

Runnymede Borough Council

ENGLEFIELD GREEN COMMITTEE

Wednesday, 1 December 2004 at 7.00 p.m.

at the Jurgen Centre, Harvest Road, Englefield Green



Members of the Committee

Councillors H.W.V. Meares (Chairman), J.E. Haas, Miss M.N. Heath, Mrs. C.Y. Jones, N. Thewlis and K.J.T. Walmsley.

Residents' Representatives: A.E. Panter (Vice-Chairman) and Mrs. M.E.J. Bairstow

## AGENDA

Notes:

- i) Any report on the Agenda involving confidential information (as defined by section 100A(3) of the Local Government Act 1972) must be discussed in private. Any report involving exempt information (as defined by section 100I of the Local Government Act 1972), whether it appears in Part 1 or Part 2 below, may be discussed in private but only if the Committee so resolves.
- ii) The relevant 'background papers' are listed after each report in Part 1. Enquiries about any of the Agenda reports and background papers should be directed in the first instance to **Mr. G. Marson, Committee Section, Administration and Leisure Department, Civic Offices, Station Road, Addlestone (Tel. 01932 425625). (Email: gary.marson@runnymede.gov.uk).**
- iii) Agendas and Minutes are available on a subscription basis. For details, please telephone Mr. B.A. Fleckney on 01932 425620. Agendas and Minutes for all the Council's Committees may also be viewed on [www.runnymede.gov.uk](http://www.runnymede.gov.uk)

**LIST OF MATTERS FOR CONSIDERATION**

**PART I**

**Matters in respect of which reports have been made available for public inspection**

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**PART II**

**Matters involving Exempt or Confidential Information in respect of which reports have not been made available for public inspection.**

- a) Exempt Information  
(No reports to be considered under this heading)
- b) Confidential Information  
(No reports to be considered under this heading)

1. MINUTES

To confirm and sign, as a correct record, the Minutes of the Meeting of the Committee held on 28 July 2004 (attached at Appendix 'A').

2. APOLOGIES FOR ABSENCE

3. DECLARATIONS OF INTERESTS

If Members have an interest in an item please record the interest on the form circulated with this Agenda and hand it to the Legal Representative or Committee Administrator at the start of the meeting. A supply of the form will also be available from the Committee Administrator at meetings.

Members who have previously declared interests which are recorded in the Minutes to be considered at this meeting need not repeat the declaration when attending the meeting. Members need take no further action unless the item in which they have an interest becomes the subject of debate, in which event the Member must leave the room if the interest is personal and prejudicial.

4. BYELAWS (DAL)

1. Purpose of Report

1.1 **The purpose of this report is to advise Members of:-**

- i) **the correct interpretation of the Games Byelaw number 10; and**
- ii) **the model byelaws now available and the procedure for adopting new byelaws.**

2. Interpretation of Byelaw 10

- 2.1 At the last meeting of the Committee, in July 2004, Members expressed concern in respect of the wording of Byelaw 10 and requested clarification of the correct interpretation.
- 2.2 The Council may designate, for the exclusive use of the players, an area of the Green for the playing of a game.
- 2.3 Where such an area is designated, anyone playing that game on another part of the Green, not designated, must not do so in a manner which excludes non-players from using that part of the Green.

3. Model byelaws and the adoption procedure

- 3.1 Appendix 'B' is the existing set of byelaws applicable to Englefield Green. Appendix 'C' contains the new model byelaws produced by the Department for Environment, Food and Rural Affairs, some of which could be adopted in relation to Englefield Green. Model Byelaw 5 prohibits ball games by persons over the age of 14 while Model Byelaw 20 is in similar terms to the existing Byelaw 10 referred to in paragraph 2 above.
- 3.2 Members should also note that the current maximum fine for offences under byelaw 13 is £50 whereas the model Byelaw 40 imposes a maximum fine of £500. Members may wish to adopt the higher level of fine by amending existing byelaw 13.
- 3.3 Appendix 'D' of this report sets out the DEFRA guidance on the procedure for making byelaws. In essence, a draft of the proposed byelaws should be submitted to the Department for approval before the formal procedure is commenced. This will enable errors to be rectified and any adjustments to be made which the Department considers necessary. The formal procedure can then commence with the adoption and advertising of the byelaws followed by an application to the Secretary of State for confirmation of the byelaws.
- 3.4 Any proposed amendments must also, under the terms of the Council's lease, be submitted to the Crown for approval.

**OFFICERS' RECOMMENDATION that –**

**Members consider what, if any, changes to the byelaws they would recommend to the Council.**

**(TO RECOMMEND)**

## Background Papers

None.

### 5. TELECOMMUNICATIONS INSTALLATION (DAL)

(Ref: Minutes of Englefield Green Committee, February 2004, page 1325, para. 726)

#### 1. Purpose of Report

1.1 **The purpose of this report is to advise Members of the potential for siting telecommunications equipment in the woodland area of the Green.**

#### 2. Background Information

2.1 The Committee, at its meeting in February 2004, considered a request for a telecommunications facility to be located on the grass triangle of land at Coopers Hill Lane.

2.2 The Committee rejected the proposal because the location was considered to be inappropriate. The Director of Administration and Leisure was, however, instructed to investigate the feasibility of inviting operators to bid for the siting of an installation in the woodland area of the Green.

#### 3. Report

3.1 There is a legal obligation for operators to expand their networks to accommodate customer requirements.

3.2 Network coverage is provided through a series of radio base stations, each of which is required to operate within a certain cell area. The size of each cell is determined by a number of factors, in particular the demand from subscribers.

3.3 With the majority of the operators network being operational and fixed the potential locations for new sites is limited. There is a need to provide an efficient distribution of sites to avoid interference. The operators radio engineers produce plans that indicate the optimum site location (the cell centre) and its coverage area. Only a small degree of tolerance is acceptable to provide the coverage required and to avoid interference with adjoining cells. The radio parameters of any site can also be influenced by "clutter" caused by tall buildings or trees.

3.4 Most site agreements now provide for site sharing and planning regulations essentially provide that new consents will only be considered where site sharing is not an option.

3.5 Operators do not bid competitively for sites. There is an established market level which operators will not exceed. They have powers under the Telecommunications Acts, subject to planning, to locate masts in the public highway at no cost.

3.6 The cell size of the new 3g technology is considerably smaller than previously. This is leading to a reduction in rental levels which are typically £2,000 - £4,000 per annum. Any income generated on the Green would need to be shared with the Crown Estate.

3.7 It is not therefore feasible for Officers to identify suitable sites and even if this were the case the operators would not bid competitively.

3.8 Officers remain alive however to the potential for income generation, bearing in mind the Committee's views on location and will process any future approaches with this in mind.

#### 4. Planning Considerations

4.1 There is a strong presumption in planning terms against the erection of telecommunications apparatus in the area around the Green because of the impact on what is a sensitive and historically important part of the Green Belt and the Englefield Green conservation area. Planning Policy Guidance Note 8 states that telecommunications development is inappropriate within the Green Belt unless it maintains openness. The onus is on the

applicant to demonstrate that there are very special circumstances that outweigh the degree of harm to the Green Belt. Policy BE5 of the Borough's Local Plan requires that development should preserve or enhance the character or appearance of a Conservation Area with special regard given to the retention of the historic street pattern and landscape amongst other things.

**(FOR INFORMATION)**

Background Papers

None stated.

6. MANAGEMENT AND MAINTENANCE OF THE GREEN (DAL)  
(Ref: Minutes of Englefield Green Committee, July 2004, page 184, para. 128)

1. **Purpose of Report**

- 1.1 **The purpose of this report is to update Members with regard to matters of current interest concerning the management and maintenance of the Green.**

2. Proposed Horse Route

- 2.1 At its last meeting, in July 2004, the Committee considered a suggestion that a horse route be established through the woods, parallel with Bishopsgate Road. This was to replace a horse margin which had been lost through the construction of the new tarmac footway.
- 2.2 Officers have now worked up the detail of an appropriate scheme, as set out at Appendix 'D1'. It will start some 5 to 10 metres into the woods from Bishopsgate Road, where it will link to the existing horse route. It will then follow the line of least resistance through the woods until it exits onto St. Jude's Road, at a point where there is a natural break in trees almost opposite Coopers Hill Lane. The creation of the route is fairly straightforward as it will, in the main, avoid obstacles such as existing trees and vegetation. It will, however, necessitate the removal of a few very small trees and lower limbs from some trees. No mature or significant trees will be removed. At the St. Jude's Road end, it will mean removing a hawthorn bush, some gorse and the tidying of some brambles close to the horse trough. Surrey County Council's Local Transportation section has been consulted about the route exiting the woods here and has approved the proposal, subject to sightlines being improved. The work will include the tidying of the area around the horse trough generally.
- 2.3 The cost is estimated to be £800 to £1,000. This is available from the Parks revenue budgets. The Crown Estate has been approached and, subject to their consent being received, the works could go ahead in the next few months, before the start of the bird nesting season.

3. Condition of the Grass

- 3.1 Since the last meeting of this Committee, the Council's grounds maintenance contractor has made a further attempt to slit the surface of the Green. This has been partially successful, but has failed to break through the solid layer of soil about 4" below the surface. This layer is thought to be causing the problems with drainage and thereby encouraging moss to grow on the surface in places. The Parks Manager is continuing to work with the contractor in an effort to resolve this problem without causing excessive damage to the surface of the Green.

**OFFICERS' RECOMMENDATION that -**

**subject to the consent of the Crown Estate, a horse route be established through the woodland area of the Green on the route illustrated at Appendix 'D1'.**

**(TO RESOLVE)**

Background Papers

None stated

7. HONORARY WARDENS' REPORT (DAL)  
(Ref: Minutes of Englefield Green Committee, February 2004, page 1323, para. 720)

1. **Purpose of Report**

1.1 **The purpose of this report is to present issues raised by the Honorary Wardens since the last meeting of the Committee.**

2. **Background Information**

2.1 In the summer of 2003, two members of the public, who live close to Englefield Green, volunteered to become Honorary Wardens and were appointed as such. Since then they have been very active in providing the Council with valuable information about the condition of the Green and various activities on it.

3. **Report**

3.1 Issues raised in the Wardens' latest report, not covered elsewhere on this Agenda, are:-

- i) A request for a larger litter bin at the Barley Mow end of the Green. The existing bin has a capacity of 60 litres. Officers are proposing to replace this with a larger 'Rustic' type bin which has a capacity of 90 litres. Subject to availability from the supplier, this could be installed by Christmas. Officers are also proposing that this style of bin be adopted as a standard for the Green and be used to replace others as and when necessary.
- ii) The Cricket Club's site screen frame is felt to be unsightly and the Honorary Wardens request that it be stored out of view when not in use. This has been raised with the Cricket Club which has confirmed that the frame is removed and put away at the end of the cricket season.
- iii) On days when there are fairs on the Green people park on the small grass verge in Bishopsgate Road at its junction with St. Jude's Road. Officers have agreed to either install some timber posts here or extend the grass bund to prevent this happening in the future.
- iv) Honorary Wardens report an increase in incidents of people using barbeques and playing music during the summer months. This is being controlled by the intervention of the Wardens. Officers are particularly grateful to the Wardens for their help in this regard.
- v) The grass cutting on the piece of land at the top of Middle Hill is reported to have been below standard at times this year. This has been taken up with the relevant contractor and Officers are assured that it will improve in the future.
- vi) The Honorary Wardens have also once more raised the issue of the goalpost on the Green. Members will recall that the February meeting of the Committee agreed to the erection of one junior sized goalpost on the Green for the duration of each school summer holiday. The goalpost was in place between 23 July and 8 September this year. Mr. Power contends that it was under used during this period and requests that it be removed (a copy of his letter to the Chairman of the Committee is attached at Appendix 'E').

The issues have been well rehearsed previously. Officers have observed that the grass in the goalmouth area was lightly worn, indicating only a modest degree of use. The Committee is therefore asked whether the goalpost should continue to be erected on the Green during school summer holidays.

**OFFICERS' RECOMMENDATION that -**

- i) the litter bins on the Green be replaced, as it becomes necessary, with 90 litre capacity rustic style bins;**

- ii) **wooden posts be installed, or the grass bunding extended, to prevent vehicles parking on the Bishopsgate Road verge, at the junction with St. Jude's Road; and**
- iii) **the Committee consider whether a junior sized goalpost should continue to be erected on the Green during school summer holidays.**

**(TO RESOLVE)**

Background Papers

None stated

8. EXCLUSION OF PRESS AND PUBLIC

If the Committee is minded to consider any of the foregoing reports in private session, it is the

**OFFICERS' RECOMMENDATION that -**

**where appropriate the press and public be excluded from the meeting during discussion of reports under Section 100A(4) of the Local Government Act 1972 on the grounds that the reports in question would be likely to involve disclosure of exempt information of the description specified in the appropriate paragraphs of Part I of Schedule 12A of the Act.**

**(TO RESOLVE)**

**PART II**

**Matters involving Exempt or Confidential Information in respect of which reports have not been made available for public inspection.**

a) Exempt Information

(No reports to be considered under this heading).

b) Confidential Information

(No reports to be considered under this heading)