

## WARREN & DISTRICT RESIDENTS ASSOCIATION COMMITTEE MEETING

Minutes of the Committee meeting held via Zoom video conference

Date : 30<sup>th</sup> November 2021 at 19.30hrs

Present: Elisa Miles (ChairEM). Hayley Brommell ( Treasurer HB) , Martin Brommell (MB), Sally Hart (SH), John Heaps (JH), Alistair Mclean (AM) (In part), Bob O’Neil (RON), Pam Reynolds (PR)

### 1338. Minutes of last meeting

The minutes of the meeting held on 13 September 2021 were approved and sent to Kevin Miles 10/12/21 for storage on the WADRA website

### 1339. Treasurers Report of WADRA accounts.

	Balance	IN	OUT	Details
<b>Savings Account</b>	<b>£20,611.37</b>	£ 0.53		interest - Sept - Nov
				IN = New members x 3 £15 Café £124.98 card Cash in £245
				OUT = Card reader £19.20 Café cakes £161 Café supplies £71.63 Café mugs £74 Café carafes £54 Web hosting £11.99 Halloween event £93.05 Stationery storage £17.50 WADRA storage £210.45 Liability Insurance £298.64
<b>WADRA current</b>	<b>£2,595.52</b>	£384.98	£1,011.96	
<b>Petty Cash</b>	£117.64	£50.00		HB = £12.64
<b>Grand total</b>	<b>£23,324.53</b>	<b>£435.51</b>	<b>£1,011.96</b>	

One off charges had been occurred in the WADRA acct – e.g. insurance, square card reader, web hosting. It was agreed to act quickly to reduce storage costs by holding a sale of camping equipment early in the new year and possibly donating remaining items to charity. EM will retain a float of about £50 for the café. The cakes were not cheap but they do not make a loss and the lemon drizzle and brownies are perceived as an attraction. HB was asked to provide a breakdown of retrospective expenditure on the kitchen and restoration of the pavilion in recent years.

ACTION HB

### 1340 Planning Applications

The planning report is attached.

		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Key: O: Objected: C: Commented: N/A: No action: P: Permitted, R: Refused, W: Withdrawn						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 Str	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	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	P: 04/10/2021
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		M P F	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	Withdrawn 27/08/2021
210417	Summerfield	River Road	Garage Conversion & 2 New Dormers	D	20/04/2021	P: 14/06/2021
210572		M P F	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		M P F	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	
210888	MPF	Heights School	Illuminated sign	D	21/06/2021	P : 15/11/2021
210927	173	Upper Woodcote Road	Single Storey Ext'n & Loft Conversion	C	21/06/2021	Withdrawn 19/07/2021
211136	Norbrook House	Upper Warren Ave	Replacement House	C	19/07/2021	P : 25/10/2021
210282	Belstone	Upper Warren Ave	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 3 storey Extension	D	31/08/2011	
211457	173	Upper Woodcote Road	2 storey rear extension & Garage	D	06/09/2021	
211531	5	Grass Hill	Landscapse and Archaeology Conditions	D	18/10/2021	
211633	7	Balliol Road	2 storey front & side extension	D	18/10/2021	
211782	7	Grass Hill	First Floor Ext'n and new dormer	D	08/11/2021	
211574	7	Graveney Drive	Two Storey, Front,Rear & Side Ext,n	D	22/09/2021	P: 22/11/2021
211536	25	Hewett Avenue	Lime (T1) Fell due to Kretzschmaria Deusta	P	11/11/2021	
211842	25	Hewett Avenue	Outline planning for proposed new dwelling	D	15/09/2021	P: 11/11/21

The following are key changes, since the last planning report: (shown Yellow on the attachment).

1. Application No: 201876: Blewgarth , the Warren. New Boathouse permitted “
2. “ : 210333: 132 St Peters Ave: Landscaping Conditions: Withdrawn
3. “ : 210888: Heights School: Illuminated Sign. Permitted.
4. “ : 211136: Norbrook House, Upper Warren Ave: Replacement House: Permitted
5. Application No: 211531: 5 Grass Hill: Landscaping & Archaeology Conditions. Awaiting a decision.
6. Application No: 211633: 7 Balliol Road: 2 Storey Front & Rear Extension. There are 2 objections from neighbours to this application, both in relation to the proposed first floor balcony, which they say will overlook their gardens and impact upon their privacy. Suggest the committee have a look at this application.
7. Application No: 211782: 7 Grass Hill: 1st Floor Extension and new Dormer. There is an observation to this application from 3 Courtlands. The residents say the proposed extension will curtail their view of the river and present a large built structure compared to the existing natural view. Suggest the committee look at this application.
8. Application No; 211574: 7 Graveney Drive: 2 storey Side & Rear Extension. Permitted. **Note this application was only made on the 22<sup>nd</sup> September, but permitted on the 22<sup>nd</sup> November.**
9. There has been no progress on 8 Kelmscott Close which is being considered on appeal by the Secretary of State.
10. Summer Hill on the Warren and 173 Upper Woodcote Road are still under consideration by RBC
11. Application for 25 Hewett Ave states that the land is owned by the applicants, Gareth & Tristan Mellin. AM contacted RBC to ask why he was notified about the application two and a half weeks after it was received by RBC and also why he was not advised about the application to fell the Lime tree on this plot. He would inform the committee once a reply from RBC was received.
12. A late entry No. 211778 for Charnwood, Upper Warren Avenue, was discussed at length. This will be added to the next planning report. It is for a large extension to the edge of Blagrove Lane.

ACTION AM

### **1341 New Committee Members**

John Heaps and Sally Hart welcomed as full committee members. SH to assume minuting responsibilities. It was noted that the constitution allows for a maximum of 10 committee members.

### **1342 AGM Review.**

SH to deliver minutes of AGM to the 6 members who do not have WIFI. An end of year newsletter to be prepared. It should be positive and forward looking while reflecting on personnel losses and the achievements of the past year. SH to attempt a first draft giving

particular emphasis to camping sale. Deed of Dedication. Council ward changes and summer events. Pavilion opening/café, Halloween event and mini-Xmas market 16<sup>th</sup> Dec'21.

ACTION SH

### **1343 Website**

MB to trace Phil Darlow's summary of past WADRA activities. The Trust Deed and up to date information on the playing fields should be added to the website. The theme "Protect Preserve and Enhance" should guide selection of content. Members to brainstorm in New Year re enhancing website content. EM to draft eulogies to Mike Eggleton, Robin Bentham and Philip Darlow to be put on the website.

SH to suggest dates.

ACTION SH EM

## **DEVELOPMENT**

### **1344 Deed of Dedication**

It was agreed that securing the Deed of Dedication was a top priority. MB to draft a letter to Mr Brooks covering WADRA's position: that at this point we have no claim on a compound and no group should have exclusive use of an area, EM to resend Paul Carnell's comments to MB

ACTION MB AND EM

### **1345 Pavilion**

There was a discussion about the use of pavilion rooms for storage and for businesses. It was noted that different hire rates apply and that the Playing Fields Management Committee had a mandate to oversee lettings for community benefit. JH asked if the accounts would reveal the income from various bookings and whether returnable deposits were being taken from people using the facilities dependent upon damage. It was felt that letting income would be minimal until there was a procedure for opening and closing the building.

It was important that receipts were allocated to pavilion maintenance and running costs. Lettings for events would be less likely if ever the land outside the glazed patio was to become fenced as a playground.

MB to ask D Mander the process leading to the Trents plaque in the Pavilion with a view to fixing a plaque recognising the contribution of Robin Bentham and WADRA to its restoration and the kitchen in particular. Following this action will be taken to get one erected -perhaps at a ceremony in 2022.

ACTION MB

### **1346 The Heights School .**

The school had recognised the effect of the lights and noise upon near neighbours. Action had been promised in the form of changing lit times, shielding and redirecting lights and putting film on windows overlooking homes. Noise reducing screening had also been discussed and the effect of noisy early deliveries had been acknowledged. MB and HB were in dialogue with the Headteacher in progressing these and other matters. RON had yet to book a tour of the school and hoped that more would be made available.

### **1347 Fundraising & Events**

Options for fundraising were discussed including metal recycling, camping sale, summer fair,

## **ENVIRONMENT**

**1349 Cycle Lanes** JH was seeking information from RBC about the effectiveness of recent cycle lanes on motorised traffic, pedestrians and cyclists

**1350 Light & Noise Pollution MPF** see above. MB and HB to report back after a further meeting with Karen Edwards.

**1351 Chazey Farm/The Barn** nothing to report

**1352 Grey Waste Bins.** The general view was that the smaller grey bins were not a problem but JH felt they were too small and would find out if the Smallmead booking system was likely to be made permanent.

## **ACTION JH**

**1353 A4074 Issues .** The crossing near the school having been completed there were smaller queues although it was noted that that there may be merit in consolidating groups of people waiting to cross at peak times rather than a stream of individuals randomly crossing.

## **ITEM CLOSED**

**1354 North Reading Safer Neighbourhood Forum .** report postponed but detailed summary was sent to all committee members 06/11/21.

The meeting closed at 9.40 pm

**1355 Date of next meeting – secretary to suggest a date in January/February 2022 for the next committee meeting.**