



Email: greatsheffordpc@hotmail.com

27th December 2024

Members of Great Shefford Parish Council you are summoned to a Parish Council Meeting on Monday 6th January 2025 at 7.30pm in Great Shefford Village Hall, Station Road, RG17 7DR.

Mel Taylor
Locum Clerk to Great Shefford Parish Council

AGENDA

1. CODE OF CONDUCT

Code of conduct guide to meetings

2. APOLOGIES FOR ABSENCE

To receive apologies for absence.

3. DECLARATIONS OF INTEREST

To receive any Declarations of Interest. Members are reminded they should declare any known interests in any matter to be considered in this agenda.

4. MINUTES OF PREVIOUS PARISH COUNCIL MEETING

To consider approving the minutes of the Parish Council Meeting held on 4th November 2024.

5. OPEN FORUM

- i. To receive any questions, comments, or representations from the public. The meeting will be suspended for a maximum of 15 minutes. Each member of the public is limited to 2 minutes. No decisions can be made by the Council during public question time. After this period, the meeting will be resumed, and members of the public may only speak when invited to do so.
- ii. To receive an update from District Councillor Clive Hooker.

6. SERVICE DELIVERY OFFERS FOR TOWN AND PARISH COUNCILS

To receive details of 'Service Delivery Offers for Town and Parish Councils' from West Berkshire Council and consider whether further information is required on any available opportunities.

7. TRAFFIC CALMING AND SPEED AWARENESS

i. To give further consideration to enhanced village signage and traffic calming measures.

ii. To receive an update on the Speed Awareness Scheme.

8. PLANNING APPLICATIONS

To note the following updates since the last meeting:

Application No.	Address	Details	Status (at time of agenda publication)	GSPC response
24/01969/COND	Great Shefford House Church Street	Approval of details reserved by Condition 4 Bat Survey	Approved	Nil
24/01970/COND	Great Shefford House Church Street	Approval of details reserved by Conditions 3, 4, 5, 6 & 7	Approved	Nil
24/01853/HOUSE	Apple Tree Cottage Station Road	Two-storey side extension with part first floor extension	Refused ⁱ	Object ⁱⁱ
24/02097/LBC	Great Shefford House Church Street	Section 19: variation of condition 3	Withdrawn	Nil
24/02329/FUL	Barn adjacent to Silos at Coldridge Copse	Change of use of agricultural barn to industrial (retrospective)	Approved	Nil
24/02566/COND	Northfield Farm Industrial Estate Wantage Road	Approval of details reserved by Condition 3 (CEMP) of planning permission 24/01172/FUL	Awaiting decision	Nil, at time of publication of the agenda
24/02355/FUL	Land at 15 The Mead	New 3 bedroom dwelling	Awaiting decision	Support
24/01903/HOUSE	Rowan House Wantage Road	Proposed single-storey side and rear extension with associated alterations and proposed detached car port	Awaiting decision	Nil, at time of publication of the agenda
24/02724/HOUSE	3 The Old Railway Station Station Road	Demolition of existing porch and erection of single storey porch, replacement windows/alterations	Awaiting decision	Nil, at time of publication of the agenda

9. FINANCE

- i. To approve and authorise payments as presented by the RFO.
- ii. To receive an update on the SSE electricity contract.
- iii. To consider a draft budget and confirm a precept for the financial year 2025/26.

10. STANDING ORDERS AND FINANCIAL REGULATIONS

To consider adoption of revised Standing Orders and Financial Regulations.

11. VILLAGE MATTERS

To consider any updates on the following village matters:

- i. Feedback on the Christmas Tree and Service
- ii. Village Events - including litter picks
- iii. Village Communications - Website, Facebook and coordinated communications
- iv. Fence repairs by The Great Shefford
- v. Update on playground maintenance, including the annual safety inspection report (awaited at time of publication of the agenda).
- vi. Update on the Asset of Community Value (ACV) application for The Great Shefford
- vii. Future Councillor 'Meet & Greet'
- viii. Update on production of a flyer and posters for distribution around the village promoting the website etc.

12. FLOOD ALLEVIATION SCHEME and SAGLUV (Sewage Action Group for the Lambourn Upper Valley)

To receive any updates.

13. COUNCILLORS BUSINESS

To receive updates from Councillors.

14. MATTERS FOR FUTURE CONSIDERATION

Including items raised during the Open Forum, agenda item 5.

15. DATE OF NEXT MEETING Monday 3rd March 2025, 7.30pm.

Subsequent meeting dates 2025: 12th May, 7th July, 8th September, 3rd November.

ⁱ By virtue of its siting, bulk and form, the proposed two-storey front extension fails to appear subservient to the existing dwellinghouse, wherein the existing dwelling would be almost entirely obscured from views along the street scene. This street scene inclines to the northeast and in areas close the highway comprises mostly bungalows and single storey outbuildings, creating a harmonious relationship between dwellings and slight sense of spaciousness despite the narrow road. The proposed siting of the two-storey extension close to the highway and towards the peak of the incline would result in an unduly prominent and dominant appearance, harming this harmonious character. Further incongruity would arise from the halfhipped gable ends which would introduce a third roof type and eaves height to the dwelling, resulting in an excessively complex roofscape out of character with the existing dwelling as well as the local settlement pattern of development. The proposed extension would push parking nearer the access and reduce the forecourt depth, such that the proposed parking spaces would not comply with minimum current highway standards and guidance which require a minimum total depth of 10.8 metres from the extension to the back edge of the access drive, and a minimum 2.4 metre width. Therefore, the proposal would not enable the current required level of parking to be retained in a useable form, which could result in on street parking on the nearby public highway, adversely affecting road safety and the flow of traffic.

ⁱⁱ The council [GSPC] are putting in an object stance as we have potential concerns. We feel that more information is needed on the scale of the increase, we are concerned that it may be disproportionate in size for the plot of land it is in. We also have a concern over the windows on the south elevation which would result in a loss of privacy to the neighbouring property, Kabels, and also the house opposite on the other side of the road. We would like more information on the parking.