10/2016

*Downfield Pit update:*

*Nothing to report*

FC70a/10/2016

*Planning applications:*

*16/0286: Bellman Hanger, Waltham St Lawrence*

*A robust session which lasted 1.5 hours was held with many local residents expressing their concerns. A representative from Shanly was also in attendance*

*Many comments were made including the following summarised points:*

- *Lack of amenities. However, it was pointed out that this applied to all the village*
- *Poor sight lines on to a fast bendy road*
- *Lack of pavement or footpaths to connect with other parts of the Parish*
- *Light pollution*
- *Extra traffic generated. Inconsistencies between traffic movements quoted in the Transport Statement, actual traffic movements and currently allowed traffic movements. The current traffic movements are very few and cannot be equated to a site of similar size in a more urban area.*
- *Misleading statements that Shurlock Row is well served with a bus service. There is an extremely limited bus service (reached via a fast, low visibility road with no verges in places)*
- *Concerns were raised about flooding and a fear that maybe the Thames Water response was a standard response without a full consideration of past history of sewerage flooding*
- *Suggestions that the additional homes might enable the resurgence of a village shop were dismissed*
- *Suggestions that development taxes would pay for additional village infrastructure and amenities were also dismissed. The amenity deficit should be fulfilled by RBWM and if the Parish were to accept the planning proposal in order to get extra monies it would show lack of integrity*
- *It is an overdevelopment of the site in conflict with GB2 and NPPF*
- *It was suggested that the local school is full so there would be nowhere to educate primary aged children in the village. This*

*was rebuked as the school is not quite full and local children would take priority over others in the admissions process*

- It was suggested that the application is 'planning creep'. There is already permission for three executive homes but these are no longer so easy to sell at a good profit*
- It was queried why a section of the proposed development was not being held back for local people as in Cornwall. This sort of policy keeps the housing available for locals and keeps the price under control too*
- It was suggested that this style of high density scheme would be better placed in Woodlands Park which already has amenities sufficient to service the extra families.*
- The lower cost smaller units would be beneficial for young people trying to get onto the property market and stay in the area, and also for older people wishing to downsize but remain in the area.*
- The Shanly representative said this is just an outline application and the final numbers and layout may change but that it would be presented as is to RBWM planning irrespective of the PC's decision.*
- Residents were informed of a similar development by Shanly in Hurley on Honey Lane which works quite well. However, the development feels more open due to greater spacing between the units.*

*The Parish Council strongly opposed the outline application for the following reasons:*

- 1. There is already a serious sewage problem in WSL (known to Thames Water) resulting in major foul water flooding in the village street in winter months. A development of this magnitude connected to the main sewer will result in severe over-load and increased levels of sewage spilling onto the highway and into residents' homes. The submission by Thames Water about infrastructure capacity is not supported by residents' experience and an urgent meeting with Thames Water is being arranged by the Parish Council together with Borough Councillors.*
- 2. The site is located on an inadequate highway being an unclassified road with no pavements adjacent to two bends with farm access and subject to a 60mph speed limit, compounded by a high level of commuter traffic am and pm (resident traffic count): 209 v 158 (Shanly) 1/3 more (count taken on 26/09/2016 between 08:00 – 09:00). Resident surveys indicate higher speeds and volume of traffic than claimed in the Transport Statement (April 3<sup>rd</sup> 2014 was not a Tuesday as stated). Visibility at the site for a vehicle entering the carriageway is extremely poor (see attached photographs) and would represent a risk to life with*

*increased traffic movements.*

- *The Parish Council object to the attempts to mislead the Planning Officers. Section 5 of the Transport Statement attempts to suggest that the existing use of the site has a potential to generate 176 daily two way vehicle movements. This is a clear contradiction with condition 6 of Application 99/34780 which limits vehicle movements to no more than one round trip per user per day (maximum 18 round trips). Previously the low-key storage use generated no more than 2-3 vehicle movements daily (source: neighbours).*
- *Application 14/00350 clause 6.6 highlighted that it is the Council's practice in implementing green belt policy to seek significant reductions in the extent of built development in order to maintain openness and mitigate impact on the character of the countryside. It expected higher percentage than the 53% proposed of built footprint reduction. That application was for 1,674 sqm of floor area, 1,023 sqm of footprint and 1,289 sqm of hard surfacing. The current application is for significantly less of a reduction (4.12 of the Planning, Design and Access Statement) at 1,815.5, 1,083.6 and 1,760 sqm respectively. Application 14/03036 approved a footprint of 846.5 sqm. The Parish Council particularly object to Plot 1 which is outside of the floor area of the existing footprint and contradicts GB2A and GB2B.*
- *Harm to the character of the countryside occasioned by a "material intensification in level of activity on the site", thereby conflicting with policy GB2B. Adjacent residences are characterised by large detached houses with spacious gardens and significant gaps in-between.*
- *The site can only be accessed by car. There are no footpaths accessible from the site and pedestrian access via the main road would be extremely dangerous.*

*As an informative, the Parish Council are supportive, in principle, of a development incorporating smaller houses over a smaller footprint. However the lack of sewage capacity and the dangerous junction with the fast main road make a lower volume development essential for this site.*

*For all these reasons this application as it stands, in this locality, is unsustainable and resisted due to its enormity and unsuitability.*

**TO BE CALLED TO PANEL IF RECOMMENDED FOR APPROVAL  
AND REPRODUCED IN FULL**

*16/02698: Cedar House, The Straight Mile, Shurlock Row  
The Parish Council had no objection to this application*

16/02972: Glenlee, 5 Oak Cottage, Hungerford Lane, Shurlock Row  
The Parish Council had no objection to this application

FC70b/10/2016 **Trees in a Conservation Area:**  
16/02857: Warwicks, The Street, Waltham St Lawrence  
The Parish Council had no objection to this application

16/02807: Coltmans Farm, The Street, Waltham St Lawrence  
The Parish Council had no objection to this application

FC70c/10/2016 **Plans that have arrived within the last couple of days:**  
The Clerk advised that a planning application had arrived earlier in the day – for the insertion of an indoor swimming pool at Sleepy Hollow, Milley Road, Waltham St Lawrence. The response date is 1 November so she will contact the Case Officer to request an extension

CLERK

FC70d/10/2016 **Other Planning Matters:**  
Nothing to report

FC70e/10/2016 **Enforcement Notices & Appeals:**  
Clive Scott-Hopkins advised that the Paradise Farm appeal hearing site visit has now been carried out and we await the Inspector's decision

FC71/10/2016 **Neighbourhood Plan Update:**  
Nothing to report

FC72/10/2016 **Finance:**

- The cheques issued in September were agreed and signed by the Chairman

FC73/10/2016 **Reports from Representatives:**  
Clerk:

- The Clerk presented the proposed meeting dates for 2017 which were subject to one alteration approved. The Clerk will now send the dates to the Editor of the Lych Gate and they will be posted on the Parish website

CLERK

**Communications:**

- Maggi Bevan advised that there had been circa 3,000 people look at the Parish facebook page. The question of installing wi-fi at the hall was again discussed and agreed that this could be needed in the future. The Parish Council management team representatives will discuss with rest of the team.

VICE CHAIRMAN  
& MARK  
HIPGRAVE

**Bridleways & Footpaths:**

- Due to timing restraint Nut Lane will be discussed at the November meeting

**Highways:**

- Suzy Young advised that work to install the proposed passing places in Brook Lane has not yet commenced. This will be discussed in greater detail next month
- Clive Scott-Hopkins advised that there was no progress as yet

with the sight lines at the dangerous junction (Hungerford Lane/The Street obscured by the collection of signs. He asked for a second opinion from Suzy Young. The Clerk requested that the sign at the Shurlock Road end of Callins Lane is also looked at as that is in a very dangerous position too

SUZY YOUNG

- Pond area broken plinth – Clive Scott-Hopkins advised that this work was now complete.

**Burial Ground:**

- Nothing to report

**Parish Maintenance:**

- The Vice Chairman advised that he would contact the London Stone Company to ensure that the War Memorial is cleaned prior to Remembrance Day
- Broken fence along Milley Road – The repairs are now in hand with ANB Groundcare

VICE CHAIRMAN

**Capital Projects:**

- Nothing to report

**Ditches & Allotments:**

- Mark Hipgrave advised that RBWM will carry out the works required to clear the blocked culvert. He has acquired a local map of the ditch drainage. The landowners will now be contacted to request they clear their ditches.
- Mark Hipgrave advised that some works are still outstanding in other places including the ditch outside the Allotments

MARK  
HIPGRAVE

MARK  
HIPGRAVE

**Other:**

- Katie Sarsfield presented four options for the parish letterhead. Option four was unanimously agreed. Bexy Butcher & Sarah Whitfield were thanked for their input and Katie Sarsfield will organise a thank you gift for them
- Maggi Bevan advised that a letter had been sent from the Clerk about the NALC AGM costs but no response has as yet been received

KATIE  
SARFIELD

FC74/102016 Reports from Members who attended meetings as Representatives of the Parish Council:  
Nothing to report

FC/75/10/2016 Correspondence:

- The Parish Council acknowledged the receipt of an anonymous donation towards the refurbishment of the War Memorial with their appreciation and thanks
- E mail received from Cllr David Evans in relation to the flooding issues with a response attached from Thames Water - noted

FC/76/10/2016 A.O.B.  
The Chairman commented on the complete closure of Milley Road/The Street due to necessary water works required up near Scarletts Lane. No prior warning had been received by anyone on the Parish Council from either Thames Water or Wokingham Borough Council. It was also noted that despite the road being re-opened that the road closure signs were still in place.

FC/77/10/2016 *Date of Next Site Visits:  
Saturday 5<sup>th</sup> November commencing at 9.00am*

FC/78/10/2016 *Next meeting: Tuesday 8<sup>th</sup> November at 7pm*

*The meeting closed at 21.24 & the Confidential meeting commenced*

*N 8/11/16*