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**Minutes of the Meeting of the Planning, Environment and Highways Committee held on**  
**10th December 2018**

**Present** Jane Hartley (Chair), Claire Andersen, Jackie Jeffery, Daljit Ryatt, Greg Elphick (new member), Jim Gillett, Pat Sutlieff and Borough Councillor Emma Hobbs

**22/18 APOLOGIES FOR ABSENCE –**

**23/18 OPEN FORUM –** Steve Mitchell and two other members of Horizon Partnering attended to discuss their plans for the site of Jubilee Hall in Park View Drive North. There were also ten members of the public and one representative from the press. The representatives of Horizon Partnering explained their plans, which are to keep the existing building line, and provide a transition between the terraced homes to the south and the detached properties to the north of the site, so the plan is to build two sets of semi-detached and one detached property, all with three bedrooms. The proposed design of the dwellings was reflecting the hall in the use of similar shaped windows and gables of the building to be demolished. The subject of trees on the site was discussed, with the tree officer at WBC apparently agreeing that two of the protected trees could be removed to allow better growth for the other two. The residents present felt that this was rather convenient, as it allows space for the fifth house, and while there was little concern raised by the removal of the trees, they would rather a bit more honesty. The residents were rather concerned about the density of the homes, with the general feeling that four would be more in keeping with the development to the rear but the developers said that the density was lower than on the site to the rear. The other issue that caused concern was parking. Three of the homes would have large garages and there would be eleven spaces including these. Both councillors and residents were concerned because so few garages are used for cars, which would mean vehicles being regularly parked on the road, which is narrow. There are at present no cars routinely left on the street because there is enough off-road parking. There was then some discussion about the way the Church handled the sale, and whether the parish would benefit from the sale in any way. It was explained that through the Community Infrastructure Levy, the Parish would receive 15% of the amount charged by the Borough which will benefit residents but that the issue of the funds raised by the Church was separate to this discussion and is possibly still being settled by the Charities Commission. Issues such as change of use for the site were touched upon, and who would be responsible for the trees. The developers said all trees would be pruned appropriately before being handed over to the residents who would be responsible for the and that wires would be put underground. The intention is for the development to be a private cul-de-sac. There was also a query about the actual issue of construction because other building works on the road had been very problematic for neighbours. They were assured all vehicles should be able to park on site, causing minimal inconvenience. The developers also said that despite neighbours' concerns this was not a contentious development. The Chairman thanked the visitors who all left at 8.35 along with Pat Sutlieff and the member of the press, apart from one resident who remained for the whole meeting.

**APPROVAL OF MINUTES –** The minutes of 12th November were approved

**24/18 DECLARATIONS OF INTEREST AND ANY WRITTEN REQUESTS FOR PECUNIARY INTERESTS IN ITEMS ON THE AGENDA TO BE CONSIDERED BY THE CLERK –**

There were no declarations of interest

**25/18 Highways**

The data from the Speed Indicator Device (SID) was discussed, with the clerk bringing to the Committee's attention, the highest speed being recorded in the middle of the day. Cllr. Gillett requested that the SID be in Waingels Road for a short period to gather some speeding data to back the argument for some speed calming in the road before Thames Water start their work and remove the pinch point temporarily, as he feels that humps would be more effective than the pinch point at slowing people down. There was also a request to site it on the A4 on the stretch from the Wee Waif to the pedestrian lights. Cllr Hobbs has taken the request for double yellow lines on the junction of the Old Bath Road and Park View Drive South to the Council and is waiting for a response.

**26/18 Environment**

The Tree group are still measuring trees and there will be some trees planted in Charvil Meadows on 15th Dec. Simon Bartlam has agreed to attend the next meeting of this committee on 14th January, with follow ups on 8th April, 12th August and 11th November.

**27/18 Planning**

a) **The following Planning Application was considered** (228)

182547 Application for the proposed conversion of the existing garage into habitable accommodation, plus proposed erection of single storey front extension to create a link between garage and the main dwelling at 15 Thornbers Way – no Parish Council comment

182936 Application for a two-storey side extension and a single storey rear extension to dwelling at 47 Chiltern Drive – no Parish Council comment

182898 Application for a removal of Condition 2 of planning consent 160902 for the proposed erection of a single dwelling with triple garage and associated access. Condition 2 relates to approve details:(To re-site the garage from the eastern to western boundary) at Land adjacent to Hillray House, Waingels Road – no Parish Council comment

183117 Application for the proposed erection of a single storey rear extension at 98 The Hawthorns – no Parish Council comment

183275 Application for proposed erection of a garden annex known as a Zedbox 735, for habitable accommodation at 38 St Patricks Avenue – The clerk was advised to comment as follows:

*Council is concerned that this proposed annex is out of keeping with the neighbourhood and would be setting a precedent for other developments of this kind. It is too large in relation to the house and will result in a significant loss of amenity.*

*Council also feels that it is very close to the boundary of No. 73 Park View Drive North, and while it is accepted a higher fence will be erected to ensure privacy, it will create a massing effect on their boundary.*

*If the Borough are minded to grant permission, it would be appreciated if such permission were temporary and with tight conditions attached.*

b) **The following approvals were noted**

180609 Full application for the proposed erection of a replacement dwelling with integrated garage, following demolition of existing bungalow, store and detached garage, plus relocation of vehicular access and associated landscape works at Thatcher's Mead, Thames Drive

182810 Application for the proposed erection of two storey rear extension and extension to front porch, plus changes to fenestration at 18 East Park Farm Drive

182768 Application for the proposed conversion of existing garage to create habitable accommodation at 41 East Park Farm Drive

c) **The following Tree Preservation Order decision was noted**

182786 Application for works to protected trees at Norris' Copse, Waingels Road TPO 78/1971 – this is due to a large number of trees with ash die-back

183005 Application to works on protected trees at the Wee Waif TPO 1558/2016 – this is to crown two willows

\* Copies attached and/or forwarded

- d) **To note a complaint about unauthorised changes at The Wee Waif** – The clerk had been informed that the climbing frame had been removed, replaced by more seating. There had been no planning application for this change. The clerk was waiting to hear back from enforcement.

**Any other Planning business at the discretion of the Chairman**

**28/18 Issues overlapping with Amenities Committee**

There was nothing to report

- 29/18 To consider the proposed long-term vision of this Committee and the draft document laying out the priorities** – This was deferred to the next meeting. It was reported that out of these proposals there is now a plan for a new “Communications” role.

The meeting closed at 9.30pm