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## **Minutes of the Meeting of the Council held on 19th February 2018**

**Present** Jim Gillett (Chair), John Hobson, Fiona Mowlem, Claire Andersen, James Bell, Jane Hartley, Paul Mundy, Jackie Jeffery and Adrian Keward

### **Apologies for Absence**

#### **Absent**

**6974/18** **Open Forum** – Two residents attended who were interested in being co-opted onto the Council. Daljit Ryatt and Rajesh Sharma both gave a brief overview of their skills and why they would like to join the Parish Council. Both answered a few questions about themselves and once they had finished both were thanked by the Chairman for attending and both left.

**6975/18** **Declarations of Interest** – There were no declarations of interest

**6976/18** **Minutes of the Meeting held on 15th January 2018**- The minutes were approved by Council.

**6977/18** **PLANNING** (ref 218)

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

- 173732 Application for the proposed erection of single storey side extension plus first floor side and rear extensions to 10 Gingells Farm Road – no Parish Council Comment
- 180010 Application for the proposed erection of single storey side extension following demolition of existing garage at 15 St Patrick's Avenue – no Parish Council comment
- 180212 Application for submission of details to comply with the following condition of planning consent F/2014/2503 and Appeal Reference APP/X0360/W/15/3130829 (dated 02/03/2017) 9. Site Access - provision to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period on land to the west of Park Lane – The clerk was asked to comment as follows:

*Charvil Parish Council appreciates that the construction of the twenty-five dwellings will inevitably cause some disruption to the daily activities of those using Park Lane, and so would like to suggest some alterations to the current plan to alleviate some of residents' worst fears during this period.*

*1. Could the new site entrance be moved to the very bottom of the field, adjacent to the Homestead boundary? This would reduce the dangers of the site entrance being directly opposite the car park exit, which is used extensively throughout the day, but particularly at school drop-off and pick-up time. It also has the potential to being much wider than the proposed entrance opposite the car park exit, which will hopefully allow larger construction vehicles to access the site easily. At present, the proposed site entrance is not wide enough for these vehicles to access the field without driving on the verge on the car park side of the road, and even then, some have not been able to enter the field. The entrance must be wide enough to allow the largest of vehicles to access the site without blocking the road.*

2. Park Lane only has a pavement on the side of the road adjacent to the site, so there is an inevitable hazard for children walking to school. The primary school parents are very concerned about their children's safety during this phase and would appreciate the re-siting of the entrance to as far from the school as possible – which would be nearest The Homestead.

3. Council would appreciate some conditions being imposed to reduce the likelihood of accidents during this period. One would be that construction vehicles cannot access the site at the peak times of school drop off (8.30-9.15am) or pick-up (3-3.30pm). We feel this would reduce both congestion and danger. Additionally, Council would like strict parking controls on Park Lane so that none can park on Park Lane itself. This should not be a problem if the site compound is large enough.

180224 Application for the proposed erection of 3 four-bed detached dwellings with on-site parking and access off Park View Drive South on land to the rear of 35-37 Park View Drive South – The clerk was asked to comment as follows:

*Charvil Parish Council would like to object to the above applications for the following reasons*

1. *This proposal is to develop the back gardens of 35 and 37 Park View Drive South, which is contrary to the Borough's policy TB09 as laid out in the MDD DPD. Council is not convinced that this development would enhance the local area, as would have to be the case for it to be allowed.*

2. *Council feels that this would be over development of the site, particularly as the surrounding area has a spacious feel, and is at present, an important green lung in the area, separating the mixed development on Park View Drive from the more uniform development of Strathmore Drive.*

3. *Council is concerned that this development would put pressure on the trees that are proposed to be left according to the Arboricultural Report conducted by the developer. The garden of the house to the rear of Nos 45 to 47 will be surrounded by tall leylandii to the east and a mixture of mature trees to the north and west. Council is concerned that this would encourage any future householder to want to remove what trees they can get away with. Similarly, the proposed dwelling closest to Strathmore Drive to the rear of No.35, will have overhanging trees to the west, and while the initial plan is to cut back this tree on one side, Council still feel this may be in some danger as well.*

4. *Council is concerned that there is already a number of conflicting uses of the narrow Park View Drive South; it is the main route to secondary school for most Charvil children; it is a major rat run as commuters find it easier to access the A4 from there than from the poorly designed roundabout at the Wee Waif; it often has multiple parked vehicles on it, particularly at the northern end where there is a popular shop; and finally it is a residential road with large houses, meaning that increasingly, cars are parked on the road because of more adults in households than used to be the case. Another three dwellings will mean at least another six cars trying to get out each day and will reduce the space for on-road parking where there is greatest demand for it.*

180280 Application for proposed erection of new decking to side and rear of the existing house plus erection of new shed at Water's Edge, Loddon Drive (adjoining parish consultation) – no Parish Council comment

**b) Planning Application Approved** – The following were noted

173617 Application for the proposed erection of a single storey front extension to form porch plus conversion of existing garage to create habitable accommodation (retrospective) at 19a Charvil House Road

173472 Application for the proposed erection of single storey rear extension at 22 Thornbers Way

**c) To hear an update from the Campaign to Protect Rural Wokingham and to note the legal advice received by Twyford from NALC** – The legal advice was noted, and it was agreed to include a resolution amending the budget categories at the next meeting. The clerk was asked to check that reserves could be used for S137. *Clerk's note: non-*

earmarked reserves can be spent any way the Council wishes to providing it has a power to do so, which it clearly does with either S137 or General Power of Competence. The Chairman had attended two meetings of the CPRW and had gathered there was some initial legal advice suggesting that the Greenbelt was easy to defend, but it would be harder to defend the Grade One agricultural land. For this reason, each parish would need to consider where its "red lines" were and where they may countenance development within their boundaries. Cllr. Hobson asked that there should be regular updates on the CPRW, at least every time there is a meeting, and that there should be clear success criteria to measure progress by. It was agreed that the Chairman would draw up some ideas for this, and that other councillors would add their thoughts, with a view for these to be agreed at the next meeting. The Chairman asked all councillors to try to get people to sign the online petition, so that the target of 1500 signatures can be reached to force a debate at WBC.

- d) **To consider and if necessary, to approve, beginning the Neighbourhood Plan process, and to consider where Council would be prepared to accept extra housing in the village** – It was resolved that Council would look to begin the process of developing a Neighbourhood Plan, and would investigate what grants are available. Council agreed that there is a need for more affordable homes in the area, and that they would be happier to accept housing in the rest of Hick's field, rather than north of the A4. They also felt that there needed to be more emphasis on infrastructure across the whole area if villages such as Charvil were to have more development. If Park Lane were to be developed further, there needed to be changes to it, and, there needed to be a crossing by the school.

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

## **FINANCE**

**6978/18 Finance Reports** – It was resolved that the financial reports be approved, which they were unanimously.

**6979/18 Authorisation of Payments** – It was resolved that the Council should approve all the following outstanding payments, which was done unanimously:

£79.90 to Grundon Waste Management Ltd

£4998 to Canon Tree Care

£29.65 to British Gas Services Ltd

£61.93 to Aquacare

£158.75 to the Assistant Clerk

£116.97 to Cathedral Hygeine

£736.48 to ISS Facility Services Ltd

£810 to Drain and Able

£62.56 to the Clerk

£1660.88 to RES Systems Ltd

£714 to Heald Ltd

£870.82 to Sunshine Commercial Services Ltd

£1533.17 to NIC Services Group Ltd

£36 to Taurus Elite Security

£107.50 to EveryCare Reading

£432 to Redstone Computers (UK) Ltd

£344 to Dual Energy

£381.64 to CNG Ltd

£512.30 to Berkshire Pension Scheme

**6980/18 To note the letters of thanks received by the recipients of grants in January** –

These were duly noted.

**6981/18 To note the need for replacement of one of the boilers in the Pavilion, to decide whether to replace the other one as well, and to approve one supplier from the three presented to Council** – Council considered the three quotes and decided upon Aquacare to replace both boilers.

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

## **REPORTS**

- 6982/18 Amenities Committee** – The minutes of a meeting on 5th February were noted. There was a discussion about the idea of having a family annual pass and this was approved but its cost was to be referred back to the Amenities Committee as was the best way of securing the courts. It was noted that there was still no word on the pavilion floor, and that the assistant clerk would hopefully have some more news for the next Amenities meeting.
- 6983/18 Report from the Borough Councillor** – Cllr. Hobbs reported that there is still a large amount of fly-tipping in the area, but that there had been a successful prosecution of a fly-tipper in Charvil. The issue of the mobile home on 111 Old Bath Road continues, and it is hoped there will be more action taken soon. There has been oil reported on a few occasions in the stream between the playing fields and the Country Park at East Park Farm. Thames Water have admitted liability and are working to remove this source of pollution.
- 6984/18 Highways**  
The Speed Indicator Unit is proving very effective, and Cllr. Hobson will give an update on its statistics at the next meeting
- 6985/18 Environment**  
Cllr. Andersen reported that she and Cllr. Hartley met with The Veteran Tree Association and that they have arranged a training session in April so that they can conduct the survey for Charvil. She also reported that she had met with Peter Baveystock, Irum Gulzar along with Cllr. Hartley and the clerk, to discuss recycling issues, and particularly the possibility of having a bottle bank in Charvil. Various sites were suggested and Cllrs. Andersen and Hartley were going to try to survey some residents for their views.
- 6986/18 To note the appointment of a Village Warden** – Michael Weldon has been appointed subject to a clear DBS check and will start as soon as this has been received.
- 6987/18 To consider ways to improve the induction of councillors** – This was deferred
- 6988/18 To hear an update from the Borough Parish Liaison Group** – Cllr. Jeffery reported that this was mainly concerned with the changes to recycling and ways of improving communication.
- 6989/18 To note the invitation to the Chairman to attend the Buckingham Palace Garden Party** – This was noted.
- 6990/18 To consider the draft Retention Policy** – This was deferred
- 6991/18 To consider the draft Complaints Policy** – This was deferred
- 6992/18 To consider where to move the web support contract with the closing of Silkskills**  
– It was resolved that Council moves to the recommended supplier until our current contract ends in August and then re-consider at that point.
- 6993/18 To consider whether to increase the fees for advertising in the Parish Magazine and if so, by how much** – it was resolved to increase fees by 3% across the board

**By virtue of the confidential nature of the business to be contracted the press and public are excluded from the meeting during consideration of the following item under Section 2 of the Public Bodies (Admission to Meetings) Act 1960**

- 6994/18 To consider what course of action to take regarding AFC Reading** – it was resolved to ask them to come back with plans for layout and how they will improve the ground, and take this back to the Amenities Committee
- 6995/18 To decide who to co-opt as a new Councillor at the March meeting** – It was resolved unanimously to co-opt Daljit Ryatt.

**There being no further business the open meeting closed at 10.10pm**

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