



Minutes of the Meeting of the Council held on 26th June 2012

Present Jim Gillett (Vice Chairman), Jackie Jeffery, Chris Drew, Paul Mundy, John Davies, Lauren McCann, Piran Trezise and Borough Councillor, Nick Ray

Apologies for absence – Alice Wilkinson (Chairman) and Liz Black

5729/12 Open Forum – There was one resident present to observe what happens at a Parish Council meeting. Pat Taylor, Area Manager of the North and Area Teams attended this meeting. Pat explained what her role was and that she is based in the Highways Department, which led on to a long discussion about the roadworks currently taking place on the A4 in Charvil. Pat Taylor worked her way through the points that had been brought to her department's attention by both the Parish and Borough Councillors. She explained that while the contractors would try to finish road closures as early as possible, they could not routinely finish before the school run, as this would cause the works to overrun and they have to be finished by 9th July, before the Olympic torch relay travels through the area. They could not be put back to the school holidays as there is a very full programme of roadworks booked for the Twyford area in the next year. It was deemed unacceptable to do the work at night because it is a residential area and not time efficient to work late into the evenings once the rush hour had passed. Cllr. Trezise said that the Parish Council accepted these points but he had been through at lunchtimes when no work was happening, which made no sense. The problems had been exacerbated by emergency gas repairs on the Old Bath Road, causing even longer tailbacks. Pat Taylor thought that these had finished and if they had, she would put pressure on Centrica to remove any remaining barriers. Cllr. Trezise felt that there was a problem of communication, so that, although Wokingham had an engineer tweaking the lights in Twyford in an effort to improve the traffic flow, the message was not always getting through as to which direction was backing up severely. Cllr. Drew concurred with this, saying he went through the lights on the previous Friday, when three directions had hardly any traffic, and the fourth was tailing back to Charvil. Cllr. Mundy suggested that if a wider network of roads were used as a diversion, this would help ease congestion. *Clerk's note: this was later discounted as a possibility by the Highways Department.*

Cllr. Trezise also brought up another issue of the traffic lights in Wargrave the previous day, when all the lights were showing green, nearly causing a dangerous accident. Pat Taylor said she would look into it.

5730/12 Declaration of Interest – None

5731/12 Minutes of the Meeting held on 22nd May 2012 – The minutes were approved by Council and signed by the Vice Chairman.

Matters Arising from the above Minutes –

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

5732/12 PLANNING COMMITTEE MEETING (ref 150)

a) New Applications for Information and Comment:

- 1021 Application for infill of existing porch (retrospective) at Dandy, 97, Milestone Avenue – No Parish Council comment
- 1081 Proposed erection of two storey and single storey rear extension to dwelling at 44, Old Bath Road – No Parish Council Comment
- 1096 Proposed demolition of a detached four bedroom dwelling and erection of 1x4 bedroom detached and 1x5 bedroom detached dwellings with associated parking and access at 1, Strathmore Drive.

Council considered that there had been a similar development allowed on the other corner of Strathmore Drive, albeit on a slightly larger plot. Borough Councillor Ray felt that the previous development had made the junction with the Old Bath Road hazardous because there had not been enough provision for parking. Council recommended the clerk to comment as follows:

Council is unanimously of the view that:-

- 1. While it is acknowledged that a similar development was allowed at 2, Strathmore Drive, the plot in question is considerably narrower and therefore this proposed development is out of keeping with the adjacent properties and with the current residential street scene.*
- 2. Charvil is not well served by public transport, and although there is a bus route passing this site, it is widely accepted that Charvil has one of the highest rates of car ownership in the Borough. This proposed development is offering two parking spaces, one within the garage, for each property. The Borough Design Guide itself states that very few garages are used for parking, leaving each dwelling effectively with one parking space that is likely to be used. Given the nature of the area and the size of the proposed dwellings, this is insufficient.*

There is a serious safety concern about having an extra access point so close to the junction with the Old Bath Road. Since the recent development of 2, Strathmore Drive, there has been an increase in on-street parking close to the junction, making it hazardous for road users. Any further development would be likely to exacerbate this, particularly if there is insufficient off-road parking allowed. If the Borough Council is minded to approve this application, Council would like to ask for double yellow lines at this junction to improve safety

- 1205 Proposed two storey front extension to dwelling at 2A, Willowdene, Old Bath Road – No Parish Council Comment
- 1220 Proposed erection of a single storey side extension to dwelling and removal of existing chimney plus alterations to rear external doors at 54, Park View Drive North – No Parish Council comment

1190 Proposed erection of two detached dwellings and construction of a new access road on land to the rear of 25 and 27 Park View Drive South. The clerk was asked to comment as follows
Council is unanimously of the view that the proposed development of this site will not provide sufficient parking for such large houses in a village that is widely recognized as having one of the highest rates of car ownership in the Borough. Council feel that there needs to be a greater consideration for an area of communal parking to allow for visitors.

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

CLP/2012/0515 Notification of Approval of Certificate of Lawful Proposed Use or Development at 22 Newbury Close.

0674 Proposed erection of a single storey rear extension to dwelling at 2, Newbury Close

c) Planning Applications Withdrawn – The following withdrawal was noted

0839 Proposed erection of two linked detached dwellings with garages on land to the rear of 23, Park View Drive South

d) Sandford Farm - The following application was noted – 1278, Communications Plan for site

- e) **Field West of Park** – The MDD DPD has finally been released and it includes no sites in Charvil. This will now go to consultation, where the reasons behind the Borough's decision will be publicised.

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

FINANCE COMMITTEE

- 5733/12 **Finance Reports** - Reports were unanimously approved.
- 5734/12 **Authorisation of Payments** – Council unanimously approved payments including retrospective payments to £300 to Fred in the Shed and a £450 payment to Catch 22, both part of the Jubilee celebrations, as agreed at the last meeting.
- 5735/12 **Donations** - A thank you letter from the Berkshire Blind Society was noted.
- 5736/12 **Electricity Supplier** – It was unanimously agreed that the clerk should write to Eon, the present supplier, to let them know we do not accept their terms on the end of the present one year fixed contract.
- 5737/12 **Registration with the information Commissioner and risk assessment**– The clerk informed Council that it is necessary to be registered, and that to comply, Council should have an information security policy. It was agreed that the clerk would develop a policy, and that this be included in the risk management documents.
- 5738/12 **Investments** – Deferred until a future meeting. It was agreed that there should be a handover meeting between Cllr. Davies, Cllr. Ray, the Clerk and George Parker, so that the new Chair of Finance is fully briefed.

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

REPORTS

- 5739/12 **Village Hall Management Committee** – There was no meeting in June.
There were no issues to report.
- 5740/12 **Amenities Committee** – There was no meeting in June
Vegetable Plots – The invoices for the current year have been sent out and one has been received back so far.
MUGA – The Clerk and Borough Cllr. Ray met with Darshan from SMP. There was some discussion about whether it was vandalism or poor paintwork, but no agreement. SMP said they would get their paint expert to take a look and Cllr. Mundy agreed to get his contact to look on behalf of the Council. Once this is done, the clerk is to contact SMP again.
BMX Track Progress – Councillor Mundy reported that he had received another quotation in the region of £25k but this was for a track as opposed to a park, which seemed to be what was desired. Given that the five year plan budgeted for something around this figure, it was felt that the plan will not be able to move on without grants. Pat Taylor suggested that Cllr. Mundy contacted Jane Stevens from WBC. She said she had also contacted Angie Gibson to see how much S.106 money was left for Charvil. There is not a lot but suggested there may be some scope for doing a joint project with Twyford or Woodley. There may be other grants available, and Cllr. Trezise suggested that this was a good project for the youngsters themselves to get involved in.
- 5741/12 **Borough Councillor's Report** – Cllr. Ray reported on the MDD DPD (see above). He also explained, in the absence of the Chair of the Environment, how the trees on Beggars Hill Road now have a temporary TPO on them, after WBC were persuaded that they were in immediate danger. There was discussion as to whether SEB had been informed and Cllr. Ray said he would check. The Clerk is to check whether this Order will automatically be made permanent.
- 5742/12 **ENVIRONMENT** – TPO 1433/2012 (see above).
- 5743/12 **HIGHWAYS** - A resident from Beggars Hill Road has enquired about Quiet Lanes legislation. Cllr Drew has explained that Council had already investigated this and was

not viable. Cllr. Drew did find, however, that Beggars Hill Road is a quiet road on Wokingham's interactive map. Pat Taylor said she would find out what this actually means.

ITEMS FOR CONSIDERATION

5744/12 Thames Water and Waingels Road Sewer – Cllr Gillett hopes to hear something in July

5745/12 Diamond Jubilee

The Jubilee Festival was a great success. The Fred in the Shed shows were well attended, and the dinner dance was extremely popular. Cllr Davies reported that it had at least broken even, but that he had not worked out the final figures yet. Council thanked him and the assistant clerk for all their work to ensure this day was a success. In addition the assistant clerk was thanked for her hard work on the fete. The barbecue was a success with the parish Council handing over £425.38 to the fete committee. The Charvil 5K was also a great success despite the weather, and the Chairman was thanked in absentia for all her hard work on this event.

5746/12 Vacancy on Parish Council – The clerk reported that there had been no interest so far.

5747/12 New Code of Conduct – The recommendation from BALC is that Council's should adopt the code from their unitary authority. Wokingham hope to pass theirs in July and it was agreed to wait for this to happen before adopting a new code. All Councillors must sign the new Pecuniary interest forms as soon as possible because failure to do so is a criminal offence.

5748/12 Localising Council Tax Consultation – Because the changes are more in the remit of Principal Authorities, it was felt there was not a lot Council could contribute.

5749/12 Fence at St. Patrick's Recreation Ground – Blandy and Blandy, the University's solicitors, believe that consent can be presumed as all letters were hand delivered and no-one has responded in writing.

ITEMS FOR INFORMATION (Copies available from the Clerk) – Wokingham Borough Council Meetings/Agendas; The Voice of Local Councils

Any Other Business

Pat Taylor mentioned the Jubilee trees initiative and the clerk was to forward the information to Councillors. Ideas as to where trees could go included outside Jubilee Hall and in the Country Park

There being no further business the meeting closed at 9.35pm