

WARREN & DISTRICT RESIDENTS' ASSOCIATION COMMITTEE MEETING

Date : Wednesday 25 March 2026

Start: 19.30hrs

Venue : 12 Hewett Avenue

Present: Elisa Miles (EM) Chair, Hayley Brommell (Treasurer), Sally Hart (Sec) Stephen Bale (SB), Barbara Garden, John Heaps (JH), Alistair McLean (AM), Bob O'Neill (RON), Pam Reynolds (PR)

MINUTES

WADRA Business

2619 Apologies were received from Bob O'Neill. Members expressed best wishes for his recovery
Matters arising from the last meeting not elsewhere on agenda-

2620 Visibility at night. A4 "Bright at Night" posters had been posted although one by the Park entrance had been taken down. Further locations near path junctions were suggested.

2621 Dog fouling. JH and EM were due to meet Pedro Borralho from RBC to discuss issues relating to this and other public safety concerns in the light of the Crime and Policing Bill (2025–26). This is the new legislation that expands local authority powers relating to public safety, particularly around protests, anti-social behaviour, and community protection. Although much of the Bill focuses on police powers, several provisions directly affect local authorities, especially in how they manage public spaces, protests, and community safety partnerships. RBC has introduced a Public Spaces Protection Order **Action** JH, EM

2622 Progress of WhatsApp group. BG reported that many more members need to join the group if it was to succeed. **Action** All to encourage sign ups

2623 Retention and archiving of documents and important emails which are data protected. SH asked all to file the key documents and emails which they had generated in such a way that they could be identified and retrieved. She suggested using a relevant committee minute as a reference. EM would ask a family member to work out a common system for storing such information.

2624 Events update – trees and community garden, BG reported that planting by the school had taken place. A trickle feed irrigation system was planned. This, together with woodchip mulch from the golf course, should help with summer maintenance. BG reported that the schoolchildren seemed respectful of the new plants. Attention was now turning to the copse areas on April 11th.

2625 Quiz night the quiz masters had yet to confirm availability,

2626 Walks Ross Garden and Barbara Garden would propose dates in May for a long and short walk respectively **Action** BG

2627 Treasurer's report. A more suitable account still being sought.

29th January - 26th March 2026							
	Balance	IN	OUT	Details IN =		Details OUT =	
Savings Account	£18,447.91	£29.78		Interest - Feb - Mar '26		Bank Charges	£9.98
WADRA current	£1,226.52			Tent sale	£150.00		
Petty Cash	£21.00						
HB =	£22.24						
Grand total	£19,695.43	£29.78	£0.00		£150.00		£9.98

2628 Planning Report PR circulated a summary of issues arising from the Cherrycroft case. (see appendix below). AM reported only 4 changes since the last meeting in January. Three of these relate to permissions granted for: West Chazey, PL/25/1272 : 42 Chazey Road, PL/25/1581: and 147 Upper Woodcote Road, PL/ 25/1284. One application is made for: 7 Kelmscott Close, which is for a part single storey side extension and a two storey side and rear extension. Following a discussion AM was asked to check that permissions had been adhered to in a current build in UWA and a concreted area in St Peters Avenue. Members were unable to read the detail of plans lodged on the RBC website. AM was asked to raise this with RBC. He was also asked to raise again the matter of the lights on the MUGA the plans of which called for 6 lights. **Action AM**

251581	42	Chazey Road	Single Storey Rear Extension Garden Room	D	04/11/2025	P; 24/02/2026
251174	Land adjacent to	Darlands & Gallants The War	Redevelopment of site for a 4 bed dwelling	D	25/08/2025	Withdrawn : 27/10/2025
251098	207	Upper Woodcote Road	New Front Porch, rear conservatory & Balcony	D	08/09/2025	P: 22/12/2025
251074	147	Upper Woodcote Road	Erection of new dwelling (retrospective)	C	15/09/2025	P: 12/03/2026
251272	West Chazey	Upper Warren Ave	Proposed new house	C	15/09/2025	P: 13/02/2026
251562	6	Kelmscott Close	Replacement black framed windows	C	30/06/2025	P; 22/12/2025
250902	22	Chazey Road	Loft Conversion, 2 storey rear ext'n & new dorme	C	10/11/2025	P:07/11/2025
2026						
251764	Twigmoor	Upper Warren Avenue	2 Storey Side & rear extension	D	05/01/2026	
260203	7	Kelmscott Close	Part Single storey & part 2 storey side & rear Ext	D	02/03/2026	

2629 AGM speaker progress. EM was impressed by the work of a local photographer and would approach him. SH would ask Fields in Trust if they can provide someone to talk about successes in securing long term commitment to recreational use such as the proposed Deed of Dedication. **Action** EM and SH

2630 RBC consultations JH had submitted a personal comment on the proposal for a Ridgeway authority in Oxfordshire. There had not been a consensus for a committee response.

Mapledurham Playing Fields and Pavilion Management Committee

2631 EM gave an oral report. The minutes of the recent meeting would soon be available. The Heights School had not sent a representative and had submitted a written situation report which did not seem to interpret correctly some of the preconditions to the latest planning permission. BG reported the complaints of Chazey residents who were bothered by the lights on the MUGA which still had not conformed to the original plans. She was asked to forward copies of their complaints. A pavement extension required by planning would be on Trust land. AM was asked to look into this. The school had been advised that advertising banners are not permitted but they were still in place. The School had not paid the lease charges since 2023 even though they were low – less than that paid by the tennis club. They were also benefitting from letting the premises out for community use which led to use of the Trust car park. The committee had agreed to increase the school's rent which would also go up when the school roll increased. **Action** AM BG. Caversham Trents have a draft lease which takes account of the contribution they make to grounds maintenance. Pavilion hire charges would remain the same and a i.5hr booking option will be considered.

2632 Proposal for section on WADRA website. EM would establish a MPFPMC web section alongside the WADRA website. **Action** EM

2633 Financial management of Trust EM had yet to meet Mark Sanders of RBC. By referring to past documents she had determined the relative responsibilities of the MPFP management Committee and RBC. The next step was to pore over what accounts and statements she had to determine what income and expenditure should reside where. **Action** EM

2634 Liaison with councillors re traffic safety. No information had been received from the councillors although the latest Labour election leaflet did not reference the A4074 traffic problems. The question of private /charitable support for a lollipop person was discussed.

2635 Anti-Social Behaviour and neighbourhood safety JH advocated ad hoc alerts for walking at critical times when an adult presence may have a calming influence. **Action** JH

2636 Dates of Future Meetings in 2026 May 20th July 8th and pre AGM meeting Sept 2nd. SH gave notice that she would not be available for the AGM nor the AGM premeeting.
Meeting closed at 21.40
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Appendix (see para 2628)

REPORT B INVESTIGATING OFFICER RBC RE: CHERRYCROFT, AT STAGE 2 OF COMPLAINTS PROCEDURE

Investigating Officer: Catherine Lewis, Community Protection officer

Response was sought for the following points:

1. To ensure that site notices are displayed for the required 21-day period, making by making a small number of unannounced site visits;

Response: Due to the high number of applications by the Council it is not possible to resource this action and it is not a requirement of the relevant legislation. **Verdict: Not Upheld**

2. The Site notice was not prominently displayed outside Cherrycroft for the required 21-day period. Ensure the case officers provide date coded, photographic evidence of where on the site the notice is displayed;

Response: The officer guidance has been revised since the Cherrycroft application was made as follows:

The case officer is responsible for putting up the site notice;

The case officer should fix the notice as close as possible to the site and should ensure that the notice is prominently displayed;

The case officer should take a photo (date coded) in situ.

Verdict: Upheld

There was no evidence that the notice was displayed for the 21 days, but that there is trust in the case officer's integrity. **Verdict: Partially Upheld**

3. If 1. is considered difficult to implement, then advise interested parties in writing;

Response: The Town & Country Planning Order 2015 states that the Council can choose to notify neighbours directly or by displaying a site notice. RBC have made the decision to notify by displaying a site notice only.

4. The Council website did not display submitted plans for Cherrycroft in the 21-day display period in February '25 when the site notice was allegedly displayed.

Response: The Investigating Officer failed to grasp this point and the fact that, even if people were aware of a planning application for Cherrycroft, plans were not available for comment. This is quite

incredible and contrasts with the fact that plans submitted for Twigmoor House appeared on the Council website the day the site notice was displayed!!

Verdict: Not Upheld

5. Make it known to the public that RBC no longer informs interested parties in writing of planning applications made for neighbouring properties.

Response: Did not address this point , but it was previously stated in reply to Stage 1 of Complaint that RBC had placed a notice in the Reading Chronicle and on its planning website that as from October 2024 they were no longer issuing letters of planning applications to neighbours/interested parties to such applications.

Conclusions

The Planning Officer Handbook v9 September 2025 for RBC Planning Officers has been revised to take into account the concerns raised within Stage 1 complaint, and specifically highlights the importance of placing the site notice in a prominent position.

Recommends that a TRAINING SESSION is provided on the revised planning guidance dated September 2025, highlighting the importance of the consultation period and evidence trail for placement of the notice.

An 'e' alert scheme should be explored by RBC to see if a system can be offered which would enable customers to sign up to be sent an email alert when an application is approved within a specific area that a customer has stipulated.

Overall Decision: Complaint is **Partially Upheld**.

Complainants statement - black text

Response from Community Protection Officer - red text

