

Minutes Approved on:	
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DRAFT

Minutes of a meeting of the Development Board held on Wednesday 11 March 2020, Shinfield Parish Hall, commencing 19.30 hrs.

Present: Cllrs I Clarke, A Grimes (Ch), L James, D Peer and D Lias

Attending: M Balbini (Clerk), Jo Skidmore (Committee Secretary)

20/DB/8 **Public Questions**

There were no public questions

20/DB/9 **Apologies and declarations of members' interests**

2.1 Apologies were received from Cllrs. Boyer and Jahromi

2.2 There were no declarations of members' interests

20/DB/10 **Minutes of the Previous Meeting**

3.1 The minutes of the Development Board Meeting held on 15 January 2020 were **APPROVED** as an accurate record of the meeting and signed by Cllr. Grimes.

3.2 **Actions from previous minutes:**

28.1 7h Clerk to ascertain from Reading Buses who owned the Black Boy bus stop at Brookers Hill which had no bus stop sign on it

The Clerk confirmed that he had contacted Reading Buses and that the bus stop flag had now been added to the Black Boy bus stop. It was also confirmed that Reading Buses would provide a supply of timetables for SPC to make available for residents.

34 Proposal to be presented to March development committee on facilities at Shinfield West pavilion (High Copse)

See agenda item 11

3.3 Matters Arising

There were no further matters arising.

20/DB/11

Major Projects

11.1 The list of projects was **NOTED** and the following updates given:

1a Community Centre Construction:

Cllr. Grimes confirmed that a Shinfield Community Centre management committee meeting had taken place. AOC and MEA had been instructed to review the scope and cost of the project and seek to reduce costs of £500k. They had been asked to report back in April.

It was confirmed that there was no deadline for completion of the community centre though noted that there was an element of reputational risk if it was delayed for a long period of time.

The Clerk was asked to speak to the school to seek a view on the possibility of using its facilities during the Summer holidays 2020.

4a Spencers Wood Pavilion:

Cllr. Clarke confirmed that a business plan would be submitted to Full Council on Monday when approval would be sought to apply for planning permission.

1b Refurbish Spencers Wood Village Hall

It was **AGREED** that this item would be removed from the project list.

5a High Copse Sports Hub:

It was noted that no progress had been made on this matter.

It was confirmed that the planning application for land south of Cutbush Lane had been approved at appeal subject to certain conditions which would potentially impact the project.

1c Development of Deardon Field

It was confirmed that there was no progress on this issue and that SPC's land remained fenced in.

2c Deardon Field Extension from UoR Freehold Exchange with WBC:

The Clerk confirmed that an additional clause regarding the requirement to notify SPC of access to the land had been agreed by the University of Reading and that the draft lease was going to Full Council in March for approval.

It was **AGREED** that the lease could be signed following receipt of a five-year guarantee to maintain the land in the event of flooding.

The Clerk confirmed that he had sent a letter to the UoR requesting the guarantee and was

waiting for their legal team to respond.

3c Village Centre Development

Cllr. Grimes noted that he had received information from Lidl regarding the nature of the development of a store. He undertook to contact Chris Howard, WBC, and Nigel Frankland, University of Reading to understand where the project was heading given concerns that plans had changed.

5c Millworth Lane:

Cllr. James confirmed that he had attended a meeting with Shinfield Association and confirmed that the resident of the caravan had not yet been served notice to vacate the property. He noted that he was working on a plan with the Finance Manager to work out charges for the Millworth Lane pitches in preparation for SPC taking the site on.

Ian Clarke confirmed that funding would be available to maintain the football pitches from the Football Foundation.

1e Three Mile Cross Playground

The Clerk was asked to add the issue of land registration to the major projects list.

It was noted that there was not yet consensus amongst SPC members as to whether to support plans for the junction at Church Lane and Basingstoke Road. SPC were awaiting the consultation and will respond to the consultation with the consensus view.

2f Chapel Lane Pre-School

This item was noted as complete.

2g Village Speed Limits

Cllr. Lias confirmed that he was contacting Motion to seek their advice.

2h Community Activity Page to be Added to Website

This item was noted as complete.

1i Take over Management of WBC land

Cllr. Clarke confirmed that he had spoken to Nigel Philips, Taylor Wimpey and requested that SPC be involved in discussions about plans for the open space at Ryeish Green. It was noted that land use had to involve a food element and that WBC had suggested an orchard. Members considered that an alternative maybe to plant fruit bushes or blackberry brambles.

3i Development of Brand

It was decided that the Clerk would invite Susan Tyldsley, Marketing Consultant to offer suggestions on this .

Additional Item

Footpath 11

The Clerk confirmed that a TRO was required in order to carry out maintenance of footpath 11 and that this was in progress.

20/DB/12

Correspondence

12.1 There were no correspondence items received.

20/DB/13

Next meeting Date: 20 May 2020

The meeting ended at 9:35pm

Ref	Action	Action by
34	Discussion to be held at May development committee on facilities required at Shinfield West pavilion	Cllr. Grimes
11 1a	Clerk to speak to school about using their facilities during Summer 2020 school holidays	Clerk
11 2c	Clerk to obtain guarantee from University of Reading regarding the drainage work for 5 years at Deardon Allotments.	Clerk
11 3c	Cllr. Grimes to contact Wayne Smith, WBC and Nigel Frankland, UoR to ascertain direction of travel of the village centre development	Cllr. Grimes
11 1e	Clerk to add land registry of land relating to the Three Mile Cross playground to the major projects list	Clerk
11 3i	Clerk to discuss development of the SPC brand with Susan Tyldsley, Marketing consultant.	Clerk