West Ilsley Parish Council

Full Council Meeting

Minutes of the Full Council Meeting held in West Ilsley Village Hall on Thursday 1st May 2025. Commencing at 8:02 pm.

Members Present:	Councillor Tim Pearey (TP) – Chair Councillor Alan Bloor (APB) Councillor Katy Morris (KM) Councillor Jonny Rayfield (JR)
Members Absent:	Councillor Rachel Hudson (RH)
Officers Present:	Sarah Marshman, Clerk/RFO
In Attendance:	10 Members of the Public

Minutes

24/092 **To elect a Chair for the remainder of the 2024/2025 municipal year**
Resolved: To elect Councillor Tim Pearey as Chair for the remainder of the 2024/2025 municipal year. TP completed his declaration of acceptance of office.

24/093 **To receive, and consider for acceptance, apologies for absence from Members of the Council**
Resolved: To accept apologies from Councillor Rachel Hudson.

Since the previous meeting, Graham Woods has submitted his resignation from the council. The vacancy is currently being advertised.

24/094 **To receive any declarations of Disclosable Pecuniary Interests, Other Registerable Interests or Non-Registerable Interests and to consider any Requests for Dispensation from Members declaring a Disclosable Pecuniary Interest**
There were no declarations of interests or requests for dispensation.

24/095 **To receive:**
Questions or comments from members of the public regarding items on the agenda
Representations from any member who has declared an Other Registerable Interest or Non-Registerable Interest
There were no questions, comments, or representations.

24/096 To approve the minutes of the Parish Council Meeting held on 4th February 2025

Resolved: Members agreed that the minutes of the last meeting should be accepted as a true record. The Chair signed the minutes.

24/097 To discuss any matters arising from the Minutes of the previous meeting

The silhouettes will be displayed within the village, and the remembrance wreath will be laid on the war memorial on 8th May, to commemorate 80 years since VE Day.

24/098 To consider the following application and to receive an update on planning application responses and decisions

25/00682/FUL 1 - 2 Catmore Road, West Ilsley - Demolition of dwellings, garaging and outbuildings; replacement dwelling with integral garage

Several members of the public spoke regarding the application.

Resolved: To submit a response of no objections. Supporting comments will be submitted and can be found in Appendix 1. Action: Clerk

West Ilsley Parish Council has responded to the following planning applications using delegated powers since the previous meeting:

- 25/00183/ HOUSE 14 Main Street, West Ilsley, RG20 7AJ - Double Storey Side Extension. No objections
- 24/02537/ FUL Hodcott Buildings, West Ilsley Stables, West Ilsley - Formation of outdoor swimming pool to serve dwelling approved under 23/02481/FULMAJ and 23/02483/LBC. No objections
- 25/00685/ HOUSE School House, Main Street, West Ilsley, RG20 7AR - Erection of a two-storey rear extension, porch and associated works. No objections

West Berkshire District Council has confirmed the following decisions since the previous meeting:

- 24/02218/ HOUSE 38 Churchway, West Ilsley, RG20 7AH - Solar PV panels installation on roof. Approved
- 25/00183/ HOUSE 14 Main Street, West Ilsley, RG20 7AJ - Double storey side extension. Approved
- 25/00334/ COND Hodcott Buildings, West Ilsley Stables, West Ilsley - Approval of details reserved by Condition No. 4 (Condition Survey) of Approved Application 23/02483/LBC : Redevelopment of Hodcott Buildings to allow the repair, restoration, extension to, and change of use of the Grade II listed threshing barn to residential use; the re-building of the former cottages to provide ancillary accommodation; associated building operations and landscaping. Approved

24/099 Finance:

To consider approving the payments listed on the Finance Report
Resolved: To approve the payments listed on the Finance Report in Appendix 1.

To note the most recent bank reconciliation
The bank reconciliation to 31st March 2025 was noted as shown in the Finance Report in Appendix 1.

To receive any reports from the Internal Controller
The Internal Controller has reviewed the accounts to the end of February 2025.

To receive the most recent Quarterly Budget Report
The quarterly budget report to 31st March 2025 was reviewed.

24/100 To consider quotes for repairs to the SID
Resolved: To accept a quote from Traffic Technology for £415+VAT. Action: Clerk

24/101 To consider a request for funding from West Ilsley Village Hall
Resolved: To provide the funds in the Village Hall earmarked reserves of £11,849.34 towards the roof repair and installation of solar panels. Action: Clerk

24/102 To discuss matters for future consideration or information
There is an issue with dog waste on the footpath that runs from Main Street to Bury Lane. The council will display some warning signs.

The amount of bark in the play area will be assessed and more purchased if needed. Action: JR

The council would like to thank the volunteers who helped clean out the pond.

There being no further business, the meeting was closed at 8:51 pm.

Dates of forthcoming meetings:
Full Council: Tuesday 20th May (Annual Meeting of the Parish Council and the Annual Parish Meeting)

Signed: _____ Dated: _____

Appendix 1: Response to Planning Application 25/00682/FUL

West Ilsley Parish Council has reviewed the planning application 25/00682/FUL for 1 - 2 Catmore Road, West Ilsley, Newbury, which seeks permission for the demolition of dwellings, garaging and outbuildings; replacement dwelling with integral garage.

While the council has no objection to the application, it would like to highlight several considerations that it believes should be taken into account.

Housing Mix and Local Needs

The proposed development involves the replacement of two existing three-bedroom dwellings with a single three-bedroom dwelling and a one-bedroom apartment above the garage. The parish council is concerned about the implications of this reduction in available family-sized housing and the precedent this may set, particularly regarding the loss of affordable housing and diversity within the local housing stock.

The council notes that this reduction is contrary to West Berkshire Council's housing policy, which seeks to maintain an adequate housing supply to meet local needs. Given the ongoing challenges in meeting the five-year housing requirement, it is crucial that WBC addresses this issue and considers whether this proposal aligns with broader housing targets.

Additionally, the council requests that consideration be given to placing a condition on the usage of the one-bedroom apartment above the garage to ensure it serves an appropriate purpose. If intended for farmworker accommodation, the council suggests that it be formally designated as a rural worker's dwelling, subject to conditions ensuring its availability for agricultural workers in line with planning policy.

Design Considerations

The council seeks clarification on the design elements above the garage and the external staircase. Given that this is a single dwelling, we question whether these features are appropriate and in keeping with the overall design principles of the area.

Landscape and Visual Impact

The site is located within a National Landscape (formerly known as an Area of Outstanding Beauty or AONB), which is afforded the highest status of protection in relation to landscape and scenic beauty under the National Planning Policy Framework (NPPF). The NPPF emphasises that great weight should be given to conserving and enhancing the landscape and scenic beauty of National Landscapes ensuring that development within these areas is carefully managed to maintain their character and ecological value. Given this, the council requests confirmation on whether an impact assessment is required to evaluate the potential effects of the development on the landscape.

Additionally, concerns have been raised regarding car parking and the extent of hard standing, which may affect the visual character of the area. The council urges careful consideration of whether the proposed changes align with the principles of sustainable development and the preservation of the natural environment, as outlined in the NPPF.

Ecological Considerations

No bat survey has been conducted as part of this application. Given the age of the existing property and the presence of bats in the nearby cricket club roof, it is highly likely that bats inhabit this structure as well. The council recommends that a bat survey be carried out to ensure compliance with ecological protection regulations.

Environmental & Drainage Concerns

The application does not include a formal surface water drainage strategy or Sustainable Urban Drainage System (SuDS), despite an increase in impermeable surface. Given the site's proximity to open fields, concerns remain regarding surface water runoff and its impact on local drainage infrastructure.

Impact on Cricket Club

The parish council is concerned about the potential impact on the future viability of the cricket club, as cricket balls are likely to enter the property. As advised by the cricket club, on average, a ball enters the garden once per game and makes contact with the house approximately twice per year.

This issue is particularly significant given that the proposal includes the construction of an orangery at the rear of the dwelling, which would be highly susceptible to impact from cricket balls.

Annex and Agricultural Worker Accommodation

The applicants have indicated verbally to the parish council that the proposed annex is intended as farmworker accommodation. If this is the case, please ensure that the necessary policies and procedures are met for this designation.

Appendix 2: Finance Report

Status at last bank reconciliation 31st March 2025	
Account	**Amount**
Lloyds Current	£4,828.67
Lloyds Savings	£37,804.44
Total	**£42,633.11**

Income	Amount
Interest - Feb, Mar	£62.07
HMRC VAT refund	£533.44
Total	**£595.51**

Payments to be approved			
Payment	**Payee**	**Payment Detail**	**Amount**
17-Feb-25	Hugo Fox	Website	£11.99
28-Feb-25	Staff Costs	Staff Costs Feb	£413.19
12-Mar-25	ICO	Registration	£47.00
17-Mar-25	Hugo Fox	Website	£11.99
21-Mar-25	Staff Costs	Staff Costs Mar	£395.64
09-Apr-25	Royal Mail	Postage	£3.60
09-Apr-25	SquareSpace	Web domain renewal	£12.00
15-Apr-25	Hugo Fox	Website	£11.99
23-Apr-25	Poppy Shop	Remembrance wreath	£29.49
23-Apr-25	Royal British Legion	Tommy and Woman in War Statues	£350.00
25-Apr-25	Etsy	Wreath centre design	£8.00
25-Apr-25	Staff Costs	Staff Costs Apr	£395.64
		Total	**£1,690.53**