



## Minutes of the Meeting of the Council held on 18<sup>th</sup> April 2016

**Present** Chris Drew (Chairman), John Davies, James Bell, Jackie Jeffery, Fiona Mowlem, John Hobson, Jim Gillett, Paul Mundy and Liz Black

**Apologies for Absence** Borough Councillor Nick Ray

**Absent** Lauren McCann

**6597/16** **Open Forum** - There were no residents present and one member of the press

**6598/16** **Declarations of Interest** – Cllr Gillett declared that he lives next door to the site of the Waingels Road planning application (see below)

**6599/16** **Minutes of the Meeting held on 21<sup>st</sup> March 2016** - The minutes were approved by Council.

**6600/16** **PLANNING** (ref 196)

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

160550 Application for the proposed extension of dropped kerb and new path leading to front door of 4, Newbury Close – no Parish Council comment

160601 Application for the proposed erection of a single storey front/side extension and 1<sup>st</sup> floor side extension over existing garage at 2, Strathmore Drive – the clerk was asked to comment as follows:

1. *Council has concerns about the sightlines that may be affected when driving toward Reading on the Old Bath Road if the side extension is allowed.*

2. *Council feels that the side extension is bringing the building line forward and could set a precedent for other dwellings along the Old Bath Road.*

*For these reasons, Council would like the application to be amended.*

160682 Application for proposed erection of two link detached bungalows on land to the rear of 70-72 Old Bath Road – no Parish Council comment

160723 Application for the proposed erection of front dormer plus addition of three roof lights to 88 Milestone Avenue – no Parish Council comment

160778 Application for the proposed raising of the roof to create first floor accommodation to include front and rear dormer extension at 11 Park Lane – no Parish Council Comment

160849 Application for the proposed erection of one new dwelling following demolition of existing garage on land adjacent to 111, Old Bath Road – The clerk was asked to comment as follows:

1. *According to the MDD DPD and Borough Design Guide, any new development on gardens needs to make a positive contribution to the built area. Council feels that this proposal fails to add anything positive because it will appear cramped between one house built to add a spacious feel to the street scene, and two historic cottages set in a verdant*

environment. Council feels this development would have a negative impact on the area and be out of keeping with this part of the village.

2. Given that permission has been given to build on the garden the other side of 111, Old Bath Road, to allow more another dwelling on the site of the garage would clearly be over-development. This is made worse by the loss of all front garden space to parking, which will not be compensated for by new hedge planting.

3. Council feel that the plan is completely out of character with the development heading east on the Old Bath Road, where the majority of homes have attractive front gardens, or at least some green areas as one would expect in a village. This development will create an urban feel to this area which is clearly of character when seen in the context of the rest of this part of the village.

4. Council shares the concerns raised in the pre-application advice that the mature trees adjacent to this property would be placed under undue pressure of adverse pruning, damage while building etc, and that this is unacceptable given that a number of other mature trees have recently been lost in the village because of development.

160902 Application for the erection of a single dwelling with triple garage on land off Waingels Road – The clerk was asked to comment as follows:

1. This site is in the countryside, outside development limits between Charvil and Woodley, and as such, should not be considered for development.

2. The green gap between the two villages is being strongly defended by the Borough on Park Lane, Charvil at present, and has successfully been defended on the land near Phillips Close off Beggars Hill Road. It would be incongruent to allow this dwelling in the light of these two cases.

3. Council is concerned that any development of this site would set a precedent for further development on the areas off Waingels Road, Beggars Hill Road, Lands End Lane and Park Lane, all of which are designated countryside, and as such, should not be seen as development sites.

**b) Planning Applications Approved** – the following approvals were noted

153295 Application for the proposed erection of a part single storey, part two storey front extension to include front dormer and single storey rear extension at 93 East Park Farm Drive

160320 Application for the proposed erection of a new smoking shelter to existing patio area at The Wee Waif (part retrospective)

160535 Application for the proposed erection of a two storey side extension at 3 Milestone Crescent

160155 Application for a proposed conversion of the existing roof space to habitable accommodation with front dormer extension and insertion of three roof lights in rear elevation at 23 East Park Farm Drive

160323 Application for the proposed conversion of loft space to habitable accommodation with rear facing roof lights and conversion of garage to habitable accommodation at 20 East Park Farm Drive

**c) Neighbour consultation prior notification** – The following was noted

160898 Application for prior approval of the erection of a single storey rear extension to form orangery at 5 Gingells Farm Road

**There being no further Planning business the Planning Meeting was closed.**

## **FINANCE**

**6601/16 Finance Reports** – It was resolved that the Reports and the end of year figures be approved which they were unanimously. Council noted a very successful year for the Village Hall and thanked the assistant clerk for her efforts, and thanked the clerk for the time spent looking after the hall this year in the assistant clerk's absence.

- 6602/16 Authorisation of Payments** – It was resolved that the Council should approve all outstanding payments including £531.73 to NIC Services Group Ltd and £795 to British Gas Services Ltd, £524.40 to Drews Ltd, £2028 to Woodley Roofing, £711.13 to Berkshire Association of Local Councils and £1500 to Twyford and District Youth Centre which was done unanimously.
- 6603/16 To review the Asset Register** – This was duly reviewed and unanimously approved as correct.

**There being no further Finance business the Finance Meeting was closed.**

## **REPORTS**

- 6604/16 Village Hall**- The minutes of a meeting of the Village Hall Committee on 4<sup>th</sup> April were noted.  
It was resolved to approve the Village Hall Committee's decision to award the Fire Alarm contract to RES Ltd, which was done unanimously.  
Council accepted that there is an issue with regular users being in the hall for more than their booking time, but felt this should be addressed by the Village Hall Committee.  
Council agreed to appoint David Weller to conduct the Village Hall audit this year.
- 6605/16 Amenities Committee**- The Minutes of a meeting on 4<sup>th</sup> April were noted.
- 6606/16 Environment**- The result to allow some of the work requested in the application for some work on trees with TPOs on at 15c Charvil House Road (1383/2001) was noted. Council noted that Simon Bartlam has said that the stream running behind Old Acres Lane would be cleared within the next year. The Chairman and Cllr. McCann visited the Piggott School to meet the boy who is developing the app for the Nature Trail. It doesn't quite work yet, but he will try to finish it when he has completed his a-levels in the summer.
- 6607/16 To approve the taking over of the management of the Margaret Gimblett Pavilion and the East Park Farm Playing Fields, tennis courts and car park and to approve any necessary expenditure to ensure the lease is sound from a Parish Council perspective** – It was resolved to approve this which was carried on a majority vote of eight and one abstention. Necessary expenditure was approved unanimously.
- 6608/16 To consider the presentation for the Annual Parish Meeting** – It was agreed that the Chairman would first give a brief summary of the year with an opportunity for general questions, and then invite the audience to mingle with the councillors to ask more specific questions, with emphasis on the topics of Planning, Website and Social media, Parish Plan survey and the Sports Pavilion. Post-it notes will be provided for comments if people didn't actually want to speak to a specific councillor but had ideas on these topics. The Cheese and Wine would be available from the beginning.
- 6609/16 The Election for the new Parish Council** – It was noted that this had not been contested.
- 6610/16 To hear a report from the Borough Parish Working Group** – There was talk about the Local Plan and comments regarding highways. Wokingham are going to introduce more Park and Rides to try to alleviate the parking pressures on Twyford. There was also an introduction to the new grass cutting regime, which is more flexible than the previous one. If they do not meet expectations, they will lose up to 15% of their revenue.
- 6611/16 To consider whether Council leaves it to the Fete Committee to arrange the consumables and to note who can help** – It was noted that the assistant clerk would not be available. Council were happy for the fete committee to purchase all the consumables but that they wanted the meat from Jennings. Cllrs Mundy, Jeffery, Gillett, and Drew will be available, and Cllr Mowlem will be able to set up. *Clerk's note: Council have since agreed to let the fete committee buy meat of similar quality because they will be able to have it on a sale or return basis.*
- 6612/16 To Consider how Council might like to support the residents of Kilowna Close in the light of the granting of planning permission for the smoking shelter** – Council

were very sympathetic but felt they needed a formal approach from the residents before it could write in support of them.

**6613/16 To consider prices for letting out the pavilion, and the various potential tenants who have shown an interest** – Council were happy to set something close to the rates currently charged by Wokingham, but exact figures should be decided at the next Amenities Committee meeting. Cllr Bell wondered whether Council would need to look at its current committee structure with the pavilion on board – Council will keep this under consideration. There was also concern about locking up in the evenings.

**6614/16 To consider the future of the Wokingham District Association of Local Councils** – Council felt that it was moribund and the clerk was to report this back to the Secretary of the group.

The Chairman mentioned that the Charvil Primary school was over-subscribed with some local families missing out. He also put out a plea for another member of the staffing committee and Cllr Gillett has agreed to be nominated at the next meeting.

**There being no further business the open meeting closed at 9.55pm**

**Chairman's Signature .....**