



Minutes of the Meeting of the Council held on 24th April 2012

Present Alice Wilkinson (Chairman), Shirley Newman, Jackie Jeffery, Chris Drew, Paul Mundy, Liz Black, John Davies and Borough Councillor, Emma Hobbs

Apologies for absence – Jim Gillett and Nick Ray

5686/12 Open Forum – Piran Trezise attended as a prospective member of the Council

5687/12 Declaration of Interest – None

5688/12 Minutes of the Meeting held on 27th March 2012 –The minutes were approved by Council and signed by the Chairman.

Matters Arising from the above Minutes –

There were no matters arising which were not on the agenda.

5689/12 PLANNING COMMITTEE MEETING (ref 148)

a) New Applications for Information and Comment:

0414 Outline Application for the erection of one detached house with access to be considered on land to the rear of 6, Phillips Close, Woodley.

Charvil Parish Council was not originally notified, but the deadline for comments has been extended to allow Council and Charvil residents to comment. Council asked the clerk to comment as follows:

1. This site has had frequent planning applications for development over the years, the most recent being in 2007, when it was refused on appeal (APP/X0360/A/07/2061124), the main reason being that Beggars Hill Road is unsuitable for any extra traffic. The latest application proposes various passing places and improving visibility at the Beggars Hill Road junction. Council questions whether this improvement at the junction would be sufficient. In addition, the passing places require the co-operation of various landowners that does not appear to have been sought at this point and might not be forthcoming. Furthermore, there is a ditch on the right hand side that the environment agency wish to remain open and the proposed passing places would require it to be covered.

2. Council is concerned that any improvements to Beggars Hill Road would increase the likelihood of it being opened up to traffic from the Sandford Farm development.

3. The proposed Development Plan Document (MDD DPD) would remove this site from the settlement area of Woodley.

4. There is a stream running close to the site, and there would be increased risk of flooding once Sandford Farm is built. This would also increase the flooding risk on the neighbouring farm.

0456 Proposed erection of a car port to the front of 15A Charvil House Road – no Parish Council comment.

0559 Proposed erection of a single storey extension to existing building at Denmark House, Old Bath Road. The clerk was asked to comment as follows: *Council is concerned that the latest plan*

is encroaching on the Country Park, and if the development were allowed, it would like some landscaping at the rear as a condition.

Council is also concerned about the size of the delivery lorries accessing this site, as there does not seem to be enough space for them to enter the site without blocking the road.

0575 Proposed erection of a single storey rear extension to dwelling at 24, Mendip Close – no Parish Council Comment.

0674 Proposed erection of a single storey rear extension to dwelling at 2, Newbury Close – no Parish Council Comment

0774 Proposed erection of 3 dwellings on land adjoining 17, Charvil House Road. The clerk was asked to object as follows:

- 1. The high density of the proposed development is out of keeping with the adjacent properties and with the current residential street scene.*
- 2. The cumulative effect of backland development on the character of Charvil is detrimental, and runs against current Wokingham Borough Council policy.*
- 3. Charvil House Road is a relatively narrow residential road where many properties have no off-road parking and consequently there is much on-road parking particularly on the South side. This will make exiting from the proposed side road very difficult.*
- 4. There is no public transport from this part of Charvil, which means that the proposed development will not be sustainable and will generate considerable additional private car use.*
- 5. This need to use cars will add to the already difficult access onto the A4 at busy times. In addition, the junction of Charvil House Road and Park View Drive North is dangerous, and more traffic would increase the likelihood of an accident.*

For all these reasons Council recommends that this application be refused.

b) Planning Applications Approved – The following planning approvals were noted

0200 Application for a certificate of lawfulness for the proposed erection of a conservatory to the side of 7, The Hawthorns.

0203 Proposed erection of two storey side and single storey side extensions at Ashley View, Beggars hill Road

0325 Proposed erection of a first floor side extension to 14, Thornbers Way

0563 Application for a certificate of lawfulness for a single storey rear extension to replace existing conservatory at 3, Newbury Close.

b) Sandford Farm - Nothing to report

e) Field West of Park – Nothing to report

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

FINANCE COMMITTEE

5690/12 Finance Reports - Reports for both February and March were unanimously approved.

5691/12 Authorisation of Payments – Council unanimously approved payments.

5692/12 BMX - Cllr. Mundy has approached Urban Ramps for a quotation based on the plans drawn up by the youngster involved.

5693/12 Donations – It was unanimously agreed to donate £150 to Berkshire County Blind Society. A thank you letter from Charvil Pre-school was noted.

5694/12 Training – It was unanimously approved to allow the clerk to attend a finance training course and the Working with your Council course both organized by the Society of Local Clerks.

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

REPORTS

5695/12 Village Hall Management Committee – The minutes of a meeting on 17th April were noted. Council agreed that financially the hall had had an exceptionally good year.

5696/12 Amenities Committee – The minutes of a meeting on 17th April were noted

Vegetable Plots – Nothing to report

Benches – There has been a bit of damage caused by vandals, and some weathering, which Cllr Drew will keep an eye on

MUGA – Some of the paint is flaking. The clerk has written to SMP and is awaiting a response. Cllr. Hobbs reported incidents of balls being kicked into the tennis courts and then climbing over the fence to retrieve them. She will try to find a suitable compromise to stop this being a problem.

5697/12 Borough Councillor's Report – Cllr Hobbs reported that adults in Charvil would like some Parish Council money spent on them. One idea is to have some outdoor fitness equipment. Council felt that they would turn their attention to this once the BMX track was installed. She also reported issues to do with speeding down Beggars Hill Road. She reported that regulations were changing relating to Highways, and this may allow Beggars Hill Road to be redesignated a Country Lane. Southern Electric have had to take out some trees in Beggars Hill Road, and will replace them with a Beech hedge. Cllr Hobbs also reported that Wokingham is considering further action at Lands End Ford, under pressure from the Fire Brigade who have spent over £700,000 rescuing people there in the last 19 years. *Clerk's note: the plan is to put a sensor in the water, connected to signs approaching the ford to warn drivers that it is unsafe to cross. This is due to come out of S106 monies pertaining to Hurst.*

5698/12 ENVIRONMENT – The new trees outside the village hall are doing well.

5699/12 HIGHWAYS - See Borough Councillor's report

ITEMS FOR CONSIDERATION

5700/12 Thames Water and Waingels Road Sewer – Cllr Gillett should be hearing back by July or August.

5701/12 Diamond Jubilee

The flyers have been distributed..

5702/12 Charvil 5K – Simon Bartlam and a representative of the Purple Patch Running Club are due to go round the course with the Chairman to check if any more safety requirements are needed.

5703/12 Fence at St. Patrick's Recreation Ground – The licenses have been drawn up and will be sent out under the Chairman's name to the residents concerned.

5604/12 Annual Parish Meeting – This is on Wednesday 9th May, and the Chairman will liaise with the assistant clerk, who will purchase the refreshments.

ITEMS FOR INFORMATION (Copies available from the Clerk) – Wokingham Borough Council Meetings/Agendas; The Berkshire Echo

Any Other Business

There has been quite a lot of mess left on the field at East Park Farm after football games, and the dugouts are being used for illicit drinking at other times of day. Cllr Hobbs is to have a word with Wokingham and the clerk is to inform the police.

There being no further business the meeting closed at 8.45pm