

WARREN & DISTRICT RESIDENTS ASSOCIATION COMMITTEE MEETING

Date : 23 February 2022 **Start:** 19.30hrs

Venue : Zoom meeting

Present Elisa Miles EM (Chair), Hayley Brommel HB (Treasurer), Martin Brommel MB, Sally Hart SH (Secretary), John Heaps JH, Bob O'Neil RON,

Apologies Alistair McLean AM, Pam Reynolds PR

WADRA BUSINESS

1356 Minutes of committee meeting on 30 Nov 2021 were agreed as a correct record.

1357 Treasurer's report.

1st December to 24th February					
	Balance	IN	OUT	Details IN =	Details OUT =
Savings Account	£19,396.89	£ 0.52	£ 1,215	Interest - Sept - Nov	DoD solicitor £1215
WADRA current	£1,947.24	£1,665.37	£2,190.33	New member x 1 £5	Café cakes £155
				Café Card £145.37	Café supplies £8
				Café Cash £300	WADRA storage £613.50
				DoD solicitor £1215	Web hosting £47.88
					WADRA Logo £15
					Robin plaque £135.95
					DoD solicitor £1215
Petty Cash	£62.64			HB = £12.64	
Grand total	£21,406.77	£1,665.89	£3,405.33		

It was agreed that legal costs associated with the Deed of Dedication should be taken from the savings account. The plaque would be installed shortly and a further recognition of contributors to the new building was under consideration. Storage costs would be eliminated following the postponed camping sale on March 13th. Unsold items would be donated to charity. The report was received.

1358 Planning Report from AM

Applications. Since the last meeting, in November 2021, there have been 10 Planning approvals and 7 new applications. Attention was drawn to the following:

Planning Approvals

211021: 8 Kelmscott Close, WADRA objected to this application as did the neighbours but RBC ignored all of these.

211354: Summer Hill on The Warren. There were no issues with this application.

211633: Balliol Road. No issues with this application.

211788: Charnwood Cottage. No issues with this application.

New Planning Applications

211842: 25 Hewett Avenue. For Outline Planning Permission to split the existing plot into two and to build a new 3 bedroom house. There is a large Lime tree on the site, which the applicants say is diseased and should be felled. There are no objections from any of the neighbours. Other than the issue with the tree, WADRA see no reason to object.

211916: High Ridge: A revised proposal which involves lowering the base and hence the roof-line of the house, by 1.5 metres The layout of the house footprint has also been marginally altered, but we see no reason to object to this latest proposal.

211977 and 211978: These are 2 separate applications for 1 Hewett Close. The first is to build a single storey extension along the rear of the house and the second to build a new dormer and porch to the front of the property. The proposals look acceptable.

212017: Willowbrae , The Warren. This was Robin's house and the new owners are proposing it be demolished and replaced by a new construction. There is an extensive objection to the proposals from the immediate neighbours, submitted on their behalf by Davis Planning and this can be seen on page 2 of the RBC Portal under Public Comments. The new house layouts can best be seen from the 3D visuals also on page 2 of the RBC Portal and they clearly show the extent of the new proposals. We agree with much of what Davis Planning say in the objection and would suggest we support the neighbours view and also submit an objection.

212048: Donaldswood, Upper Warren Ave: This is for a small first floor extension to the rear of the property. There is a comment on the RBC portal from a neighbour who is concerned about, parking issues in relation to No 5 Graveney Drive. Not sure exactly what her concerns are, but the proposal is very small and we cannot see how it impinges on the parking.

200030: New Frogmoor, Blagrove Lane: This is David Atherton's property and the proposal is for a small timber building at the rear of the property. We see no reason to object to this proposal, after all there are several other similar timber buildings nearby in Hewett Ave.

		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
2021						
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		MP 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		MP 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		MP F	ess Road, access from car park to playing fie	D	05/05/2021	P: 28/06/2021
211021	8	Kelmescott Close	Demolition of Existing and Build new House	C	05/07/2021	P: 24/11/2021
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	P: 12/01/2022
211457	173	Upper Woodcote Road	2 storey rear extension & Garage	D	06/09/2021	P: 26/01/2022
211531	5	Grass Hill	Landscape and Archaeology Conditions	D	18/10/2021	P: 18/12/2021
211633	7	Balliol Road	2 storey front & side extension	D	18/10/2021	P: 17/01/2022
211574	7	Graveney Drive	Two Storey, Front,Rear & Side Ext,n	D	22/09/2021	P: 22/11/2021
211778	Charnwood	Upper Warren Ave	2 Storey rear and side ext'n	D	29/11/2021	P: 21/01/2022
211782	7	Grass Hill	1st Floor Ext'n & side Dormer	D	01/11/2021	P: 21/01/2022
211840	2	Ridgeway	Single Storey side Ext'n	D	12/11/2021	P: 11/02/2022
211842	25	Hewett Ave	New Dwelling: Outline Planning Only	D	29/11/2021	
211916	High Ridge	Upper Warren Ave	Further Approval to Previous Application	D	06/12/2021	
211979	1	Hewett Close	Single Storey Ext'n to Rear & Front Dormer	D	20/12/2021	
211978	1	Hewett Close	Alterations to Front, Dormer and porch	D	20/12/2021	
2022						
212005	5	Grass Hill	Tree Protection and Ground Mats	D	04/01/2022	P: 11/01/2022
212048	Donaldswood	Upper Warren Ave	1st Floor Rear Ext'n	D	04/01/2022	
212017	Willowbrae	The Warren	Demolition & Erection of New Building	D	17/01/2022	
220030	New Frogmoor	Blagrove Lane	New Timber Building	D	17/01/2022	
212605	5	Grass Hill	Non Material Change	D		P: 11/01/2022

AM's report and recommendations were agreed. Action AM to support neighbours' objection to Willowbrae

1359 Website. SH to review the content and make recommendations for updating it.

1360 Logo. EM to action based on comments received.

MAPLEDURHAM PLAYING FIELDS

1361 Deed of dedication. Following discussion related to previously published documents it was noted that the school takes up 9% of the MPF area rather than the originally planned 5%. This excludes orphan land and any that users might need for storage. The WADRA appointed solicitor would be briefed on this before the 28 Feb meeting with RBC's solicitor regarding the WADRA draft. Action EM

1362 Community use agreement. There was discussion concerning awareness of the pavilion bookings policy especially in relation to small businesses. The acoustic problems were soon to be resolved. The policy is the responsibility of RBC and the MPF Committee which next meets on 9 March. Noting that the school has to pay for use of the grass pitches it was agreed to request the accounts relating to community use of school facilities and of school and community bookings of the pavilion and playing fields. Action MB

1363 Camping sale. Equipment to be transported to the pavilion by horse box and cars on morning of 13 March. The sale to take place 12 – 15 00 and any surplus to be disposed of. Publicity to be in place after March 1st. Action: EM

1364 Summer Fete. 25 June. A small action group has been set up by EM. Roles have been allocated to cover catering, raffle, sports events and displays. No Boot Sale is planned at present. Insurance is in place.

1365 Community Café, Attendance numbers are rising and some new volunteers have emerged. More events and activities will be introduced as the weather improves. WADRA and Helen Murphy, a GP social prescriber, are looking into placing a van offering a virtual dementia experience outside the pavilion in dementia week in May. A future drive to increase WADRA membership will include publicity for the café.

1366 Heights School On a recent visit EM and PR had been impressed by the efforts of the Head to minimise light and noise nuisance but more screening was required on first floor windows. The finishing time for the MUGA had been revised to 9pm. The Head roughly estimated the cost of outdoor acoustic screening at £5000. EM asked for a more precise figure. The School has made its notice board temporarily available to WADRA until others in the vicinity can be installed.

1367 THE CAVERSHAM GOLF COURSE

A tour by a small group of WADRA members will take place in April to view the impact of its environmental strategy. The Captains' charity for 2022 is Dementia Adventure. They may associate with the above-mentioned event in May.

NEIGHBOURHOOD SAFETY

1368 A4074 review.

RON welcomed the installation of speed indicators. The recent accident near the new crossing occurred before school hours. A confusion of street furniture near the crossing was not considered helpful.

1369 North Reading Safer Neighbourhood.

MB reported on the priorities for action. Parking and burglary are deemed top two priorities in Caversham followed by unauthorised camping, fly tipping and drugs. .Anti-social behaviour has gone up and people's sense of community has declined. Fly tipping was getting worse especially by bus stops etc. CCTV has been approved for MPF but the whole RBC system is not currently operational

54 potholes were repaired in the Warren in January. It will be resurfaced next year.

1370 DATES OF FURTHER COMMITTEE MEETINGS IN 2022.

It was agreed that the committee should meet on Wednesdays.

The following dates are proposed Wed April 13; Wed Jun 15; Wed Sept21; Wed Oct 19th AGM; Wed Dec14th