



CHARVIL
PARISH COUNCIL

Chairman: Alice Wilkinson

Clerk to the Council:

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Minutes of the Meeting of the Council held on 22nd May 2007

Present: Alice Wilkinson (Chairman), Jim Gillett, John Davies, Shirley Newman, Chris Drew, John Illenden, Jackie Jeffery, Michael Forrer, Nick Ray and District Councillor Pamela Graddon, two residents and one member of the press.

Apologies for absence: All the members of Council were in attendance.

4232/07 Open Forum - A resident of Pipistrelle Way expressed concern about the planning application to demolish 43 Old Bath Road and replace it with a block of 8 apartments. He was particularly concerned about the boundary of 43 having been extended into what was originally 45 Old Bath Road. It was agreed that this would be taken into account when Council considers the planning application later in the meeting.

4233/07 Declaration Of Interest - None

4234/07 Minutes of the meeting held on 24th April 2007 –The minutes were approved by the Council and signed by the Chairman.

4235/07 Urgent Matters Arising from the above Minutes - None

4236/07 Parish Council Vacancy -- Liz Black a resident of Charvil attended to declare an interest in filling the vacancy. She explained why she wanted to become a Parish Councillor and the relevant experience she could offer to the work of the Council. Following discussion Liz Black was unanimously accepted for co-option, the formalities to be concluded at a future meeting.

4237/07 PLANNING

a) Applications for Information and Comment:

0993 External Georgian Walkway at The Wee Waif Old Bath Road - No Parish Council Comment

0703 Hard Surface to car park at Loddon Drive for Twyford & District Fishing Club

Following Discussion the Clerk was asked to comment as follows:

This car park is located in the flood plain. Any artificial hard surface should not prevent the flood water from soaking away. It is also noted that Footpath 53 which is understood to be a continuation of Loddon Drive is the subject of a public inquiry and no decisions should be made on this application until the decision of the inspector is known.

0/1024 Demolish existing & build 8 flats at 43 Old Bath Road

Following Discussion and taking into account the residents comments at the open forum, the Clerk was asked to comment as follows:

Council is concerned that this proposed development is wholly out of character at this location, which is in the centre of an area of residential houses with gardens. Council is unanimously of views as follows.

- 1. The extremely high density and the three storey design of the proposed apartment block is out of keeping with all the nearby two storey houses and would seriously detract from the current residential street scene. The adjacent recent development at Pipistrelle Way is already denser than any of the other locations in the area, at 30 units per hectare. This proposed new development would be at a density almost double that of Pipistrelle Way at 56 units per hectare. To quote WBC's earlier refusal for a similar, but less dense, proposed back garden development on Old Bath Road: "The development would be cramped and urbanising. There would be lack of space for landscaping, and limited private amenity space". This Council wholly concurs with this view.*
- 2. Council is concerned at the traffic implications of this proposed development. 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 apartments would be very close to this junction and, further, would be sandwiched between it and the new Pipistrelle Way. 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.*
- 3. It is inevitable that car use for the site will be greater than the minimum forecast in the application, and will undoubtedly exceed the allocated parking spaces. This will inevitably lead to problems with on-street parking on this busy and complex part of Old Bath Road (see Item 2 above).*
- 4. Attention is drawn to a possible dispute about the boundary line between 43 Old Bath Road and the back gardens of the houses on the West side of Pipistrelle Way as presented on this application. This could affect the viability of the proposed development as presented in this application.*

It is 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 application be refused.

1053 Rear and side and Dorma extensions at 4 Park Lane

Following Discussion the Clerk was asked to comment as follows:

It is noted that this is a resubmission of application F/2006/9229. The reasons for refusal of that application have not been adequately addressed and Council can see no reason why the decision to refuse should not again apply.

Council is still concerned at the scale of the extensions to this property. It is thought that this property has previously been extended. The proposed changes will severely affect appearance to the detriment of neighbouring properties.

Council had difficulty establishing any significant difference between the old and new plans. It would be helpful if applicants were required to provide a written description of the changes they have made.

- 1113 **Rear and side and Loft extensions1 St Patrick's Avenue** - No Parish Council Comment
- 1142 **Two storey rear extension at 28 Park View Drive South** - No Parish Council Comment
- 1136 **Single storey rear extension at 33 East Park Farm Drive** - No Parish Council Comment.

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

CLPU0746 Loft Conversion at 6 Balme Close

CLPU0710 Loft Conversion at 91 East Park Farm Drive

c) **Refused** - The following refusals were noted:-

0522 Two Storey side & Single Storey front & rear extensions at Orchard House Milestone Ave.

0697 Erect 4 Dwellings at 15 Charvil House Road.

0625 One detached dwelling at 28 Strathmore Drive.

Any other Planning Business – The question of enforcement in respect of the alleged breaches of planning consent at 25 Park View Drive was raised. Following discussion the Clerk was asked to write to Wokingham Borough Council asking for a progress report.

FINANCE COMMITTEE

4238/07 Finance Reports – Council approved the financial reports which had been circulated with the agenda.

4239/07 Authorisation of Payments - Council considered the cheques report. Cheques as detailed were approved and signed.

4240/07 Internal Audit – Postponed until 31st May 2007

4241/07 External Audit -

- i) **End of year reports & Approve accounts for 2006- 2007** - The payments and receipts account and the balance sheet were approved and signed by the Chair and the Responsible Finance Officer.
- ii) **Review Asset values** - Revised values for a number of items had been researched and increased. Following consideration of the revised figures the revised asset register was approved.
- iii) **Note change of Auditor status** - Council noted the change of company status of Hacker Young,
- iv) **Declaration of no councillor contact with auditors.** - No councillors declared any contact with Hacker Young.
- v) **External Audit Declaration** - The Council reviewed and approved the declaration which was then signed on behalf of the Council by the Chair and countersigned by the Clerk as the Responsible Finance Officer.

4242/07 Parish Council Insurance Council reviewed the new policy details. In the light of the requirement to review risk the Council reconsidered the previous decision not to cover the play equipment for accidental damage. Following discussion Council authorised the Chair of Finance and the responsible Finance Officer to obtain and consider a revised quote to include accidental damage to the play equipment and the fencing and to make a decision. Further consideration of council risk was deferred to the next meeting

4243/07 Multi -Sport Area funding of Maintenance - It was understood that a Planning Application had been submitted but the copy had not yet been received.

Any Other Financial Matters - None

REPORTS

4244/07 Village Hall Management Committee report of meeting held 15 May 2007

Matters arising:-

Village Hall Insurance - Cover purchased from Existing insurer AON

Agreement from Taurus Security - Council considered a written agreement forwarded by Taurus for signature. Following discussion it was agreed that the Clerk should sign on behalf of Council.

4245/07 District Councillor's Report - Councillor Graddon reported that:

Details have been released of additional income received by Wokingham Borough Council.

Reported on the apparent lack of progress on enforcement of the planning consent at 25 Park View Drive South.

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

4246/07 Sonning Charvil & Hurst NAG

Councillor Jeffrey on the last meeting. N A G are to have a stand at the various Village Fetes and that help was needed to provide a presence at the stands. Any help from Parish Councillors would be welcome.

4247/07 ENVIRONMENT

- a) Country Park and Fishing Rights – No reply to letter to the Chief Executive, asking for a management committee to be formed on which Wokingham Borough Council and Charvil Parish Council would be fully represented. Still being considered by Chief Executive.
- b) Veteran Tree Project –is awaiting a map to indicate the site details for the allotted 58 trees in the parish (7 in the meadows and 51 in the country park)
- c) Village Hall Trees – The promised map has still not been forthcoming
- d) Tree protection - The Clerk has again written to Wokingham Borough Council.

4248/07 HIGHWAYS AND PUBLIC TRANSPORT

- a) Facts Sheets on Variable Speed Limits and on Quiet Lanes. The clerk to advise the Village Society of this opportunity.
- b) Bus Shelters on A4 - Council noted the response to a request for views and an informative letter from Wokingham Borough Council. The amenities committee to explore the removal.

ITEMS FOR CONSIDERATION

4249/07 Post Office Closures - Councillor Forrer to complete Questionnaire.

- 4250/07 **Annual Parish Meeting Minutes** - The minutes were approved by Council and signed by the Chair
- 4251/07 **Society of Local council Clerks** – Request to join noted.
- 4252/07 **Code of Conduct** - Deferred to next meeting.
- 4253/07 **Town and Parish News** - Circulated for information

ANY OTHER BUSINESS

- 4254/07 **Documents for circulation** - The Chair again asked councillors to circulate the envelope more speedily. The information loses its value if not circulated in the time between meetings.

- 4255/07 **Youth Service Reports circulated for information** - Concern was expressed that the reports indicate poor attendance at the Mobile Facility. Questions were raised about the benefit to the young people and on value for money. The Clerk was asked to write to Nigel Shaw at Wokingham Borough Council expressing the concern of Council.

- 4256/07 The broken fence in Chiltern Drive is to be replaced. Wokingham Borough Council and the owner are to fund a more substantial fence.

- 4257/07 The Hedges on Old Bath Road and on Park Lane need cutting back. Clerk to inform Wokingham Borough Council.

- 4258/07 Footpath 53 to Wargrave is to go to a public Inquiry. Documents taken By Councillor Jeffrey.

- 4259/07 Civic Protocol Agreement noted and circulated for information.

There being no further business the meeting closed at 10.30pm

.....Signature
 Chairman of the Council

Signed on 26th June 2006