



Minutes of the Meeting of the Council held on 27th May 2008

Present Alice Wilkinson (Chairman), Jim Gillett, Jackie Jeffery, Shirley Newman, Nick Ray, Liz Black, and Chris Drew,

Apologies for absence - John Illenden, Michael Forrer, John Davies.

4523/08 Open Forum - There were no residents present.

4524497/08 Declaration Of Interest - None

4525/08 Minutes of the meeting held on 22nd April 2008 - The minutes were approved by Council and signed by the Chairman.

4526/08 Urgent Matters Arising from the above Minutes - There were no matters arising which were not on the agenda.

4527/08 PLANNING

a) Applications for Information and Comment:

0864 Conservatory at 27 East Park Farm Drive - No Parish Council Comment

0881 Demolish garage & Erect two storey Rear extension & new detached Garage.
(Rev of 2755) at Rose Cottage Lands End Lane - No Parish Council Comment

0906 Conservatory at 57 The Hawthorns- No Parish Council Comment

1004 Erect single storey rear extension at 11 Kingsley Close - No Parish Council
Comment

b) Appeal against Refusal

2158 Failure to discharge conditions approved on appeal to incorporate front & rear extensions at 25 Park View Drive South. - A draft response was considered. The Clerk was asked to respond as follows:-

Council would make the following comment on the developers 'Grounds for Appeal' documents.

1) *The main issue which concerns both this Council and many residents is the failure of the Developer to adhere to the conditions set by the Inspector when he approved the first appeal and thereby set the design for this development. There was no condition that could have indicated to the developer that any aspect of the design could be changed. It should be noted that it was only the vigilance of the neighbours, which brought these violations to light.*

2) *The 'Grounds for Appeal' document does not fully reflect the history of this development:-*

- The first application F/2004/3195 was for five detached houses. This was withdrawn after discussion with Wokingham Borough Council. The two large houses at the front on that application, each had a declared floor area of 254.27 square metres.*

- The second application F/2005/4123 was for seven houses. This was refused by Wokingham Borough Council. The two large front houses on that application each had a declared floor area of 227.25 square metres.*

- The second application F/2005/4123 was then approved on appeal.
 - A third application F/2007/0223 was then submitted but this was not proceeded with.
 - A fourth retrospective application F/2007/2158 was then submitted requesting that the extensions, which violated the plans approved on appeal, be permitted. This application was refused by Wokingham Borough Council.
 - This fourth application, refused by Wokingham Borough Council is the subject of this appeal. This application notably does not give details of the area of the extension. It does however appear to be sufficient to bring the total area of the new buildings close to that of the original withdrawn application.
 - The recent claimed conversations between the planning officers and the developers are irrelevant. The Inspector agreed the proposed design (already modified in response to discussion with the Planning Officer) for very sound planning reasons in the face of strong opposition to the appeal by Wokingham Borough Council, by Charvil Parish Council and by the neighbouring residents. It would therefore not have been appropriate for the Local Planning Office to agree changes to the design approved by an Inspector on appeal.
- 3) The Public sees the Inspector to be acting as a Judge / Arbitrator in resolving planning disputes, and as such all the parties concerned should respect the plans he has approved. Parish Councils being the closest level of local government to the electors are most aware of public cynicism about the planning process. Compromise, which ignores any of these flagrant violations, can only bring the planning process into disrepute. The current clear violations of the approved plan should, therefore not be accepted and rectification of the existing construction to meet the original inspectors approved design must be insisted upon.
- 4) This Council presumes that there is little point in reiterating all the points made in opposing the original application. These have all been fully recorded but it should be emphasised that two specific aspects of the present buildings are in conflict with the inspector's approval. The rear extensions reduce the amenity space of both buildings to an unacceptable degree and the extensions to the front of the house detract from the street scene. Both these aspects of the design are in clear conflict with the local plan.
- It is therefore this Council's unanimous view that this second appeal should be refused and the developer forced to correct the aspects of the build which do not comply with the plans approved by the first Inspector and now conflict with the requirements of the local plan. Were these violations to be ignored, it would set an extremely dangerous precedent for other developers to similarly ignore conditions set on appeal.

c) Applications Approved - The following approvals were noted:-

- 2895 Erect 2 Linked detached Houses at land to rear of 23 Park View Drive South.
 0450 Erect two storey & single storey rear extensions at 102 The Hawthorns.
 0529 Erect two storey front extension at 45 Park View Drive South.

d) Applications Refused- The following refusals were noted:-

- 0667 Erect two storey front extension at 41 Chiltern Drive
 0605 Erect two storey & single storey rear extensions plus raise roof with rear dormer windows at 55 Park View Drive North.
 0472 Demolish existing and erect 2 Detached Dwellings at 2 Strathmore Drive.

e) Applications Refused on Appeal- The following refusals was noted:-

- 1486 & 0697 Appeal against refusal to allow development at 15 Charvil House Road.

f) Appeal Withdrawn –

- 1024 Appeal against refusal to allow development of 8 flats at 43 Old Bath Road.
Note:- appeal against refusal 2433 will continue.

g) Sandford Farm - Nothing new to report

There being no other Planning Business the Planning Meeting was closed.

FINANCE COMMITTEE

- 4528/08 **Finance Reports** – Council reviewed the monthly financial reports which were noted.
- 4529/08 **Authorisation of Payments** - Council considered the cheques report. Cheques as detailed were approved and signed.
- 4530/08 **Authorisation of End of year Account** - The final accounts for the year ending 31st April 2008 were approved by Council And signed by the Chair of Council.
- 4531/08 **Donations** - A thank you letter from Berks. Blind Society was noted. There were no new requests.
- 4532/08 **Multi -Sport Area** – A response from the F A is still awaited.
- 4533/08 **Internal Audit for 2008** – The internal audit will take place on 7th July 2008
- 4534/08 **External Audit for 2008** – Mazars LLP have requested that the documents for Audit be submitted before the end of July 2008.
- 4535/08 **Parish Council Insurance** - Following discussion in the absence of an alternative provider it was agreed to place the insurance with our current provider Allianz.
- 4536/08 **Youth Club Finance** Awaiting confirmation that the proposed terms are acceptable. Council agreed that an old Parish Council account which has been dormant should be changed into an Instant Access Saver Account – and used to hold the Youth Club cash
- 4537/08 **Poor's Land Charity** – The Chair of Finance confirmed that he had looked at the accounts and could see no obvious problems.
- 4538/08 **Bank Account Changes** – Following discussion it was agreed to change the Business Bonus Account to an instant Access Saver Account and to change the Business Premium Account to a similar but separate Instant Access Saver Account.

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

REPORTS

4539/08 Village Hall Management Committee Report

Matters arising:

20 Year Celebration – Council congratulated John Davies and Tracy Ray for organising a good Party. The Clerk is awaiting the final accounts including receipts.

Glass Disposal - Council considered the difficulties with siting a glass disposal facility for general use by residents close to the Village Hall. This had been tried in the past and because of complaints from residents it had been removed.

4540/08 Amenities Committee Report

Matters arising:

Action on St Patrick's playground safety Report - Councillor Drew reported that quotes are being obtained for replacement equipment which meet the new standards.

- 4541/08 **District Councillor's Report** - Council welcomed the new Borough Councillor Emma Hobbs who explained her areas of concern and undertook to look into the questions of landfill at the Hawthorns and Quiet Lanes. Both issues on which the Parish Council is receiving little support from the Borough Council.

ENVIRONMENT

- 4542/08 **Country Park Management and Fishing Rights** – Hand-over still awaiting land registration.

HIGHWAYS AND PUBLIC TRANSPORT

- 4543/08 **Quiet Lanes** - Council reviewed a further response from Keith Baker to the parish Council's request that the process of designating Beggars Hill Road and Lands End

Lane as Quiet Lanes be started as soon as possible. Following discussion the Clerk was asked to hasten a reply from Theresa May MP and to prepare a draft response to Keith Baker emphasising that the request was not solely linked to Sandford Farm and was being applied for many of the reasons defined in the legislation. Councillor Baker should additionally be asked to provide a copy of the advice he had obtained from the legal department and a copy of the minutes of Wokingham Borough Council and relevant documents where the Policy he describes was approved. He should also be asked if any other applications have been received and the response given to these, and if the Borough Council is aware of any applications acted upon by other Borough/District Councils.

The Clerk was also asked to contact BALC for advice on implementing the Quiet Lanes Legislation and how and by whom it can be implemented.

Depending on the response from Theresa May, a letter should be sent to the Department of Transport to establish the intention of the Quiet Lanes Statutory Guidance and how and by whom it can be implemented.

ITEMS FOR CONSIDERATION

- 4544/08 Annual Parish Meeting** - In response to a question raised at the Annual Parish Meeting about landfill in The Hawthorns the Clerk had contacted Wokingham Borough Council. A letter from Wokingham Borough Council had been received which identified a site behind the Village Hall as being landfill. Borough Councillor Hobbs undertook to obtain a copy of the map.
- 4545/08 Parish Conference** - Nothing further has been heard from Wokingham Borough Council who have been asked to put the issue of 'Quiet Lanes' on the Agenda for the 8th October 2008 meeting..
- 4546/08 Anti-social Behaviour Group** – Questionnaire to be completed by Councillor Illenden - deferred.
- 4547/08 CCB Membership** - Cheque for £30 to be signed
- 4548/08 Children's Centre Conference** - No one available to attend
- 4549/08 Pharmacy Services- Rurality – re Charvil** - Following discussion Council agreed that the present rural status be retained. The Clerk to prepare a draft response.
- 4550/08 Clerks & Councils Direct Update – Membership** - No action required at this time.
- 4551/08 Northern Parishes Area Youth Committee** - Councillor Illenden was not present.

ITEMS FOR INFORMATION (Documents circulated after the meeting) - Wokingham Borough Council Meetings Agendas, & Minutes, Staff Bulletin, Town & Parish News, Twyford Village Magazine, Clerks & Councils Direct,

There being no further business the meeting closed at 10.00pm

.....Signature
Chairman of the Council

Signed on 24th June 2008