



Minutes of the Meeting of the Council held on 26th February 2008

Present: Alice Wilkinson, (Chairman), Shirley Newman, Nick Ray, Jackie Jeffery, Liz Black, Michael Forrer, John Illenden, and District Councillor Pamela Graddon, and 1 member of the press.

Apologies for absence: Chris Drew, Jim Gillett, John Davies.

4444/08 Open Forum - There were no residents present.

4445/08 Declaration Of Interest - None.

4446/08 Minutes of the meeting held on 22nd January 2008 - The minutes showed an incorrect figure for the percentage increase in precept. **The figure should be 3.59%.** The minutes so amended were approved by Council and signed by the Chairman.

4447/08 Urgent Matters Arising from the above Minutes - There were no matters arising which were not on the agenda.

4448/08 PLANNING

a) Applications for Information and Comment:

3019 Erect Single storey side and rear extensions. Increase boundary gap to 1.010 metres at 10 Park View Drive South. - No Parish Council Comment

0128 Erect Car Port between Garage and Dwelling at 105 The Hawthorns. - No Parish Council Comment

0211 Erect Hay and Straw Barn at Newlands Farm, Loddon Drive. - No Parish Council Comment

0269 Demolish existing, & erect Timber Building for home office/study & store at 26 Old Bath Road. - No Parish Council Comment

b) Appeal

2673 Erect two and single storey front extensions at 7 Old Bath Road. - No Parish Council Comment

2433 Outline for 8 Flats at 43 Old Bath Road. – Following discussion the Clerk was asked to write as follows:-

This is the second application refused for development of this back garden site and both are subject to appeal. This second application has only minor changes from the original application therefore all the previously made reasons for refusal still apply.

Council would now make the following comment on the developers recent 'Grounds for Appeal' document:-

This Council fully supports all the reasons given by Wokingham Borough Council for rejecting this second application to build a block of 8 flats on this site. In particular Council considers:-

- 1) *The density of the proposed development is almost double that of Pipistrelle Way. Pipistrelle Way is a conventional housing development with two storey buildings with a density of 30 units per hectare. This cannot be used as justification for a three storey block of apartments with a density of 56 units per hectare. **The proposed development is cramped and contrived.** It needs to be emphasised that Charvil, according to the Wokingham Borough Local Plan, is a category B settlement where only small infill development will be permitted.*
- 2) *None of the adjacent properties are as big as the proposed three storey block, and will be dominated by it. **Undoubtedly this is over-development.***
- 3) ***The proposed development because of its height and mass and location must have a seriously damaging impact on the street scene.***

*It is noted that there is no reference in the Grounds for Appeal document to the **serious highways concerns** made by this Council in all our comment documents. In particular Council is concerned at the effect of such a development on the already hazardous junction of Old Bath Road with Park Lane. The access/exit point for these flats would be very close to this junction and, further, would be sandwiched between the junction and the new Pipistrelle Way. Furthermore Strathmore Drive is also immediately on the other side. These problems have been little improved by the recent introduction of a mini roundabout, and **additional traffic entering and exiting from yet another junction onto this already complex section of Old Bath Road can only make it even more hazardous.***

It is inevitable that car use for the site will be greater than the minimal forecast in the application, and will undoubtedly exceed the allocated parking spaces. This will inevitably lead to problems with on-street parking on this dangerous and complex part of Old Bath Road.

It is therefore this Council's unanimous view that this proposal is piecemeal development of the worst kind at a location where it will have maximum damaging impact on the street scene and where the access would be at a dangerous road junction. Were it to be allowed, it would set a dangerous precedent for similar large buildings which would drastically change the rural/village characteristic which this council considers so important for the future development of the village. For all these reasons Council recommends that this appeal be refused.

c) Approved - The following approvals were noted:-

- 3019 Erect Single storey side and rear extensions 10 Park View Drive South
- 2840 Permitted development to convert loft to habitable room at 21 Park View Drive South.
- 3006 Erect two storey rear extension and raise roof with front dormer to create first floor at 13 Charvil House Road
- 2504 Erection of two storey side extension 17 Charvil Meadow Road
- 2990 Convert loft to habitable room with rear dormer at 4 Farmers End.
- 2527 Erect front, side and rear extensions at Orchard House.
- 2631 Convert garage to living accommodation and build new garage at 17 Strathmore Drive.
- 0069 Single storey side/rear extensions at 78 Old Bath Road

d) Consultation – New Proposals for Sandford Farm. - Council considered a document published by a developer announcing a public meeting to consider new proposals for the development of the site. It was noted with concern that this still included a retirement area with access onto Beggars Hill Road. It was recommended that Councillors attend the meeting. It was agreed that the issue be discussed in the April Newsletter and at the Annual Parish Meeting in May.

- d) **Street Naming & Numbering** - New dwelling on land adjacent to 28 Strathmore Drive to be 28a)
- e) **Wokingham Housing Strategy** - Stakeholder Conference to be held on 19th March 2008 from 9am to 2pm. Councillor Jef to attend.
- f) **25 Park View Drive South** - It was noted that Planning Enforcement has now become fully involved.

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

FINANCE COMMITTEE

- 4449/08 **Finance Reports** – Council reviewed the financial reports up to the 22nd February which were noted.
- 4450/08 **Authorisation of Payments** - Council considered the cheques report. Cheques as detailed were approved and signed apart from Cheques to Granwood and to N I C which were to be held pending discussion with the companies concerned.
- 4451/08 **Budget 2008 – 2009** - Council noted the budget/precept declaration, copies of which had been circulated.
- 4452/08 **Donations** - There were no new requests.
- 4453/08 **Multi -Sport Area** – The Chair of Finance declared that he had received a request from Wokingham Borough Council asking for the Parish Council contribution to be increased to £23,500. Following discussion it was agreed that the Clerk should write to Wokingham Borough Council confirming the availability of this amount.
- 4454/08 **Appoint External Auditor for 2008** – The appointment of Mazars LLP was noted.
- 4455/08 **New Insurance Provider** – Deferred to next meeting. Clerk to pass report to Chair of Finance
- 4456/08 **Inland Revenue Claim** - The Clerk reported that the dispute was still ongoing. Most of the payment of £95 has been refunded.

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

REPORTS

4457/08 **Village Hall Management Committee report**

Matters arising:

Village Hall Exterior Lights & Insurance - The claim has been submitted.

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

Replacement Trees - Councillor Illenden to obtain replacements.

New Years Eve booking complaint The Chair of Council reported that she had received a complaint about a failure of the cut out switch on the power circuit at a new years eve party. Following discussion it was noted that Councillor Ray had attended and restored the power and that the hirers had been allowed use of the Committee room free of charge. The Chair of Council was asked to respond to that effect.

Parking in Village Hall Service Road - Following discussion it was agreed that the duration of Parking be monitored.

4458/08 **Amenities Committee report**

Matters arising:

Old Bath Road Notice Board - Now back in working order.

St Patrick's - Council considered a recommendation from the Chair of Amenities and Recreation. Following discussion it was unanimously agreed to accept the Quotation from Thorns at a cost of £3,195.95.

4459/08 District Councillor's Report - Councillor Graddon reviewed a written report which had been circulated to Council.

ENVIRONMENT

4460/08 Country Park Management and Fishing Rights – Land still awaiting transfer.

4461/08 Tree Preservation Order 917/1998-117 – Permission to fell trees and replant - Noted

4462/08 Veteran Tree Survey - Councillor Illenden and a resident John Donaldson have continued to record the location of mature trees in Charvil. One tree of special interest is a Lombard Poplar at the end of Thames Drive.

4463/08 Parish Councils Duty to Conserve Biodiversity - Deferred to next meeting.

4464/08 Letter to Chief Executive re Charvil Country Park Management – Council considered the report and the Clerk was instructed to forward a copy to Paul Turrell, the deputy Chief Executive..

HIGHWAYS AND PUBLIC TRANSPORT

4465/08 Quiet Lanes - Council reviewed a Wokingham Borough Council document on quiet lanes and the Clerk was asked to write to Keith Baker stating that the Parish Council would like the process of registering Beggars Hill Road and Lands End Lane as Quiet Lanes to be started as soon as possible.

ITEMS FOR CONSIDERATION

4466/08 Parish Conference - Consideration of items for the Annual Parish Conference on 8 October was deferred until the next meeting.

4467/08 Dates for Future Meetings – The Dates as proposed were accepted.

4468/08 Youth Work Support - Following discussion it was agreed that only £1500 had been included in next years budget. Wokingham Borough Council to be informed.

4469/08 Recruitment to Wokingham Borough Council Standards Committee - Noted

4470/08 Election 1st May 2008 - Nomination Documents expected to be available for completion before the 22 March Parish Council Meeting. Clerk to publicise election on Notice Boards.

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 10.00pm

.....Signature
Chairman of the Council

Signed on 25th March 2008