



# Holybrook Parish Council

Proudly serving the residents of Holybrook Parish since 2000

## Clerk's Written Report:

Monday 29<sup>th</sup> July 2024

### **Beansheaf Centre/Parish Office:**

#### **Maintenance:**

20/06/2024 – RES completed fire equipment service. No issues reported.

10/07/2024 – External fire door (Linear Hall) intruder sensor was broken (screw missing). Simple repair made. All working.

17/07/2024 – Internal fire doors tested. A problem with the Linear Door hydraulic hinge which is leaking oil. As this is under warranty, it will be replaced free of charge.

18/07/2024 – Fire alarm system tested. No problems reported.

#### **Office:**

26/06/2024 – Clerk attended Scribe's Part 1 Bio-Diversity on-line conference (bio-diversity net gain).

28/06/2024 – Spam e-mail issue finally resolved.

09/07/2024 – Clerk attended Scribe's Part 2 Bio-Diversity (The Duty on Town and Parish Councils) on-line conference.

10/07/2024 – Clerk attended a meeting with West Berkshire Council regards solar panels on the Beansheaf Centre. Details on the main agenda.

12/07/2024 – Clerk meeting with Moorepay has confirmed that the Next Gen upgrade will take place on Monday 5<sup>th</sup> August 2024.

#### **Parish:**

The Parish Office has received many complaints from residents during June and July regards the lack of verge cutting.

17/06/2024 – Reported overgrown brambles and foliage along Fords Farm entrance footpaths to West Berkshire Council.

25/06/2024 – Fly-tipping removed from Holybrook playground area.

04/07/2024 – new dual bin for Montrose Walk has been ordered through West Berkshire Council. They will purchase and install the bin and re-charge the Parish for the cost of the bin.

08/07/2024 – new bus shelter litter picking schedule commenced.

## Finance:

The Clerk has been in discussion with West Berkshire Council over some billing issues. WBC has confirmed that the Parish Council's account will be rectified and brought up to date by Tuesday 23<sup>rd</sup> July 2024. This should put the Council in credit.

## West Berkshire Council Planning Decisions:

Application Number	Location	Application Proposal	Decision
24/00952/NONMAT	The Filberts, The Chase	Application for non-material amendment for planning permission 22/01766/COMIND allowed on appeal – demolition of existing office building and erection of a three storey 66 no bedroom care home (C2 use class) for the elderly and associated works. Amendments: Amendments to the external elevations, amendments to site plan. Noise monitoring.	<b>APPROVED</b>
24/00810/REG3	Kennet Valley Primary School, Carters Rise, Calcot, Reading, RG31 7YT	Construction of a single storey building to provide a SEN facility for a minimum of 12 children together with associated parking, hard/soft landscaping and other related works.	<b>Granted</b>
24/00564/HOUSE	35 Bath Road, Calcot, Reading, RG31 7QH	Proposed timber framed building to provide additional living space to the original dwelling.	<b>Granted</b>

## Planning Other

### Neighbourhood Development Plans:

West Berkshire Council informs of a new neighbourhood area designation within the district – Thatcham. The designation follows the Thatcham Parish boundary. Designation of the neighbourhood area now allows Thatcham Town Council to commence work on a neighbourhood plan.

(Under the Neighbourhood Planning (General) Regulations 2012 (as amended in 2015 and 2016), parish or town councils in West Berkshire developing neighbourhood plans need to apply to the council to designate the neighbourhood area that their proposed plan will cover). Both the application form and designation notice can be viewed at: <https://www.westberks.gov.uk/thatchamnp>.

### Inspectorate Response:

*'Thank you for your email, in relation to the grant of planning permission, on appeal, for the demolition of an existing office building and erection of a part two/three storey 66 bedroom care home for the elderly and associated works. at The Filberts, Calcot, West Berkshire, Reading, RG31 7RB.*

*.....  
I am very sorry to hear what you describe. If house foundations have indeed rocked as a result of the demolition, I can fully appreciate the occupiers' concerns. However, I have found no evidence in the appeal documentation about potential issues with demolition at the site. Indeed, I have found no mention at all of such concerns,*

*including in the Parish Council's own representations. Certainly, West Berkshire raised no concerns (subject to the condition requiring a Construction Method Statement, which they agreed and suggested). The Inspector was appointed by the Secretary of State to exercise his own planning judgement on the issues in dispute, from the evidence presented at the time and what he saw during the site visit. In the context of the evidence presented on appeal, it is not accepted that there has been a failure by the Inspector to properly consider the appeal.*

*Whilst I am genuinely sympathetic to any local residents who have been affected by the demolition, any alleged inadequacies concerning the Construction Method Statement should be taken up with West Berkshire Council, since they approved it. Moreover, construction companies have a duty of care towards neighbours and are liable for any damage that they cause.*

*In conclusion, your complaint is not upheld.'*