

A bi-monthly meeting of East Garston Parish Council was held at the village hall on Thursday 2nd March 2023

MINUTES

1. **Present:** - Sue Tulloch (ST) -Chair, Peter Smith (PS), Jonathan Rabbitts (JR), Chris Tonge (CT), Annabelle Eyre (AE)
Clerk: Sonia Coyle (SC).
2 members of the public (1 apology)
Apologies; Deana Carpenter & Clive Hooker
Meeting started at 7:02pm

2. **Declarations of Interest:** None

3. **Minutes** Councillors then RESOLVED UNANIMOUSLY to confirm and adopt the Minutes of the Parish Council Meeting held on Thursday 20th January 2023.

4. **Questions/comments from members of the public.**
None

5. **Planning matters**

22/02870/FUL

Greengates, Front Street

OBJECT

Demolition of existing structurally compromised cottage and provision of a replacement cottage, with provision for access and related landscaping. Amended plan received to overcome conservation comments.

Further to the amended plans Councillors still object to the plan. Based on original comments for the reasons listed below; were unanimous in their objections for the following reasons;
The Parish Council did not feel that any of the original concerns and reasons for objecting had been addressed within this application.

1. **Size** - should be proportionate in size to the existing dwelling. This amended application has reduced the size down from 62% to 50% larger than the original application (which was withdrawn). In addition, the building remains as a 2 storey building.
2. **Design** - the PC are suspicious about this design. The original cottage has been replaced and in addition there is a second building joined by a walkway. The second building is substantial with a kitchen, dining room, bedroom and bathroom. In the future if a kitchen were installed in the first building this could result in two separate dwellings which would be an overdevelopment of this plot.
3. **Access** - the access discussed in the proposal is not wide enough without some alteration to the neighbour's boundary walls (which are listed) and the neighbour's adjoining garage. This has not been agreed to. The sightlines will not be improved due to the wall to the west and a hedge to the east.
4. **Flooding** - Flood risk assessment refers to the original application and in no way further addresses the concerns of the Parish Council.
5. **Street Scene** - The rear double storey building will be clearly visible from Front Street which comprises of a group of one and a half storey grade II listed cottages. East Garston sits within an AONB and the PC feels this proposal will have a detrimental effect on the character of the rural area as well as a negative impact on neighbouring properties.
6. **Consultation** - There has been no consultation with neighbours or the Parish Council
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02870/FUL>

6. **Receive Reports**
Representatives from Outside Bodies – District Cllr Hooker.
No newsletter received.

Chairman's Report

ST informed councillors there will be no compensation available to the PC for the current water works going on in the village.

No update on Tesco's grant. [Post meeting note – the application has been successful and will go to a public vote instore during April. Clerk has informed EGN and Penny Post and Cllr Hooker.]

Parish newsletter is underway.

The search for website administrator is ongoing.

Signed



Date 18/5/23

Clerk's Report

Clerk confirmed the following dates for the parish council elections;

Publication of notice of election must be displayed not later than Monday 27th March.

Individuals to deliver their nomination papers by 4pm Tuesday 4th April.

Clerk made Councillors aware of the online Consultee In-Tray where planning applications that require consultation will now sit.

Cllr Hooker is unable to attend the annual parish meeting, clerk to ask if a representative can attend. Speakers are booked (Felicity Harrison Acting Culture & Libraries Manager WBC & James Shipman UK Bats)

7. Finance and Compliance

Paid since last meeting

Name	Goods or Service	Amount inc VAT	Approved
East Garston Church	Lady Whent's Chq	£50	ST/DC
Autela Payroll	Q3 charges	£52.31	ST/DC
Unity Bank	Service charges	£18	ST/DC
HMRC	P32 Q3	£137.40	ST/DC
Clerk's salary	Jan & Feb	£366.36	ST/DC
West Berks Council	Library Contribution	£525	ST/DC
EG PCC	Churchyard maintenance	£200	ST/DC
EG Village Hall	Broadband	£200	ST/CT

To be paid by next meeting

Name	Goods or Service	Amount Inc VAT
Wantage Bus	20/21 & 22/23 donation	£100
S Coyle	March Salary	£197.11
Community Heartbeat	Defib battery – approx. cost	£350
Autela Payroll	Q4 charges	£52.31
HMRC	P32 Q4	£179
Clerks expenses	Phone, diary, parking, paper	£17
West Berks	Dog bins	£212.81
T M Cooper	Hedgecutting	£120
West Berks	Gym Inspection	£59.40
Unity Bank	Service Charge	£18

Paid in since last meeting

Name	Goods or Service	Amount Inc VAT
Cash	Mug sales	£290

Clerk confirmed the total in the current account at the end of February was £1578.59 and the instant access account was £18638.60

Councillors agreed the final budget draft (copy attached)

Councillors AGREED to renew Scofell's contract at a cost of £296.64 per month (£288 last year).

The Standing Orders were reviewed with an update to Model Standing Order 18 as per NALC.

Awaiting confirmation of audit date from Jacqui Clack [Post meeting note; audit will take place 12th April]

8. Jubilee Meadow

AE to carry out gym inspection next week.

9. Village Maintenance & Millennium Field

Clerk to meet with WBC on Friday 24th March outside Priscilla's to discuss possible bike stands.

10. Community Speedwatch

PS had still not been contacted by PC Turnham.

Councillors agreed to hold speed watches again once all the roadworks in the village have been completed.

11. AOB

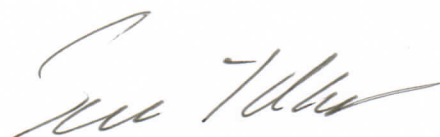
The Clerk handed in her resignation. Notice period is 4 weeks but SC confirmed that she will remain in place to cover the election, audit and annual meetings along with a handover period.

Meeting ended – 8.23pm

Next Meeting

Annual Parish Meeting 20th April 2023 7pm

Signed



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Date

18/5/23