

WARREN AND DISTRICT RESIDENTS ASSOCIATION

- Minutes of the virtual Committee meeting held via Zoom videoconference
- Date: Tuesday 10th August 2021 commencing 20.00hrs
- Present: Elisa Miles (Chair), Hayley Brommell (Treasurer), Martin Brommell (Secretary), Pam Reynolds, Bob O'Neill, John Heaps, Sally Hart (guest)
- Apologies: Alistair McLean,

1298. Minutes of Last Meeting:

Minutes of the committee meeting held 15th June'21 were signed off by the committee as an accurate record of the meeting. Copy sent to Kevin Miles 12th Aug '21 to store on the WADRA website.

Action: Closed

1299. Treasurers Report of WADRA Accounts

	Balance	IN	OUT	Details
Savings & Current Fundraising	£24,840.15	£ 53.00		Interest £18+£18+£17
WADRA current	£1,448.87	£1,015.00	£4,568.18	£1k CTFC transfer in for kitchen equip OUT = kitchen equipment £24 hygiene training
Petty Cash	£81.00	£82.00		cards & cup sale
Grand total	£26,371.02	£ 1,150.00	£ 4,568.18	

1300. Newsletter

Elisa to send out draft newsletter by Fri 20th Aug'21 for committee approval or suggested amendments. Proposal is to keep it concise with an executive style summary at the beginning and body of detail in following pages to allow readers to view further detail as desired.

Action: Elisa

1301.Replacement Secretary

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 8 months since Martin asked to be relieved of this position.

Action: Ongoing

1302. Website

Newsletter to be linked to website along with a copy of the draft Deed of Dedication, letter to Nick Walden Head of The Heights School Governors and the Community Use Agreement. Obituaries for Robin Bentham, Phil Darlow and Mike Eggleton to be put onto website.

Action: Elisa ongoing

1303. Reading Festival

Festival is going ahead this year from Fri 27th-Sun 29th Aug'21. Elisa is working with Jacqui Tomson CADRA and Robert Smalley, RBC Enforcement Officer for RBC Licensing Dept, with regards to Festival clean up volunteers. Elisa outlined the strict Covid rules in place to manage and contain attendees to the event. Bob has volunteered use of his boat to conduct lighting checks and will be

supported by Hayley during w/c 23rd Aug. Marina + friend have volunteered to organise distribution of access passes for the Warren and leafleting on behalf of WADRA.

Action: Elisa, Bob & Hayley

1304. Planning

		WADRA	Current Planning Applications				14/06/2021
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 Lawfulness, 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	Kelmscott 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	2N0, 3Bed Flats with Garages	C	21-Sep	Recommendation Made	
201331	High Ridge	Upper Warren Rd	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 Storey Rear & 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: 18/03/2021	
210335	141	Upper Woodcote Road	2 storey side and rear ext'n	D	15/03/2021	P:14/07/2021	
210391	21	Chazey Road	Side and Rear Extension (re submission)	D	23/03/2021	P: 14/06/2021	
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	P: 07/06/2021	
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	P: 14/06/2021	
210572		MPF	Reposition of F/P and reposition trim trail furniture	D	26/04/2021	P: 07/07/2021	
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	P: 28/06/2021	
211021	8	Kelmscott Close	Demolition of Existing and Build new House	C	05/07/2021		
211888	MPF	Heights School	Illuminated sign	D	21/06/2021		
210927	173	Upper Woodcote Road	Single Storey Ext'n & Loft Conversion	C	21/06/2021	Withdrawn 19/07/2021	
211136	Norbrook House	Upper Warren Road	Replacement House	C	19/07/2021		
210282	Belstone	Upper Warren Road	Demolition of Garage & new side ext'n	D	02/03/2021	P: 04/08/2021	

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

Key notes:

- 210335: 141 Upper Woodcote Road – Permitted
- 210389: MPF : Changes to the phasing work on the access Road etc. Still not determined despite works ongoing, however, App No 210611 (see below) has been permitted
- 210333: 132 St Peters Ave: Landscaping Conditions; Not yet determined
- 210572: MPF: Trim Trail etc: Permitted 07/07
- 210589: Chazey Rd: Ext'n to garage and rear of house: Not yet determined.
- 210611: MPF: Amendments to Access Road & Car Park: Permitted 28/06/2021

- 211021: 8 Kelmscott Close: Demolition of existing house and replace with new. Objection submitted to this application on behalf of WADRA as discussed at last meeting. There are 3 other objections to this application.
- 211888: MPF: Illuminated sign for heights school: Still to be determined. Objection submitted on behalf of WADRA. Residents were not consulted on this application and it will be an intrusion of privacy to the residents in Hewett Close.
- 210927: 173 Upper Woodcote Road: Single storey Ext'n. and Loft Conversion: Withdrawn
- 211136: Norbrook House: Upper Warren Ave : submitted on 7th July: Replacement House. Formerly called Hilgay and adjoins Belstone (see below). This is a very large property, but is confined within the existing house footprint and given the location seems OK. Maybe worth the committee taking a look at this Shaun Tanner proposal.
- 210282: Belstone, Upper Warren Ave: submitted on 02/03/2021 (but not notified to WADRA) Demolition of garage and new side Ext'n. Permitted on 04/08. Although I was not notified of this application until after it was permitted it does look OK. The location is adjacent to Norbrook House (formerly Hilgay) and so this whole corner of UWA is being re-constructed.
- No response from Ben Stanesby regarding steps into the MUGA. Another contravention of the planning permission.
- Dfe replied re subsidence report and said it was Kier who commissioned it so we would need to ask them for a copy. Alistair will press DfE again, but in the meantime we should ask Kier for a copy, as the findings in the report could have implications for residents in Hewett Close.

NB. Alistair suggested post meeting (19/8/21) that the committee might wish to consider the application in Upper Warren needs to be amended in line with what was discussed.

Actions: Alistair

1305. A4074 Safety Concerns

John Heaps met with Cllr Ballsdon and Darren Cook, RBC Highways, to review the new A4074 Keep Left crossing which is 2 metres wide and has created a chicane on the Woodcote Road. Following an inspection of the crossing, Darren has ruled that it meets national standards and is, in his opinion, safe. John continues to pursue, however, because the crossing is incomplete and Darren agreed that safety barriers should remain in place until lighting and other tidying up elements were finished.

Action: John

1306. Mapledurham Playing Field

Martin suggested producing a satisfaction style survey for all WADRA members to complete to elicit views regarding the impact the school and development of MPF has had on their quality of life. ie Benefits, drawbacks, positive and negative effects. Jonh suggested this should look at the pre-school build, the school opening and changes to the usage of MPF. Sally Hart, who was a guest at this meeting, offered to investigate via the Internet whether there were any established surveys where a new school had been built recently.

Action: John & Martin to design questions

Action: Sally to advise if questions & survey already exist

1307. The Heights/MPF Issues Log

Martin suggested building a log to capture all complaints from residents where they have or are now being affected because of the Heights school. Elisa advised she would speak to Marina, who works for Google, to help build an on-line document. Martin to work on suggested Headings/Sub-Categories to go into the database.

Action: Martin

1308. MPF Storage Compound

2m fence has been installed around the football storage to create a new open area 10m x 6m to store new football goals for use on the new sports pitches. The fence in front of the shed will stop balls being kicked against the metal shed, which then reverberates like a drum and make climbing onto the shed and disturbing neighbours more difficult. It will provide secure storage space for the football club. 2nd unit is to be housed in the compound for WADRA storage. A legal agreement is to be drawn up between CTFC and WADRA and signed by both parties. CTFC will own the storage compound.

Action: Elisa

1309. MPF Deed of Dedication

WADRA have engaged the services of a legal representative who is an expert in the field of DoD. We have been advised that the current draft, produced by the RBC Head of Legal Services, does not offer proper protection for the 4% (or the 96%) remaining public green open space. This has been flagged by WADRA to Angela at Fields in Trust. WADRA are now considering instructing the legal representative, Ben, to produce our own suggested draft DoD to present to RBC.

Action: Elisa

1310. MPF Pavilion

Replacement kitchen equipment delivered w/c 9th Aug'21. No water or electrics was available at the pavilion for connection to equipment in the kitchen. Elisa has been liaising with Luke Lloyd to resolve the current issues and get everything connected and working.

- CTFC have provided £1000 towards the cost of equipment
- Trish Goble will 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 ongoing

1311. Chazey Farm/The Barn

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

Action: Bob ongoing

1312. Grey Waste Bins

John has continued to pursue the local councillor and RBC regarding inconsistent waste bin collections, lack of timely, available slots at the Reading Tip and evidence to support why 240l grey bins were replaced with 140l bins. There appears to be no sound business case for doing so. John produced a "Blog" to encourage others to join the campaign to reinstate the larger grey bins and to improve slots at the tip. John requested committee members to take photographic evidence of Fly-Tipping to build a case to show the extent of fly-tipping due to changes to grey bins and a lack of green bin collections.

Action: All Committee

1313. North Reading Safer Neighbourhood Forum

Martin sent a summary report to the committee of the NRSNF meeting held 15th July'21. During the WADRA meeting he highlighted the following key issues:

1. MPF car park barrier no longer to go ahead having been voted against by the User Group
2. MPF CCTV. Isobel Ballsdon confirmed no CCTV is planned for the playing field side of the school at present due to privacy laws. A question was raised concerning CCTV for the MPF car park. It was confirmed this is likely to go ahead but ANPR (automatic numberplate recognition) is highly unlikely.

3. Community Speed Watch is planned to “go live” in Caversham during Sep’21. WADRA and CADRA have been asked to seek volunteers, including a leader, to deliver and own the scheme. Volunteers would need to be trained and must sign a SLA (service level agreement) which includes a risk assessment.
4. Next NRSNF is 9th Sep’21 at New Bridge Nursery, Montague Street, Caversham commencing 19.00hrs. Elisa has offered to stand in for Martin who is away on holiday. Nikki Drury and Nick Haskins have been informed and are pleased that Elisa will be representing WADRA.

Action: Elisa

1314. AOB

There being no other business, the meeting closed at 22:00hrs.

Date of next meeting:

Please remember to enter the dates shown below into your diary.

Meetings to be held at Larksmead, Upper Warren Avenue, RG4 7EB commencing 19.30hrs. (Should Covid restrictions continue, meeting will be held by Zoom)

- **Monday 13th September’21 at 19.30hrs at Larksmead**
- **Wednesday 20th Oct’21 – WADRA AGM at MPF Pavilion (booking confirmed by Luke Lloyd)**