



Minutes of the Meeting of the Council held on 22nd January 2008

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

Apologies for absence: Nick Ray,

New Process for Highways Issues - Wokingham Borough Councillor Keith Baker (accompanied by Councillor Chapman) addressed Council. Councillor Baker explained the changes which have been made to the way in which Highways issues are processed. He emphasised that the object of the changes was to speed up decision making. Following the presentation Councillors asked questions about the input of Highways Department on Planning issues and in particular Quiet Lanes. It was established that the term 'Quiet Lanes' originates in documents issued by the Highways Agency but in the view of Wokingham Borough Council the term has not been defined and has no effect on the planning process.

4419/08 Open Forum - There were no residents present.

4420/08 Declaration Of Interest - Councillor Jeffery declared an interest in two planning applications to be considered later, and took no part in consideration of these matters.

4421/08 Minutes of the meeting held on 18th December 2007 The minutes were approved by Council and signed by the Chairman.

4422/08 Urgent Matters Arising from the above Minutes - There were no matters arising which were not on the agenda.

4423/08 PLANNING

a) Applications for Information and Comment:

2872 Retrospective to erect gates, shed, kennels & canopy at Briafields Kennels, Waingels Rd. No Parish Council Comment.

2895 Two linked detached dwellings with garages at 23 Park View Drive South - Following discussion the Clerk was asked to write as follows:

'This Council has serious concerns about the proposed access (through Pipistrelle Way) to this proposed development. Pipistrelle Way is a narrow cul-de-sac without footpaths and would be an unacceptable access for moving building materials.

Council therefore recommends that this application be refused.

The Parish Council unanimously supports Councillor Graddon's request for this application to be listed.'

2990 Convert loft to habitable room with rear dormer at 4 Farmers End. No Parish Council Comment.

3019 Erect Single storey side and rear extensions 10 Park View Drive South. Following discussion the Clerk was asked to write as follows:

'This is a large extension close to neighbouring properties. The neighbours should therefore be fully consulted.'

3006 Erect two storey rear extension and raise roof with front dormer to create first floor at 13 Charvil House Road. No Parish Council Comment.

2504 Erection of two storey side extension 17 Charvil Meadow Road. No Parish Council Comment.

b) Appeal

1978 Demolish brick structure and erect new dwelling at 6 Phillips Close Woodley, with access to Beggars Hill Road Charvil. Clerks Note: Because the deadline for replies occurred before this meeting it was decided by the Chair of Planning and the Chair of Council that the Clerk should write as follows:

"In addition to the comments made on the original application, Council would make the following comment on the developers 'Grounds for Appeal' document:-

*2) With the proposed sole access being on to Beggars Hill Road, a single track country lane, which only has access to Charvil (a Category B settlement), **this site is not sustainable.** This point is well defined by the Inspector in report APP/X0360/A/06/2016692: "Prospective residents would need to rely on the private car and the proposal conflicts with Planning Policy Statement 7 – Sustainable development in Rural areas.*

3) In past years there have been a number of applications to build on sites in this narrow green strip which separates rural Charvil from urban Woodley, 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 that appeal, and by the planning Officer in refusing the original application, are equally relevant to this site. It fails to comply with many of the policy requirements of the District plan – WCC1, and WT7. The Building to be demolished is a disused agricultural building and does not create a precedent for residential development.

5) The traffic generated by any development in this sensitive area, which has to include service vehicles, would set a precedent. The prejudice to highway safety will occur in the single track Beggars Hill Road and the many hazardous junctions into Charvil. This point is well defined by the Inspector in report APP/X0360/A/06/2016692 :- "Prospective residents would be reliant on their cars for most journeys. There would also be an increased number of delivery and service vehicles using the lane. It is too narrow for two vehicles to pass and pedestrians and cyclists would be particularly vulnerable..... Due to its restricted width, I conclude that the additional vehicle movements generated by the proposal would have an adverse impact on highway safety"

In addition this Council would support the reasons given by Wokingham Borough Council for refusing this application. It is also this Council's view that this proposal would be over development in the country side and would be detrimental to the appearance to the surrounding area. This again is given as a reason for refusal at point 5 of the inspectors reasons for refusal in report APP/X0360/A/06/2016692. "The proposal would be a visual intrusion into the countryside.....the proposal conflicts with local and national policies to protect the countryside."

It is therefore this Council's unanimous view that this proposal is piecemeal development of the worst kind. Were it to be allowed, it would set a dangerous precedent for similar developments 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:-

2478 Single storey side & rear extns & pitched roof to garage at 48 Park View Drive N.

d) Refused- The following refusals were noted:-

1690 Erect 150 unit retirement village & 43 Unit Commercial / Industrial at Sandford Farm

2821 Demolish existing and erect 3 detached dwellings at 2 Strathmore Drive.

2755 Erect single and two storey rear extensions and replacement Garage at Rose Cottage, Lands End Lane.

e) Withdrawn

2905 Erect new dwelling on land to rear of 1 & 3 Cheviot Drive: Council noted the amended report sent in the light of this application being withdrawn.

f) Consultation on Draft document re Housing Land Availability – Noted and no comment

g) Inspectors report on South East Plan - Noted that Council will be require to make comment later. (in April)

h) Other planning business not on the Agenda

Applications for Information and Comment:

3113 Demolish single storey side extension and erect two storey side extension plus raise existing roof at Pooh Corner Waingels Road. It was noted that the footprint had not been increased. No Parish Council Comment.

0069 Demolish garage and erect single storey rear & side extension to form conservatory and garage at 78 Old Bath Road. No Parish Council Comment

Approved on appeal

0474 Four dwellings on land to the rear of 2&4 Old Bath Road. Councillors expressed concern but no comment can be made.

Name Change from Pooh Corner to Nikunj - noted

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

FINANCE COMMITTEE

4424/08 Finance Reports – Council reviewed the financial reports up to the 18th January which were noted.

4425/08 Authorisation of Payments - Council considered the cheques report. Cheques as detailed were approved and signed.

4426/08 Budget 2008 – 2009 - Council considered the budget recommendation from the Finance Committee which in the absence of the Chair of Finance was introduced by the Chair of Council. Following consideration of the report, the recommended Budget and Precept (£34,960) were unanimously agreed. The precept represents an increase of £1,213.00 (2.59%) over the year 2007-2008 but because of changes in the projected number of tax payers in Charvil this will represent a £1.53 (6.58%) increase in the charge per household.

4427/08 Donations - There was one new request for a donation from Charvil Choir. Following consideration a donation of £150 was unanimously agreed. Council noted thank you

letters from: Wokingham Citizens Advice Bureau, Twyford & District Volunteer Centre, Milestone Avenue Residents Association, and Keep Mobile.

- 4428/08 Multi -Sport Area** – The Chair of Council confirmed that the letter to Wokingham Borough Council, expressing Council concern at Wokingham Borough Council failure to stand by the agreement to part fund the project, had been sent to Paul Turrell, signed by the Chair of Council. It has since been indicated that the money had been reallocated to another project.
- 4429/08 Appoint Internal Auditor for 2008** – The reappointment of Geoffrey Weir was unanimously agreed.
- 4430/08 New Insurance Provider** – Deferred to next meeting.

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

REPORTS

4431/08 Village Hall Management Committee report of meeting held 22nd January 2008

Matters arising:

Village Hall Exterior Lights & Insurance - Councillor Davies has provided the Clerk with the outstanding invoice. The claim can now be submitted.

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

Replacement Trees - Councillor Illenden to obtain replacements.

4432/08 Amenities Committee report of meeting held 22nd January 2008

Matters arising:

Old Bath Road Notice Board - awaiting parts for repair.

St Patrick's - Council considered a recommendation that some of the safety flooring needed replacement. Council unanimously accepted the recommendation from the Chair of Finance that £2500 be allocated for this urgent repair.

- 4433/08 District Councillor's Report** - Councillor Graddon reviewed a written report which had been circulated to Council.

ENVIRONMENT

- 4434/08 Country Park Management and Fishing Rights** – Land still awaiting transfer.

- 4435/08 Tree Preservation Order 1136/2006** – Permission to prune trees - Noted

- 4436/08 Parish Councils Duty to Conserve Biodiversity** - Noted by Council.

- 4437/08 Letter to Chief Executive re Charvil Country Park Management** – Still being drafted.

HIGHWAYS AND PUBLIC TRANSPORT

- 4438/08 Wee Waif Safety Scheme** - Council reviewed the proposal and had no changes to propose.

ITEMS FOR CONSIDERATION

- 4439/08 Sponsorship and Parish Conference** - Council was unanimously against any form of sponsorship of signs in Charvil. Consideration of items for the Parish Conference was deferred until the next meeting.

- 4440/08 Wokingham District Sports Council AGM** - Councillor Forrer may attend the meeting on 28 January 2008.

4441/08 Licensing & Appeals Committee - There were no matters relating to Charvil.

4442/08 BALC Administration - The proposed changes were noted.

4443/08 Charvil Village Fete - A request for permission to use the Village Hall and Grounds and to provide the B B Q was viewed favourably. The Clerk was asked to write accordingly.

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 10.20pm

.....Signature
Chairman of the Council

Signed on 26th February 2008