

WARREN AND DISTRICT RESIDENTS ASSOCIATION

- Minutes of the virtual Committee meeting held via Zoom videoconference
- Date: Tuesday 15th June 2021 commencing 20.00hrs
- Present: Elisa Miles (Chair), Hayley Brommell (Treasurer), Martin Brommell (Secretary), Pam Reynolds, Alistair McLean, Bob O'Neill, John Heaps
- Apologies: None

1274. Minutes of Last Meeting:

Minutes of the 13th April'21 committee meeting were signed off by the committee as an accurate record of that meeting. Copy sent to Kevin Miles 21/6/21 to store on the WADRA website.

Action: Closed

1275. Treasurers Report of WADRA Accounts

		IN	OUT	Details
Savings & Current Fundraising	£24,823.15	£ 58.00	£ 5,000	Interest £22 + 2 x £18 £5k Transfer from savings to current acct for pavilion equipment
WADRA current	£5,002.05	£ 5,005.00	£ 731.32	1 x new member @£5 Fridge £689.95 + pavilion sundries £41.37
Petty Cash	£62.00			
Grand total	£29,887.20	£ 5,063.00	£ 5,731.32	

1276. Newsletter

Elisa to send out very rough draft version of the Q1 newsletter for committee to add topics and information to. All contributions to be back with Elisa by 30th June'21 latest.

Action: Committee by 30/6/21 latest

1277.Replacement Secretary

Q1 newsletter will advertise that a new secretary is being sought to replace Martin, who expressed a wish to step down to concentrate on MPFMC, NRSNF and MPF matters. No suitable candidates currently found. It is now 6 months since Martin asked to be relieved of this position.

Action: Ongoing

1279. Website

The newsletter to be linked to website along with a copy of the draft Deed of Dedication, Community Use Agreement including the proposed MPF car park opening times. Obituaries for Robin Bentham, Phil Darlow and Mike Eggleton to be put onto website.

Action: Elisa ongoing

1280. Reading Festival

Festival is pending this year subject to the Covid situation. Elisa has been contacted by Robert Smalley, Robert.Smalley@reading.gov.uk (via Jacque Tomson of CADRA). He is the enforcement officer for the Licensing Department at RBC. He wanted to confirm who to contact at WADRA concerning the Reading Festival on issues such as noise, litter, parking, road closures, lighting, pollution. Site visits happen at the start of August'21 and there will be a need to conduct a "light

test" on the river by boat (Bob has volunteered his boat). Only 1 WADRA representative to attend these activities and this will be the chair.

WADRA to organise distribution of access passes for the Warren and leafleting. Marina + friend have volunteered.

Action: Elisa & Bob

1281. Planning

		WADRA	Current Planning Applications				31/05/2021
		Key: O: Objected: C: Commented: N/A: No action: P: Permitted, R: Refused, W: Withdrawn					
		CD: Conditions Discharged	Con: Start of Consultation Period				
		C: Committee Decision	D: Delegated Decision				
Number	Property	Road	Description	C/D	Dated	Result	
2020							
192055	167	Upr Woodcote Road	2- storeyside, rear roof Ext'n	D	08-Jan	P:28/06	
200033	19	Westdene Drive	Cert. of Lawfulness	D	09-Jan	P: 4/3	
200334	192a	Upr Woodcote Road	Single Storey Side Ext'n	D	02-Mar	P: 17/07	
200047	3	Hewett Ave	Cert of Law/ness, Hip Gable Roof Ext'n	D	13-Jan	P:28/09	
200057	Aynsley Ho	Upr Warren Ave	Form Integral Granny Annex	D	24-Jan	P:02/07	
200102	8	Kelmescott Cl	Demolition/ Replace with new	D	06-Feb	Withdrawn	
200117	Spinney	Upr Warren Ave	New Window on east Elev	D	06-Jun	P: 31/03	
200166	8	Hewett Close	New Window on East Elevation	D	03-Feb	P; 9/06	
200302	7	Woodford Close	Front Balcony infill Ext'n	D	24-Apr	P; 24/4	
200613	10	Ridge Hall Close	New Pitched Roof to Garage	D	28-Apr	P: 22/06	
200736	2	Hewett Ave	Ext'n loft & Garage conv , new garage	C/D	31-May	P:23/11	
200876	9	Hewett Ave	Proposed Large Shed	D	27-Jul	P: 21/09	
201284	93	Woodcote Road	Front and Side Extensions	D	21-Sep	P: 13/11	
201026	7	Hewett Avenue	Garage Conv, Front & Rear Ext'ns	C	03-Aug	P:14/09	
201074		MPF	Drainage Prop: Deep Borehole Disch	D	18-Aug	P:09/11	
200718	Pump Stn	Chazey Road	Demolition/ Replace with new House	C	03-Aug	R/01/02/21	
201131	3	St Peters Ave	Timber Building : Use as a Gym	D	24-Aug	P: 18/01	
201151	21	Chazey Road	Annex to main dwelling for parents	C	08-Sep	Withdrawn	
201233	5	Grass Hill	2NO, 3Bed Flats with Garages	C	21-Sep		
201331	High Ridge	Upper Warren Avenue	Replacement Dwelling	C	12-Sep	P :15/02/21	
201387	54	Chazey Rd	Single side Storey Ext'n	C	12-Oct	P: 23/03/21	
201472	MPF	Tennis Club	Extension to Floodlighting Hours- 8-10pm	D	09-Nov	R; 15/02/21	
201521	1	River Road	Single Storey Rear Ext'n	D	09-Nov	P:11/01	
201714	27a	Hewett Ave	Conv. of Bungalow to 2 Floors	C	14-Dec	Withdrawn	
201751	1	Westdene Drive	Single StoreyRear & Side Ext'n	D	21-Dec	P: 23/03/21	
201763	31	Chazey Road	Loft Ext'n- 4 Roof Windows	D	21-Dec	P: 15/02/21	
2021							
201876	Blewgarth	The Warren	Demolition & replacement of Boathouse	C	18-Jan		
210142	6	Mapledene	Roof windows in Loft Space	D	08-Feb	P: 07/04/21	
210213		MPF: Heights School	Increase working hours on Saturdays to 4pm	D	28-Jan	P: 11/03/21	
210286	132	St Peters Ave	Amendment to existing application	C	08/03/2021	P: 23/03/21	
210335	141	Upper Woodcote Road	2 storey side and rear ext'n	D	15/03/2021		
210391	21	Chazey Road	Side and Rear Extension (re submission)	D	23/03/2021		
210389		MPF	Changes to Const'n of Access Road	D	29/03/2021		
210467	112	St Peters Ave	Flat and Pitched Roof Extension	D	12/04/2021		
210333	132	St Peters Avenue	Landscaping- Discharge of Conditions	D	20/04/2021		
210417	Summerfield	River Road	Garage Conversion & 2 New Dormers	D	20/04/2021		
210572		MPF	Reposition of F/P and reposition trim trail furniture	D	26/04/2021		
210589	36	Chazey Road	Ext.n above garage and to rear of house	D	05/05/2021		
210611		MPF	Access Road, access from car park to playing fields	D	05/05/2021		

(NB: No action to be taken on planning applications unless a resident/member requests our assistance on one of the current proposals.)

Application 210572 - WADRA to query repositioning of the footpath to establish which footpath, to where and why? Also to confirm whether MUGA stairs are involved as these encroach onto MPF which appears to contravene planning consent.

Action: Alistair

1282. MPF/A4074 Safety Concerns

Concerns were expressed regarding the apparent contravention of planning consent and boundary paths. It was also felt that Kier should not continue to be a part of the Considerate Constructors scheme due to recent inconsiderate actions such as very early starts, loud noises etc.

Serious concerns were expressed regarding A4074 keep left signs/restricted road width, increased uncontrolled parking in local roads, width of MPF access road, kiss-n-drop working and perceived loss of parking spaces in MF car park. Further question to be put to RBC regarding what are they doing for people/residents who are already here living in the area?

Action: Martin to pursue with RBC

1284. Mapledurham Playing Field update

Community car park works to be carried out from Monday 5th – Friday 23rd July outside of school holidays. During this time the carpark will be closed to public vehicles but pedestrians & cyclists can still access the site from Upper Woodcote Road. During this period, RBC will apply for a temporary traffic regulation order (TTRO) for one side of Hewett Avenue (220m of roadside directly abutting residential properties) and notices will be put up over the next few weeks to reflect this advice.

Sports pitch works - Agripower have now completed the installation of the secondary sand groove drainage, veritidrainage (work to de-compact soil), 1st laying of sand top dressing and applying an overseed & feed to the area. Follow on works are now to be programmed to comply with sport pitch specifications. The next step is to apply two further sand dressings, weather depending we hope to take place in August. As before this will be a tractor / trailer operation and the area is able to be walked on/used by members of the public. We will also be able to access the fields through the community car park.

Trim Trail installation work commenced Tuesday 15th June.

Action: All WADRA members notified by email. Closed

1285 Storage Compound

Andy Lockwood confirmed a 2m fence to be installed around the football store to create a new small open fenced storage area 10m x 6m adjacent to the shed to store new football goals for use on the new sports pitches. Running the fence in front of the shed will also reduce balls being kicked against the metal shed (which then reverberates like a drum), make climbing onto the shed and disturbing neighbours more difficult along with providing secure storage space for the football club. Installation week commencing 12th July.

Action: All WADRA members notified by email. Closed

1286. MPF Pavilion

Kitchen equipment delivered but oven needs to be changed from 3 phase to single phase. Elisa will take care of this.

- CTFC will be providing £1000 towards the cost of equipment
- Trish Goble is going to provide tables for the centre of the kitchen to prep food on and equipment like saucepans, bins, buckets, utensils and baking trays etc.
- Stewart and Gitta Bartlett have donated some equipment and installation costing about £3000
- MLTC will not be donating any money towards the kitchen.

Action: Elisa co-ordinating with other groups

1287. Dog Walkers

A new Dog Walker group/association has been formed by Elisa on social media. A committee member to take responsibility for encouraging dog walkers to join the group to help protect freedom of use on MPF without dogs having to be kept on leads etc. Hayley to write piece for the website.

Action: Hayley

1288. Community Hub - Thursday Afternoons

This will be a key part of WADRA's fundraising activity going forward. All information for getting a Hygiene 2 Certificate confirmed. RBC have advised we may not need to register as a food business which makes things easier. We will be looking to sell hot and cold drinks, and low risk food that can be kept at room temperature, such as cakes, biscuits, crisps etc. We will look into selling packaged ice creams in the summer. Kate Angwin has put forward some good ideas for activities that will get people into the pavilion. WADRA will need to purchase insurance for the next year to run events.

Action: Elisa to check with Luke Lloyd level of public liability insurance

1289. Issues with Kier

Elisa has received an unsatisfactory response now from Kier site foreman, Robert Walsh. She is now planning to write to Considerate Constructors to request Kier are struck off from their scheme.

Action: Elisa

1290. Deed of Dedication

Elisa still pursuing details regarding the DoD from Chris Brooks in order that our legal adviser can review and advise of any perceived issues. This is particularly pertinent to the clause about 5% being kept back by RBC.

Action: Elisa ongoing

1291. Fundraising

A package of events and bookings have been presented to Luke Lloyd, RBC Parks & Leisure, by the chair but are subject to Covid restrictions. These include :

- Movie Night end July/early Aug
- Joint CTFC Awards Ceremony & WADRA Pavilion opening/Camping Gear Sale 4th/5th Sep,
- WADRA AGM 19th Oct'21 from 6.00pm
- Christmas Fayre 18th Dec
- Weekly MPF Community Hubs every Thursday 12.00-17.00hrs.

The Community Hubs will be supported by Ways & Means and will require eight volunteers to support the afternoons.

Action: Elisa ongoing

1292. Wildflower Verges & Tree Planting:

All communities are being encouraged to plant trees as part of the Queen's Jubilee. Elisa to ask Jane Bickerstaffe if she can help WADRA by investigating how members go about applying for trees under the scheme. If Jane unable to help, Martin to investigate.

Action: Elisa to contact Jane Bickerstaffe

1293. Chazey Farm/The Barn

Bob to take over responsibility from Phil Darlow for keeping an eye on this. No current action.

Action: Bob

1294. Bank Hubs

Elisa to speak to Mark Corbett to ask for his help with promoting a campaign to create Bank Hubs in Caversham. Mark has a wealth of experience in the financial sector and is currently not working. (It was also suggested that Elisa approach Mark about becoming a WADRA committee member).

Action: Elisa

1295. Grey Waste Bins

John has been chasing the local councillor and RBC regarding inconsistent waste bin collections, lack of timely, available slots at the Reading Tip and for evidence as to why the 240l grey bins were replaced with 140l bins, as there appears to be no sound business case for doing so. John has agreed to produce a draft "Blog" for approval by committee members which will aim to start others joining in the campaign to reinstate the larger grey bins and to improve slots at the tip.

Action: John

1269. North Reading Safer Neighbourhood Forum

Martin sent a summary report prior to the committee meeting of the NRSNF meeting held 20th May'21. Key issues highlighted :

1. Speed Watch & whether WADRA might be interested in buying a speed identification device (SID) with a view to encouraging local residents to be trained up as speed watch supporters. Devices cost approx. £200 each
2. Dog Walkers to be encouraged to join groups to walk their dogs together to help guard against the rise in dog theft cases.
3. Garden shed/garden room thefts on the rise. Residents encouraged to fit robust locks, CCTV or RING devices, install gravel drives and fit burglar alarms where practical.
4. Next NRSNF is 15th July'21 at 19.00hrs. Committee to raise concerns via Martin by 14th July latest.

Action: Martin/committee ongoing

1273. AOB

There being no other business, the meeting closed at 20:00hrs.

Future meeting dates for your diary:

To be held at Larksmead, Upper Warren Avenue, RG4 7EB commencing 19.30hrs (Zoom if Covid19 restrictions continue)

- Tuesday 29th June 2021 – WADRA Operational Review 19.30hrs
- Sat/Sun 5th/6th Sep'21 - CTFC Awards, WADRA pavilion opening event & camping sale
- Wednesday 20th Oct'21 – WADRA AGM (subject to confirmation by Luke Lloyd)