



## **Minutes of the Meeting of the Council held on 28<sup>th</sup> August 2007**

**Present:** Alice Wilkinson, (Chairman), John Davies, Shirley Newman, Jackie Jeffery, Chris Drew, John Illenden, Liz Black, and District Councillor Pamela Graddon.

**Apologies for absence:** Jim Gillett, Nick Ray, Michael Forrer.

**4311/07 Open Forum** - There were four residents present.

A resident expressed his concern at the proposed extensions to Orchard House, Milestone Avenue. He explained his view that the proposed changes were over development and out of keeping with the other properties on Milestone Avenue.

Roger Burns representing the Village Fete Committee thanked the Council for its support at the last fete and explained that it was looking for a theme for next years event. He mentioned the rumour that Wokingham Borough Council were intending to charge for the use of the park. The Council agreed to keep this under review. The Chair took the opportunity to thank Roger for all his good work for the Village.

**4312/07 Declaration Of Interest** - None

**4313/07 Minutes of the meeting held on 24<sup>th</sup> July 2007** –The minutes were approved by the Council and signed by the Chairman.

**4314/07 Urgent Matters Arising from the above Minutes** - None

**4315/07 PLANNING**

**a) Applications for Information and Comment:**

1422 Resubmission. Change of use from public open space to multi-use games area at East Park Farm. Following discussion the Clerk was asked to write as follows:-

*This is a resubmission of an earlier application and Council would repeat the comments made.*

*“As joint sponsor of the project to provide this facility, the Parish Council fully supports this application to provide a much needed facility for local young people.”*

1992 Single storey rear extension and create rooms in roof space at 1 St Patrick’s Avenue - No Parish Council Comment.

1952 Demolish existing & erect new dwelling and garage at Windrush, Thames Drive. Following discussion the Clerk was asked to write as follows:-

*This Council has no objection to this proposed development. It welcomes the erection of an Eco-friendly Dwelling in Charvil.*

2000 Resubmission Single storey front & rear and two storey side extensions at Orchard House Milestone Ave. Following discussion the Clerk was asked to write as follows:-

*Council is still concerned at this proposed large extension to an already extended house. Council notes that this resubmission has some changes from the previously refused applications, but these are minor and all of the previously stated concerns still apply. All of the*

reasons given in your refusal document of the 23/11/2006 still apply. None appear to have been satisfactorily resolved.

1. The proposed extension is excessive for a relatively small plot and would be out of character with the nearby properties on Milestone Avenue. It would still "be obtrusive and out of character and have a detrimental impact on the character and appearance of the area" as stated in the refusal document.
2. Council is also concerned that the proposed side extension is still close to the boundary and, "because of its design and siting it would cause an unacceptable overbearing effect on the adjacent residential property".
3. The original comment that the block plans are not accurate and may cause confusion has also not been dealt with.

**For these reasons this application is still contrary to WOS3 of the Local Plan. Council therefore recommends that this resubmitted application again be refused.**

1704 Single storey side, first floor front & rear extensions and convert garage to dwelling at 17 Strathmore Drive. Decision deferred by Wokingham Borough Council for site visit.

2094 First floor rear extension 16 Strathmore Drive- No Parish Council Comment.

1978 Demolish brick structure and erect new dwelling at 6 Phillips Close, Woodley, (with access to Beggars Hill Rd) Following discussion the Clerk was asked to write as follows:-

*This Council is greatly concerned that yet another application to develop in the narrow green strip, which separates Urban Woodley from Rural Charvil has been submitted.*

*This site is just outside the Charvil boundary, in this narrow green strip where building of new properties has not been allowed. The requested exit is onto Beggars Hill Road, a single track country lane, which only has access to Charvil, and Charvil is a Category B settlement. The Building to be demolished is a disused agricultural building.*

*In past years there have been a number of applications to build on sites in this narrow green strip, all of which have been refused, some on appeal.*

*The most recent application to build in this area was application O/2005/5852 (Appeal Ref: APP/X0360/A/06/2016692). Almost every one of the points made by the Inspector in refusing this appeal, and by the planning Officer in refusing the original application, are equally relevant to this site. It fails to comply with the policy requirements WCC1, and WT7 of the District plan. Copies of the Appeal Decision and of the Planning Officers report are therefore attached to this report in support of our recommendation to refuse this application.*

***In order for the planning system to appear consistent and credible this application must be refused.***

2143 Two storey front extension plus raising roof with front & side dormer extensions at 3 St Patrick's Avenue. Following discussion the Clerk was asked to write as follows:-

*Council is concerned that these exceptionally large extensions could impact on neighbouring properties. Consultation with all the neighbours is therefore essential.*

2158 Changes to plans approved on appeal to incorporate front & rear extensions and discharge conditions at 25 Park View Drive South.

*This Council is concerned that the Planning Authority is being asked to approve changes to a plan which was finally decided by the Inspector at an Appeal. The plans were approved, and the conditions were imposed, by the Inspector. This was his considered decision based on arguments by all parties, and should therefore not be the subject of any further attempt to obtain yet further 'concessions'. The Inspector's decision should be respected as the final position.*

*This Council considers that the Developer's approach to planning approval, in knowingly building beyond the limits approved by the Inspector and then applying for retrospective approval (in the expectation that WBC will not wish to risk the costs of further action), needs to be challenged. If not then the whole planning process is brought into ridicule.*

*As regards the specifics of the case, the area of the development which is beyond the approved limits is significant and should not be given retrospective approval. It makes the house too big for the small plot and with minimal recreational area, particularly at the rear. When the remaining five plots are also developed it will create an even more ugly urban style development, which will be wholly out of keeping with the other properties on this quiet residential road. This project, when completed, would then be 'over development' of the worst kind. It is therefore only at this stage that such a condition can be prevented.*

**It is this Council's firm view that this application should be refused.**

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

0625 Detached Dwelling at 28 Strathmore Drive.

1415 Two storey front extension at Willowdene, Old Bath Road.

1705 Conservatory at 21 Pipistrelle Way.

1765 Change 3 Dormer windows from flat to pitched roof. At 51 Park View Drive North.

c) **Refused**

1486 Two dwellings at 15 Charvil House Road.

d) **Appeal- Allowed**

8234 Extend Warehouse at Denmark House, Old Bath Road.

e) **Scoping Report for Highway Design** - Councillor Jeffrey to review.

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

## **FINANCE COMMITTEE**

**4316/07 Finance Reports** – Council noted and approved the financial reports which had been circulated with the agenda.

**4317/07 Authorisation of Payments** - Council considered the cheques report. Cheques as detailed were approved and signed.

**4318/07 Donations** - Council considered a request from Charvil Football Club for a donation to cover cost of new footballs. After discussion an award of £180 was agreed.

**4319/07 Multi -Sport Area funding of Maintenance** - Planning approval awaited.

**4320/07 Audit for 2006-2007** - The audit has been satisfactorily concluded and the declaration signed by the Auditor. The auditor has however questioned the intended use of the earmarked reserve. The Clerk was asked to write stating that the Multi Games Area is at the planning approval stage.

**4321/07 Bursary.** A bursary of £400 has been received to cover part of the cost of the replacement Notice Board.

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

## **REPORTS**

**4322/07 Village Hall Management Committee report of meeting held 21<sup>st</sup> August 2007**

### **Matters arising:**

**Village Hall Insurance** - Claim for external lights. – Availability still being explored.

**Piano Replacement** - Delivery is imminent.

**Youth Club** - The Youth Club is to consider the P Council offer to look after the accumulated funds, in escrow, for use in any future youth project in Charvil.

**20 Year Celebration** - It was agreed that the licence should cover both Saturday and Sunday.

**Cleaner** – It was agreed that Tracy Ray should be paid for the additional cleaning which she had to carry out and that the Management Committee should seek an alternative cleaning contractor.

**4323/07 Amenities Committee report of meeting held 21<sup>st</sup> August 2007** - Noted

**4324/07 District Councillor's Report** - Councillor Graddon reported that:

A news report has been released suggesting that there had been flooding in Charvil. It was noted that this was confined to gardens in the flood plain.

Reported that Wokingham Borough Council has adopted the new Code of Conduct, The Highways Board has been abolished. In the future there will be a nominated representative for each area.

The Wellington House area of Wokingham is to be redeveloped.

Election in Charvil for both District and Parish will take place on 1<sup>st</sup> May 2008.

Ryersh Green School to close.

Councillor Graddon agreed to additionally provide a written report at future meetings.

**ENVIRONMENT**

**4325/07 Country Park Management and Fishing Rights** – Council considered a response from the Chief Executive. Following discussion it was agreed that Councillors Jeffrey and Ray would prepare a response.

**4326/07 Veteran Tree Project** – Progressing. Help would be welcome to complete the survey. Contact Councillor Illenden.

**4327/07 Tree Protection** – The Clerk was asked to follow up the request to list the Oak tree close to the homestead. It was noted that it would soon be time to plant the additional trees around the Village Hall.

**4328/07 Street Trading Consent** - Following discussion Councillors were of the view that there were no new reasons which might persuade the licensing committee to change it's view on this renewal application.

**HIGHWAYS AND PUBLIC TRANSPORT**

**4330/07** Future of the Highways Board - See District Councillor's report above.

**ITEMS FOR CONSIDERATION**

**4331/07 Code of Conduct** - Following due consideration the Revised Code of Conduct was unanimously accepted. New Declaration Forms will be circulated for Signature before the next meeting.

**4332/07 Wokingham Borough Council Mayor's Banquet**. - Noted

**4333/07 Vacancy at Alms Houses Cedar Place, Woodley** - Noted

**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**

**4334/07 Review of Polling Stations** - No change for Charvil

**4335/07 Primary Care trust – Commissioning Strategy Consultation** – Chair to review.

**4336/07 Wokingham Official Guide – Review Charvil Entry** – Change Clerks Address include Charvil Web Site, change photo, Possibly to Village Hall, Lands End or Charvil Country Park.

**There being no further business the meeting closed at 10.30pm**

.....Signature  
Chairman of the Council

Signed on 25<sup>th</sup> September 2007

Chairman's Initials.....