

WARREN AND DISTRICT RESIDENTS' ASSOCIATION

- Minutes of Committee meeting held at Larks Mead & via Zoom video conference
- Date: Wednesday 13th April 2022 commencing 19.30hrs
- Present: Elisa Miles EM (Chair), Hayley Brommell HB (Treasurer), Sally Hart SH (Secretary), Martin Brommell MB, Pam Reynolds PR, Alistair McLean AM, John Heaps JH, Bob O'Neill RON

1371. Minutes of Last Meeting:

Minutes of the meeting held 23rd February 2022 were agreed by the committee as a correct record of the meeting.

Action: Closed

1372. Treasurers Report of WADRA Accounts

HB presented the information explaining that a recent purchase, Robin's bench, would appear in her next report. Robin Bentham had had a bank card as did EM and HB. SH was content not to have one provided there was no prolonged absence of the two card holders. Storage costs were coming down following camping gear sales.

EM to press Steve Brown to sign off the accounts thereafter David Stephens would be asked to take on the role.

Action EM

25th February - 12th April						
	Balance	IN	OUT	Details IN =	Details OUT =	
Savings Account	£19,397.04	£ 0.33		Interest - March -April		
WADRA current	£2,664.74	£1,243.10	£495.60	Café Card £116.36	Café cakes £210	
				Café Cash £150	Café supplies £11.60	Storage
				New member x 2 @£5	WADRA storage £259	05-Mar £ 204.50
				Camping Sale £636.29	Robin plaque £135.95	31-Mar £ 54.50
				Camping cash £375.45		
Petty Cash	£62.64			HB = £12.64		
Grand total	£22,124.42	£1,243.43	£495.60			

1373. Planning Applications

AM reported the applications in the following table and that two further applications had been submitted since he had compiled it. They were:

91 St Peter's Avenue proposed side, rear and front extensions.

3 Mapledene -for a tree house. AM would establish the height proposed.

Both would be delegated decisions. It was noted that residents' comments can lead to modified proposals , for example, Kelmscott and Belstone.

The Mapledurham Lawn Tennis Club application for lighting extension up to 10pm had previously been refused and to date they had not reapplied.

Action AM

		WADRA	Current Planning Applications		
Key: O. Objected: C. Commented: N/A: No action: P. Permitted, R: Refused, W;Withdrawn					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
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
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
220192	141	Upper Woodcote Road	Discharge of Conditions	D	21/02/2022
220207	1	Mapledene	Proposed single storey rear Ext'n	D	07/03/2022
220323	112	St Peters Ave	Loft Conversion with Velux window	D	21/03/2022

1374. Website

SH felt there was a need to encourage members to visit the website. They could be kept up to date with incidents of Anti Social Behaviour (ASB), explanation of the Pavilion booking process, useful links, for example to footpath maps, bin collection dates etc. SH agreed to arrange a photo competition which would focus on the WADRA mission of preserve, protect and enhance. The website would be the main portal for this.

EM will circulate to committee members a draft newsletter for further suggestions.

Action: SH and EM through Kevin Miles the webmaster

1375. Logo

PR agreed to follow up EM's work with Sabrina.

Action: PR and EM ongoing

1376. WADRA membership

It was agreed to establish where the users of the amenities in the area came from and to establish how aligned they are with the ethos of preserve, protect and enhance. SH to draft an explanation of the WADRA mission, values and relationship with the surrounding area and how we will assess peoples' expectations of the amenities in the area.

Action: SH and all

1377. Mapledurham Playing Fields

i) Deed of Dedication

EM summarised the position to date:

- a) Our solicitors had advised that the document drafted by RBC offered no protection to the remaining open space. It allows for 4% more land to be developed. If this was for leisure and recreation the Council would not be obliged to consult Fields in Trust.
- b) Our assessment was that the school acreage is 1.236 acres. Including the space between the school and Hewett Avenue would add another 20%. The access land

between the school and the pavilion is also lost to the fields. We conclude that the school development has taken up considerably more than the percentage of land originally stated and could be deemed to have taken up a further 4% already.

- c) We should be overwhelming concerned about the future of the fields for the next 10 years.
- d) EM presented a statement to Chris Brooks of RBC and Councillor Ballsdon stating our current position (app1 attached)
- e) In presenting the Deed of Dedication to the Trustees it appeared that Mr Brooks had not referred to our current position. No minutes of the recent Trustees meeting were available.

ii) Summer Fete

EM reported that, In the light of obstruction in some areas of RBC, it became untenable to organize and manage an event of the size that had been envisaged. So WADRA had withdrawn from the organizing committee and the other parties felt they could not proceed without WADRA experience and expertise. Providing working conditions improved it was hoped such events could be held in the future.

iii) Hall/kitchen bookings

SH to book the main hall for the AGM

Café The café was closed in April following an apparent decision by the MPF Management Committee not to favour a subsidy for the community café. HB queried our liability for a retrospective invoice dating back 6 months. Recognising that it was important not to lose the impetus created during the winter the committee felt that the café could only be reopened when a long term funding plan was in place. EM was seeking sponsors. Ideally it should be reinstated by the dementia day event on May 10th.

Action SH and EM

iv) May 10th

Sponsorship was in place for the dementia day in partnership with The Caversham captains charity. Liaison with RBC health staff was in place the dementia van experience was to be subsidised to cost £20 rather than £35.

1378 School.

Noise was still more of an issue than anticipated as the school breaks were staggered. The lighting issue was exacerbated by the fact that 4 lights had been installed rather than 6 lamps with collars. Thus the lamps had a wider angle of spread than intended. The head teacher's attention had been drawn to the climbing frame which overlooks gardens in Hewitt Close but it was still in place. HB and MB were to attend a meeting at the school on April 24 to discuss the outstanding issues such as lighting, parking/travel plan, A4074 crossing, climbing frame and ASB. It was noted that elsewhere in Caversham that switching off lights had led to a reduction in ASB.

RON asked if we could let residents know the extent to which school facilities were available to them.

Action HB,MB

1379 The Caversham Golf Course The manager has agreed to a tour of the course to examine the approach to environmental and access issues. SH was waiting for the head greenkeeper to propose a date. Aiden Costello from CADRA will be involved.

Action SH

1380 Neighbourhood Safety

i) A4074

Some temporary 30mph lights had been removed.

ii) North Reading.

MB reported that the area has half its complement of PCSOs due to a halt in recruitment during Covid and they were on call for major incidents elsewhere. An increase in graffiti has been noticed throughout the town. Recent incidents in the WADRA area included breaking the trunks of the new trees in the avenue and scattering logs and verge posts along Upper Warren Avenue.

1381 Any Other Business

- i) It was agreed that EM invite a recently retired member to join the committee
- ii) EM to meet a journalist regarding a need for a balanced report about the playing fields.

Action EM

1382 Date of Next Meeting

Wednesday June 15th by Zoom.

Action EM to arrange from the US.

Appendix !

WADRA accepts the that some latitude is necessary in the Deed of Dedication through the provision of a 4% flexibility reserve. This is based on our understanding that any development of this percentage is for **informal recreational and leisure use**, with the land remaining unfenced and free for use and access to all, at all times. The duration of this agreement to be the same as the remaining lease of the Heights school at the time of activation of the Deed of Dedication.

We believe this proposal is consistent with the aims of RBC's Local Plan, its community aims and policies and the 'on the record' commitment as Trustees of MPF to protect the remainder of the playing field. We also note that in discussion with Fields in Trust, they stated that they would support a more robust version of the Deed of Dedication. WADRA, as well, would support this approach and propose a collaborative action plan.

There is considerable debate about the actual percentage of the playing fields taken up as a consequence of the school build and associated works.

WADRA propose to work with RBC to establish a definitive and agreed 'before and after' impact calculation to include:

- the land north of the school which is 'orphan land'; and is required to be registered as such.
- land taken up by the unintended incursion of the MUGA steps outside the school boundary.
- land annexed by the Caversham Trents fenced off storage area and,
- the actual footprint of the school boundary

We suggest that if the total percentage and area exceed the percentage and area agreed as per the original planning calculation, then that excess be deducted from the 4% flexibility reserve to be consistent with RBC's intention in their original Deed of Dedication proposal.

WADRA would be happy to provide a first draft analysis for discussion and potential agreement to establish an unambiguous basis for ongoing reference.

To remove any doubt about what WADRA is trying to preserve, a definition of recreational and leisure activity is essential. We therefore propose the use of the term '**Informal recreational and leisure use**', defined as follows:

Activities by members of the community which are unstructured, unrelated to use by clubs or organisations, and require no pre-booking, built structure, payment of fees, supervision, or governance measures. To illustrate, the building of a 3G football pitch, would not be an '**Informal recreational and leisure use**'.

We would like this committee to agree and endorse the principle that the D of D must be written to protect the remainder of the Playing Field from **ANY FURTHER** Development other than for **INFORMAL** Recreation and Leisure as defined.

This is what was promised post planning permission and we argue should be the purpose of the Deed of Dedication. A similar written statement from the Trustees would also be valuable for the future.

We look forward to discussing these proposals and working with RBC to produce a Deed of Dedication that recognises RBC's responsibilities and authority and actuates their commitment as Trustees to preserve and protect this important public green open space for all beneficiaries.