

## WARREN AND DISTRICT RESIDENTS ASSOCIATION

- Minutes of Committee meeting held at Larksmead & via Zoom videoconference
- Date: Monday 13th September 2021 commencing 19.30hrs
- Present: Elisa Miles (Chair), Hayley Brommell (Treasurer), Martin Brommell (Secretary), Pam Reynolds, Alistair McLean, Sally Hart (co-opted guest)
- Apologies: John Heaps, Bob O'Neill

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### 1315. Minutes of Last Meeting:

Minutes of the meeting held 10<sup>th</sup> August'21 were signed off by the committee as an accurate record of the meeting. Copy sent to Kevin Miles 15<sup>th</sup> Sep'21 for storage on the WADRA website.

**Action: Closed**

### 1316. Treasurers Report of WADRA Accounts

	Balance	IN	OUT	Details
Savings & Current Fundraising	£24,858.15	£18.00		Interest £18
WADRA current	£222.39	£60.00	£1,286.48	IN 2 x members@5 + £50 camping equip OUT = £143.88 zoom + £32 stationery + £255.60 van hire + £304.50 storage + £550 salvage
Petty Cash	£82.00			
<b>Grand total</b>	<b>£25,162.54</b>	<b>£ 78.00</b>	<b>£1,286.48</b>	

### 1317. Newsletter

Newsletter sent out 24<sup>th</sup> August'2021 to all WADRA members following committee approval.

**Action: Closed**

### 1318.Replacement Secretary

Sally Hart has kindly offered to take over from Martin after the AGM as secretary for WADRA. Martin Brommell will arrange a handover with Sally during Oct/Nov'21. This will allow Martin to concentrate on MPFMC, NRSNF and MPF matters.

**Action: Ongoing Martin & Sally**

### 1319. Website

Newsletter to be linked to WADRA 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. Also obituaries for Robin Bentham, Phil Darlow and Mike Eggleton to be put onto website.

**Action: Elisa ongoing**

### 1320. WADRA AGM

AGM to be held in MPF Pavilion Wed 20<sup>th</sup> October'21 commencing 19.00hrs.

Zoom link to be offered to those members who cannot attend in person due to Covid restrictions. On-line voting to be available. Elisa Miles has asked Derek Murphy if we can borrow his projector so we can project the slides on the wall and they will also be seen via Zoom.

Notification of the meeting to be sent within the next 2 weeks along with any nominations for committee. If both John Heaps and Sally Hart are happy to remain on the Committee, they must be nominated and have a member second them. Key dates relating to the AGM are:

- 24 September 2021 – Elisa (chair) to send out notification of the AGM (some delivered by hand)
- 1 October 2021 - Elisa to send out powerpoint file for the AGM
- 12 October 2021 - Pre-AGM Meeting Zoom invitation already sent)
- 15 October 2021 - all content for the AGM presentation back to Elisa
- 20 October 2021 - AGM meeting

**Action: Ongoing all**

### **1321. Reading Festival**

Festival went ahead Fri 27<sup>th</sup> to Sun 29<sup>th</sup> Aug'21.

Bob O'Neill used his boat to conduct lighting checks supported by Hayley & Martin Brommell and accompanied by Charlotte from Festival Republic.

Marina Miles, Elisa's daughter, + friend distributed access passes for the Warren and leafleting on behalf of WADRA.

**i)Salvaging.** Salvager and Green Messenger numbers very low this year, but we managed to almost fill a 8x20ft container. Numbers collected and donated were:

#### **ii)Donations:**

CIRDIC – 40 bags of food, 12 bags of toiletries, 65 towels, a bin bag of shoes

Sadaka – 5 bags of food, 1 bag of toiletries

Weller Centre (Afghan Refugees) 6 bin bags of clothes and shoes

Vegan Society – we have a shopping bag of baked beans for them, but would like to ask for WADRA members to bring a tin of baked beans to the AGM as a donation.

#### **iii)Camping equipment**

Approximate numbers of Camping Equipment:

Tents (frame and pop up) 100

Sleeping bags (100)

Assorted Camping Gear items (3 x white builders' bags)

Self-inflating mats and pillows (75)

Chairs (75)

Duvets (1 white builders' bag)

Blankets (30)

Hats (2 x shopping bags)

All of the camping items are in the Mammoth Storage container.

**Action: Elisa ongoing**

### **1322. Camping Gear Sale**

Camping gear sale delayed until WADRA can do this at MPF from its own container. It would be too complicated to try to bring everything up to MPF and then back to the container on Richfield Avenue.

### **1323. WADRA Initiatives & Events**

**i)Caversham Halloween Trail:** This year WADRA is the lead for organising the Trail. Kevin Miles has created the sign-up sheet and map. This event will accompany a Halloween parade – see below. Both to be announced as soon as confirmation received from RBC of the Pavilion booking.

**ii)Halloween Parade:** The Pavilion and the land behind is booked for the afternoon of 31 October to run a small event where children, adults and pets can come in their Halloween costumes to do a parade for the residents. WADRA will be serving drinks and snacks from the kitchen. Three judges secured – a costume designer, an ex-Vogue employee, and a face painter, for the contest. Prizes needed – help with this would be appreciated as well as people to help on the afternoon. Claire

Harrison has offered to provide a sensory area at the parade. She voluntarily started and runs Fifi's Vision C.I.C a support group for families who have additional needs.

**iv)Community Hub Café:** This is booked for the Hub afternoons, pending a WADRA risk assessment and write up for Luke Lloyd (RBC). The plan is to have the 'Café' open from 1-4pm on Thursday afternoons. WADRA still need to check the contents of the kitchen to see if there are enough mugs and cutlery etc. to run the event. Ways and Means have agreed to provide cakes for the Hub, but WADRA are required to purchase other items. Hoping to start the Hub on the first Thursday in October – 7 October. Elisa (chair) will send out an email telling the volunteers.

**1324. Reading Museum Exhibit:** Elisa (chair) has been asked by Reading Museum (Branden Carr) to provide a small exhibit as part of a larger installation about the first Reading Festival in 1971. This is already up and running. Elisa, along with Kim Brashares (a long-term salvager) will be putting something together and will take it to the museum next week. WADRA will be credited with the exhibit. Unfortunately, a lot of the tat that would be required for the exhibit has gone to charity. Elisa has asked friends for contributions. It also may be necessary to spend some funds to finish the exhibit. This needs to be discussed.

**Action: Elisa**

#### **1325. Media**

Elisa (chair) has provided two articles for the Caversham Bridge, one on the pavilion and its refurbishment, and the other about the work WADRA does with Reading Festival, as well as salvaging. WADRA will be putting in two 'event' notices as well – one for the Halloween trail and parade, and another for the community hub. Martin Brommell and Elisa (chair) will be meeting with Luke Adams from the Henley Standard on Tuesday 15<sup>th</sup> Sep'21 to provide content for an article focusing on residents experiences prior to, and since, the Heights school opened.

**Action: Elisa & Martin**

#### **1326. 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. We are hoping a 2<sup>nd</sup> 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 ongoing**

#### **1327. 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 to produce our own suggested draft DoD to present to RBC.

**Action: Elisa ongoing**

#### **1328. MPF Pavilion**

Kitchen now up and running. Elisa (chair) looking to get (pots, pans, plates, cups etc.) from Daniel Mander's garage to the pavilion by the weekend of 18<sup>th</sup> Sep'21. WADRA may need to purchase large plastic boxes to hold the items and keep them clean. The boxes will go onto the shelving that we purchase. Elisa has been contacted by Robert Monk, a local resident, who suggested that we contact the 'involve community' charity as they have extra kitchen items that could be of use. They have been emailed and we are awaiting a response. One thing we haven't purchased yet is a coffee maker – this is for discussion whether we want one that does filter coffee or recyclable pods.

Decision made during committee meeting and Elisa to purchase accordingly. The committee agreed to ask a nominee with knowledge of the MPF pavilion to prepare a historical log. Bob O'Neill's name was suggested.

**Action: Elisa ongoing**

### 1329. Public Liability Insurance

Elisa (chair) has been in contact with Paul Cowen of Blue Sky Financial Planners (suggested by Claire Harrison) and is waiting for an estimate, hoping that it will be under £300 for a year. This will be required for all WADRA events.

### 1330. 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	
<b>2020</b>							
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	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 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	
<b>2021</b>							
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	P:07/07/2021	
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	P:23/08/2021	
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	
211354	Summer Hill	The Warren	Demolition of side Ext,n & new 2 storey Extension	D	31/08/2011		
211457	173	Upper Woodcote Road	2 storey rear extension & Garage	D	06/09/2021		

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

Key notes:

There are only 3 changes since the last meeting, 2 new applications and one previous application (36 Chazey Road), which was permitted.

- Attention drawn to the new application 211354, for large extension to Summerhill on the Warren. The proposal is to extend the side and the rear of the existing building, to create a 3 storey house. An objection has been submitted by neighbours who live in No 7 St Peters Avenue, immediately behind Summerfield, on the basis of an increase in the height by approx. 2 metres, 3 sets of new windows which overlook their property and the proposal to use grey slate on the roof, which they consider would be out of character for this location.
- The other new application is for 173 Upper Woodcote Road and is a re-submission for a previous application, which was withdrawn on 19th July.

There are no changes to the following applications, which are still pending:

- 210333: 132, St Peters Ave, Landscaping changes etc
- 211021: 8 Kelmscott Ave, Demolition & rebuild to which we have objected to.
- 210888: New Sign for Heights School
- 211136: Norbrook House, Upper Warren Avenue, Replacement House

**Actions: Alistair**

### **1331. Mapledurham Playing Fields Management Committee**

Key issues to be addressed before the MPFMC meeting on the 13<sup>th</sup> October'21, or raised by Martin Brommell during the meeting if not resolved, are:

**i)Deed of Dedication:** WADRA has received a draft version of the Deed from Pitmans. Elisa (chair) is arranging a meeting/call with Chris Holmes from Pitmans. Committee believe it still would not prevent the school from commandeering land at MPF for built forms of recreation. Elisa is also in contact with Angela Lewis at Fields in Trust. She has not come around to thinking that having access to a much more 'watertight' Deed of Dedication would be of interest to their organisation.

**ii)Lobbying MPFMC Committee Members:** Need to ensure enough committee members support WADRA's proposals (DoD) and requests (lights angle and hours) etc. Whilst at the NRSNF, Elisa (chair) spoke with Paul Carnell (Thames) and Clarence Mitchell (Peppard). Both were very responsive to the situation at MPF and what has been inflicted on residents and the trust. Elisa has been in touch with both since. Bob said he will speak with Jane Bowen to elicit her support.

Elisa also spoke with Matt Rodda on the issue of the Deed of Dedication and he is interested to be kept informed. Hopefully, with his declaration on supporting green space, he will support a stronger DoD.

**iii)Lighting Issues:** Elisa (chair) spoke to Luke Lloyd who suggested to determine, by looking up, the light specifications (luminance, angle, spill) for sports flood lighting, possible from Sport England. WADRA can then go back to Planning or Environmental Protection to ask if these lights are within Specification. If yes, then we will need to look to another avenue – perhaps by demonstrating that the lights shine into residents homes and then refer to environmental protection.

**iv)Stairs outside the School boundary:** Alistair McLean has tenaciously pursued Ben Stanesby (RBC) concerning the taking of land outside the school boundary. WADRA to discuss and agree how to take this forward as Ben does not appear to be keen to sort this out.

**v)Orphan Land:** the land to the north of the school has been padlocked and does not have the proper surface. When will this be done and why isn't it open to public use?

**vi) Naming of Pavilion:** WADRA has still not had any reply concerning the manner in which we should progress with the naming of the pavilion with a view to it being named after Robin Bentham. We should also request a space for two plaques – one for the kitchen – with us and other benefactors highlighted, and one for by the entrance that highlights Robin and others who worked so hard to ensure that that community still has a hall.

**vii) Pavilion Opening:** When asked, Luke Lloyd said that there were a lot of people who had ideas about an event for the official opening of the Pavilion. No firm date or event planned at present.

**viii) Storage area and container:** The storage area now has a perimeter fence. WADRA is still waiting for permission to put an additional container within the perimeter. Martin to present a business case at the MPFMC on 13<sup>th</sup> Oct'21 to obtain agreement to proceed with a container.

Currently, Andy Smith (Mammoth Storage) has provided an 8x20 storage unit for WADRA to use on Richfield Avenue, organized by Daniel Mander. We need to be out of this unit in about 2 months. Elisa has investigated buying a storage container and it would cost around £3k, depending on size. Having used the 8 x 20ft unit, this is a better size for our needs.

**Action: Elisa & Martin**

### **1332. Bank Hub**

There appears to have been some work done on the issue of a banking facility in Caversham. Chris Walton (Walton's Jewellers and Chair of Caversham Traders) has been fairly active. Matt Rodda has also been active in that he is also looking for alternatives. Elisa (chair) asked Mark Corbett to get involved and represent WADRA, but he has not replied, but would be good person as he has financial experience. It was decided that WADRA should step back and let others, such as Matt, local businesses and CADRA, take the lead.

**Action: Closed**

### **1333. 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 ongoing**

### **1334. Chazey Farm/The Barn**

No further work has been done on the structure since the scaffolding was raised. The dry weather has probably helped shrink the foundation and the important gap has not grown since Bob O'Neill's last measurement. The area surrounding the barn has been adopted by brambles and buddleia has taken root. Occasional visitors have left their mark with empty drinks cans being lobbed over the fence into the inside. The scaffolding and roof seem to have remained unchanged; with no further work being done.

**Action: Bob ongoing**

### **1335. Grey Waste Bins**

John Heaps continues to pursue ward councillor Ballsdon and RBC regarding inconsistent waste bin collections, lack of timely, available slots at the Reading Tip, and evidence to support why 240l 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 ongoing**

**1336. North Reading Safer Neighbourhood Forum**

Elisa (chair) attended NRSNF and AGM on 9<sup>th</sup> Sept'21 in Martin Brommell's absence and highlighted the following key issues:

- PC Nick More to replace PC Mike Havers who is moving to Abingdon promoted to Sergeant.
- RBC to issue a new App for reporting ASB's
- MUGA floodlights at The Heights continue to cause serious light pollution and need repositioning
- Speeding reported on Woodcote Road and causing concern now that the Heights school has opened
- Caversham now has 3.5 full time PCSO's covering the area + the Problem Solving Team

**Action: Martin**

**1337. AOB**

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

**Key Diary Dates:**

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

- 24 September 2021 - Elisa (chair) to send out notification of the AGM (some delivered by hand) **Closed**
- 1 October 2021 - Elisa to send out powerpoint file for the AGM to committee. **Closed**
- 12 October 2021 - Pre-AGM Meeting with committee (Zoom invitation already sent)
- 15 October 2021 - all content for the AGM presentation back to Elisa
- 20 October 2021 - AGM meeting 19.00hrs at MPF Pavilion
- 17<sup>th</sup> November 2021 – 19.30hrs. Post AGM review & normal committee