



Minutes of the Meeting of the Council held on 18th December 2007

Present: Alice Wilkinson, (Chairman), Jim Gillett, Shirley Newman, Jackie Jeffery, Chris Drew, John Davies, Liz Black,

Apologies for absence: Nick Ray, Michael Forrer, John Illenden, and District Councillor Pamela Graddon.

4399/07 Open Forum - There were no residents present.

4400/07 Declaration Of Interest - None

4401/07 Minutes of the meeting held on 25th November 2007 The minutes were approved by Council and signed by the Chairman.

4402/07 Urgent Matters Arising from the above Minutes - There were no matters arising which were not on the agenda.

4403/07 PLANNING

a) Applications for Information and Comment:

2821 Demolish existing and erect 3 detached dwellings at 2 Strathmore Drive.-
Following discussion the Clerk was instructed to comment as follows:-

Two previous applications have been submitted for demolishing the existing building and redeveloping this site. The first for rebuilding three houses on the site was followed by an application for building two houses. Wokingham District Council refused both applications and both were dismissed on appeal.

This new application is similar to the first application 1998/68006/F for demolishing the existing house & erecting 3 detached dwellings, which was refused by Wokingham District Council and dismissed on appeal. This 1998 application was followed by Application 1999/70159/F, an application to demolish the existing and build two houses. Even this less dense proposal was similarly refused by Wokingham District Council and again dismissed on appeal.

Because there is no significant change on this new application it will have a similar damaging effect on the open street scene of Strathmore Drive by presenting a cramped development at the entrance. All the reasons given for rejecting the 1998 and 1999 applications still apply to this new application. The reference to Pipistrelle Way has no relevance to the street scene at the entrance to Strathmore drive, which was the reason for previous refusals. Reference to the proposed redevelopment of 43 Old Bath Road, which has recently been refused, should similarly not influence the decision on this application.

It is therefore this Councils recommendation that this application should be refused.

(Report 241)

2478 Single storey side & rear extensions, & pitched roof to garage at 48 Park View Drive North. - No Parish Council Comment.

2631 Convert garage to living accommodation and add single storey side and first floor front extensions at 17 Strathmore Drive. - Following discussion the Clerk was instructed to comment as follows:-

Council has reviewed this application which is a resubmission of a previously refused application. It would appear that some of the work has been completed already, yet this is not indicated as 'retrospective' on this application. The proposed rear extension, which this Council strongly opposed, has been deleted from this application but a number of concerns about the proposed extensions still remain, as follows:-

- 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.*
- 2. The design of the proposed front extension is not in keeping with the adjacent properties.*
- 3. Finally, a major concern of this Council is that, yet again, a developer has started 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.*

For all these reasons Council recommends that this application again be refused for an improved design to be presented and that if necessary action be taken to enforce the decision.
(Report 242)

2905 Erect one detached dwelling with parking at rear of 1&3 Cheviot Drive. - Following discussion the Clerk was instructed to comment as follows:-

Council has reviewed this application and is surprised and concerned that unnecessary obstacles are being put in the way of this site being developed. Council is confused by the new requirement for a flood risk assessment. This plot is not in the flood plain and no other properties at that elevation have required a flood risk assessment.

This site is a blight on the entrance to Chiltern Drive and it has been this Council's and Wokingham Borough Council's wish that a way be found to remove this eyesore.

Council therefore recommends that this application be encouraged, and confirms that the submitted design would receive this Council's full support. (Report 243)

2840 Loft conversion at 21 Park View Drive South. - No Parish Council Comment.

2527 Single storey front, side & rear and two storey side extensions at Orchard House, Milestone Ave. - Following discussion the Clerk was instructed to comment as follows:-

Council notes that this resubmission has some significant changes from the previously refused applications, but the extent of the extensions still gives some cause for concern.

Council is still concerned that this proposed large extension to an already extended house, could result in a building which is not in keeping with the adjacent properties.
(Report 244)

b) Approved - The following approvals were noted:-

2273 Conservatory at 15 Thornbers Way.

- 2448 Single storey side extension with mono-pitched roof at 4 Kilowna Close.
2570 Erection of two storey side and rear extensions at 60 Park View Drive North.
2506 Single storey rear extension at 10 Strathmore Drive.
1422 Change of use from, public open space to multiuse games area for public use.

c) Refused- The following refusals were noted:-

- 2342 Two storey rear extension and roof conversion to dwelling, 13 Charvil House Road.
2433 Erection of 8 flats, demolition of 43 Old Bath Road.
2673 Erection of part two storey and part first floor extension to front to dwelling, at 7 Old Bath Road.
2239 Erect paved terrace at rear of building at Herons Creek, Thames Drive.

d) Withdrawn

- 2697 Proposed single storey side extension at 24 Old Bath Road.

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

FINANCE COMMITTEE

4404/07 Finance Reports – Council deferred consideration of financial reports until the next meeting. The payments report from the 1st October 2007 was approved.

4405/07 Authorisation of Payments - Council considered the cheques report. Cheques as detailed were approved and signed, including a cheque to transfer £10,000 from The Business Premium Account to the P O Savings Account, and payment of £100 awards to :- Wokingham Citizens Advice Bureau, Twyford & District Volunteer Centre, Milestone Avenue Residents Association, and to Keep Mobile, agreed at the last meeting.

4406/07 Donations - There were no new requests for donations.

4407/07 Budget 2008 – 2009 - It was agreed that a budget meeting is to be held on 7th January 2008.

4408/07 Multi -Sport Area – The Chair of Finance reported that on 28th November, he had received an email from Beverley Thompson that Wokingham Borough Council had withdrawn from the project. It was agreed that Councillor Ray prepare a draft letter to Paul Turrell, expressing Council concern, and that this be circulated for comment before being sent to Wokingham Borough Council under the Chairman's name.

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

REPORTS

4409/07 Village Hall Management Committee report of meeting held 20th November 2007

Matters arising:

Village Hall Exterior Lights & Insurance - Councillor Davies has provided the Clerk with an invoice on which to claim for external lights. The labour invoice is to follow.

20 Year Celebration – Council reviewed progress in preparing an attractive programme for the weekend.

Replacement Trees - The delivered trees had been rejected. Councillor Illenden to obtain replacements.

Strip and reseal Committee Room, Entrance Hall and Kitchen Floors - Committee had decided to have the work done at a cost of £353. - Noted

4410/07 Amenities Committee report of meeting held 20th November 2007

Matters arising:

Weekly Visual Inspection of Play Equipment. - Roger Burns is carrying out weekly inspections.

Old Bath Road Notice Board - awaiting parts for repair.

St Patrick's - Report on gates being considered.

4411/07 District Councillor's Report - Councillor Graddon had offered her apologies.

ENVIRONMENT

4412/07 Country Park Management and Fishing Rights – Councillor Jeffery introduced a draft response to the letter from Wokingham Borough Council. Following discussion she was asked to proceed with the response.

4413/07 Tree Preservation Order 1136/2006 – Permission to prune trees - Noted

4414/07 Parish Councils Duty to Conserve Biodiversity - Noted by Council and passed to Councillor Illenden for further consideration.

HIGHWAYS AND PUBLIC TRANSPORT

4415/07 Presentation on new Highways Process - Councillor Baker to attend next meeting.

Clerks Note: Councillor Baker has agreed to attend and speak at next meeting. He has been informed that Council is particularly concerned about the input of Highways on Planning and in particular Quiet Lanes.

ITEMS FOR CONSIDERATION

4416/07 Code of Conduct - All the forms have now been completed

4417/07 Councillor Training - Noted

4418/07 Telecommunications Roll Out Meeting - Noted

ITEMS FOR INFORMATION (Documents circulated after the meeting) - Wokingham Borough Council Meetings Agendas, & Minutes, W.B.C. Staff Bulletin, Community Warden News, Clerks & Councils, NALC Review, Countryside Access Forum, Keep Mobile News.

There being no further business the meeting closed at 10.10pm

.....Signature
Chairman of the Council

Signed on 22nd January 2008