



Minutes of the Meeting of the Council held on 24th July 2007

Present: Jim Gillett (Vice Chairman), John Davies, Shirley Newman, Chris Drew, Michael Forrer
John Illenden, Nick Ray.

Apologies for absence: Alice Wilkinson, Jackie Jeffery, and District Councillor Pamela Graddon.

4290/07 Open Forum - There were no residents present. As a resident Nick Ray gave his views on the proposed extensions to 17 Strathmore Drive and expressed his concern at a number of aspects of the application. He considered the proposed extension to be excessive and obtrusive and to directly overlook his garden at number 19.

429107 Declaration Of Interest - Councillor Ray declared an interest in Planning Application 1704 and in the request from the Cricket Club for a donation, and would not take part in the decision making on those items.

4292/07 Minutes of the meeting held on 26th June 2007 –The minutes were approved by the Council and signed by the Chairman.

4293/07 Urgent Matters Arising from the above Minutes - None

4294/07 Co-option -- Liz Black was formally co-opted and signed her declaration before Council which was witnessed by the Clerk.

4295/07 PLANNING

a) Applications for Information and Comment:

1651 Two storey side and rear extension at 60 Park View Drive North - No Parish Council Comment.

1673 Single storey rear extension at 105 East Park Farm Drive- No Parish Council Comment.

1705 Conservatory at 21 Pipistrelle Way - No Parish Council Comment.

1704 Single storey side, first floor front & rear extensions and convert garage to dwelling at 17 Strathmore Drive. - Following lengthy discussion of this application the Clerk was asked to comment to Wokingham Borough Council as follows:

Council has reviewed this application and has a number of concerns about the proposed extensions:

- 1. The plans do not appear to represent correctly the true relationship between the site and the adjacent properties; the two site plans provided show different locations for the building. This Council strongly recommends a Site Visit by the Planning Officers to determine how close the proposed first floor rear extension will be to the rear boundary and to Numbers 19 and 21 Strathmore Drive*
- 2. The proposed first floor rear extension will result in direct overlooking into the gardens of Numbers 19 and 21 Strathmore Drive from the proposed new first floor windows.*

3. *This is a very significant extension to the original building, particularly for the size of garden and its proximity to its neighbours. It is believed that the current single storey at the rear is a previous extension to the original building, which may have been restricted (by planning consent) to a single storey because it is close to the boundary. This can no doubt be verified from your records.*
4. *The design of the proposed extension is not in keeping with the adjacent properties and in particular would be overbearing to the rear view from the adjacent properties. The two proposed large 'turrets' at the rear create an unacceptable intrusion and are out of keeping with the design of other properties on Strathmore Drive.*
5. *The proposed first floor rear extension will result in direct overlooking into the gardens of Numbers 15, 19 and 21 Strathmore Drive from the proposed new first floor extension windows, even if they are frosted glass they will no doubt have to be openable.*
6. *Finally, a major concern of this Council is that, yet again, a developer has started and will probably have completed the work before any planning decision is made. Council considers that this is now happening all too frequently. Developers are deliberately challenging the Planning Authority and banking on the likelihood that no enforcement action will be taken to reverse their unauthorised building. In this way, they are significantly more likely to 'get away with' excesses which would otherwise be excluded by a properly conducted planning process.*

For all these reasons Council recommends that this application be refused and that if necessary action be taken to enforce the decision.

1765 Change 3 Dormer windows from flat to pitched roof at 51 Park View Drive North. - No Parish Council Comment.

1721 Add first floor with dormer window plus single storey side extension and demolish garage at Blackberries, Waingels Road. - No Parish Council Comment.

b) **Approved** - The following approvals were noted:-

1323 Conservatory and raise garage roof & Side extension retrospective at 49 St Patrick's Avenue.

1531 Re submission of Loft conversion with Dormer window at 24 Old Bath Road,

c) **Appeal- Refused**

8682 Four dwellings at rear of 42-46 Old Bath Road

d) **25 Park View Drive South** - Potential non-compliance. The Clerk reported that he had spoken to Planning Enforcement and had established that the developers have been served with a planning contravention notice to establish ownership of the land. This is a preliminary to enable any further action to be taken. Action has to be against the landowner who at present has not been confirmed.

Simultaneously the Planning Officer is in discussion with the developer. It would appear that the developer has submitted or will submit a revised application with the changes included, which will then be considered on its merits.

e) **Local Development Framework** - Councillor Jeffrey has attended the meeting

f) **Footpath 53** - Public Enquiry 7-8 November 2007.

There being no other planning business the Planning Meeting was closed.

FINANCE COMMITTEE

4296/07 Finance Reports – Council noted and approved the financial reports which had been circulated with the agenda.

4297/07 Authorisation of Payments - Council considered the cheques report. Cheques as detailed were approved and signed.

4298/07 Donations - Council considered a request from Charvil Junior Cricket Club for a donation to help cover running costs. After discussion an award of £250 was agreed.

4299/07 Multi -Sport Area funding of Maintenance - Planning approval awaited.

There being no other finance business the Finance Meeting was closed.

REPORTS

4300/07 Village Hall Management Committee report of meeting held 17th July 2007

Matters arising:-

Village Hall Insurance - Insurers have accepted claim for damage to external lights and paving. Committee to explore replacement of one or both lights at next meeting.

Piano Replacement - The test playing of the proposed piano was carried out by Suzanne Newman and it was found to be satisfactory. The purchase is to proceed. The Clerk was asked to ensure that the piano is covered by insurance.

Youth Club - The Clerk was asked to draft a letter to the Youth Club expressing regret that it was to close down and asking that all the equipment in the store room be removed by the end of August in order to provide space for use by any replacement club which might book the hall. It was also noted that the Youth Club had accumulated significant funds. The Clerk was asked to recommend that these be lodged with the Parish Council in escrow, for use in any future youth project in Charvil.

20 Year Celebration - Councillor Newman explained that the Management Committee were preparing a celebratory weekend (10th & 11th May 2008), the 20th anniversary of the opening of the Village Hall. Saturday morning and afternoon would be a children's day. Saturday evening would be a dance for adults. Sunday would be devoted to village hall based clubs with an open Choir rehearsal in the evening. The Council agreed to fund the event up to a maximum spend of £500.

4301/07 District Councillor's Report - In her absence Councillor Graddon had provided a written report which had been circulated to Councillors.

4276/07 Youth Facilities - Councillor Ray explained that a meeting had been held at the Mobile Youth Facility when it visited Charvil on Monday 2 July. Councillors Ray, Drew and Wilkinson. had attended. No conclusion had been arrived at about the location of the Youth Shelter and it was made clear that the Parish Council considered Wokingham Borough Council to be responsible for maintenance of the shelter but that the Parish Council would consider any request from Wokingham Borough Council to contribute. During the course of the meeting 12 young people attended the facility which was significantly more than indicated by the weekly reports.

ENVIRONMENT

4302/07 Country Park Management and Fishing Rights – awaiting response to letter to the Chief Executive again asking for a committee with representation from Charvil Parish Council and Wokingham Borough Council to be formed urgently in order to have an up to date plan available when the land is handed over. Clerk to seek a response.

4303/07 Veteran Tree Project – Help would be welcome to complete the survey. Contact Councillor Illenden.

4304/07 Councillor Illenden asked for a bat detection device to be considered for P Council use. Add to next Agenda. Councillor Illenden to provide details of cost and possible use.

HIGHWAYS AND PUBLIC TRANSPORT

4305/07 Future of the Highways Board - Consultation Document passed to Councillor Forrer.

ITEMS FOR CONSIDERATION

- 4306/07 **Code of Conduct** - Deferred from last meeting, It was agreed to defer adoption to the next meeting.
- 4307/07 **Councillor Training Course** - Councillor Black to consider attending.
- 4308/07 **Licensing Act 2003 – Wokingham Borough Council policy review** - Noted and circulated with documents for information.

ITEMS FOR INFORMATION (Documents circulated after the meeting) - Wokingham Borough Council Meetings Agendas, & Minutes, Town & Parish News, W.B.C. Staff Bulletin, Berkshire Communicator, Clerks & Councils, Local Council Review, The Berkshire Echo

ANY OTHER BUSINESS

- 4309/07 **Wokingham Borough Council Paper on providing Caravan sites for Travellers** - Councillor Illenden to review and report at next Meeting.
- 4310/07 Councillor Drew asked for an update on Hedge cutting on Park Lane and Old Bath Road, and drew attention to a broken fence on Old Bath Road.

There being no further business the meeting closed at 10.30pm

.....Signature
Chairman of the Council

Signed on 28th August 2007