

---

---

**Minutes of the Meeting of the Planning, Environment and Highways Committee held on 8th April 2019**

**Present** Jane Hartley (Chair), Claire Andersen and Daljit Ryatt

**Apologies** Jackie Jeffery and Greg Elphick

**Absent**

**51/19 OPEN FORUM** – There were no residents present

**52/19 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

**53/19 Approval of the Minutes of 11th March 2019** – These were approved.

**54/19 Highways**

The Speed Indicator Device has been moved to the A4 facing the Wee Waif roundabout, and assuming a site can be found, in the future it will be put facing the other direction

**55/19 Environment**

Cllr. Hartley had circulated a paper regarding what could be done about air pollution. While this was aimed at principal authorities, she felt that there may be some things that can either be encouraged at Parish level, or where the Parish Council could work with residents to apply pressure on the borough. One such area may possibly be on planning comments – it was agreed that this would be a topic to be taken forward to the Annual Parish Meeting. One concern was electric car charging points, and how to increase the number of places this can be done, as this is going to become an increasingly important issue. This needs to be investigated further.

The Committee considered the consultation on Landscape Character Assessment and it was agreed that the clerk would complete the survey and send the draft round before submitting Council's comments.

Regarding the review of Wokingham Borough's Rights of Way Improvement Plan, Council agreed that accessibility needed to be improved, as did the surfaces and infrastructure to allow all users to be able to access them without conflict. There also needed to be more public rights of way in Charvil, leading to other places.

The assistant clerk had recently invited the Borough's animal warden to come and spray dog mess on the East Park Farm fields with bright pink chalk-based spray. It has been agreed that the assistant clerk would purchase some of this for volunteers to take out to highlight the problem for a longer period, and possibly in other locations within the village. The plan is still to run a poster competition with the school for signs to encourage cleaning up after your dog.

Cllr. Sutliff put a proposal to the Cleaner and Greener team for bins on East Park Farm Drive. An officer came to look and felt that there was not enough rubbish to merit this now but did concede that the grass cutting had just been done, and that they would have picked up any litter before cutting. It was agreed to look later in the year. From the Council's point of view, the only action for now is to monitor litter, and to ask the litter pickers to report how much litter they find in the area.

**56/19 Planning**

a) **The following Applications were discussed (232):**

- 190111 Application for the proposed erection of 5 no 3-bedroom dwellings and associated works following demolition of existing buildings at Jubilee Hall, Park View Drive North (Revised Plans) -the only difference seemed to be a more detailed planting plan, which, while welcomed, did not materially affect the issues that Council had commented on before, so there were no additional comments
- 190438 Application for the proposed erection of first floor rear extension, single storey front extension to form porch including a new porch structure, plus internal alterations and changes to fenestration at 28, Old Bath Road – no Parish Council comment
- 190647 Application for the proposed erection of single storey front extension to form a conservatory following the demolition of existing front veranda at 7 Milestone Avenue – no Parish Council comment
- 190672 Full application for the change of use of buildings and land from agricultural use to general industrial use (Retrospective) at Newlands Farm, Loddon Drive – the clerk was asked to comment as follows:

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

*The last three approve applications on this site for agricultural buildings have carried the condition that if they cease to be used for agricultural purposes within ten years, then they should be removed, and the site returned to its original state. While one of these applications was a replacement for one of the others destroyed by fire, this still means that two of the buildings should be removed. There is little point in having such conditions if they can be easily over-ridden.*

*All the approved applications have stated that this site has only been allowed to be developed because they have been for a legitimate rural business, which agriculture clearly is. While Council appreciates the change of circumstance affecting the business model, this is not a legitimate site for other rural business; it is also in the flood plain and would not be suitable for most businesses.*

*The agricultural enterprise did not lead to excessive traffic accessing the A4 on what is a fast, busy piece of road, with a national cycle route that must be crossed to access the site. This is also a major route to school for 100's of school children each day. Council is concerned that the already changing use is increasing the chance of an accident at this point, and if it is legitimised, then the site will only get busier. Given the rather cavalier attitude of the present owners toward planning regulations (incorrect use of barns etc), it is a concern that, increasingly, businesses unsuitable for such a location will be housed there.*

- 190674 Application for the erection of 3no. commercial buildings for storage (Retrospective) at The Homestead, Park lane – The clerk was asked to comment as follows:

*The Parish Council has no objection to this application in itself but is concerned that the stated working hours for A Better Service mentioned in that application are not being adhered to, with regular out of hours sightings of the vehicles. Council feels that this flaunting of the regulations is detrimental to the community and environment.*

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

- 190271 Householder application for the proposed erection of first floor side extension to existing dwelling, plus changes to fenestration at 131 East Park Farm Drive
- 190727 Proposed Lawful Development Certificate for a loft conversion including installation of 3no roof lights on South elevation and 1no roof light on North elevation at 58 East Park Farm Drive
- 190235 Application for a certificate of lawfulness for the proposed erection of single storey rear extension to form an orangery at 67, The Hawthorns
- 190429 Application for the proposed part garage conversion and erection of single storey rear extension with 3no rooflights and changes to fenestration, following demolition of existing conservatory and part side garage wall at 86 Old Bath Road

c) **Update from the Planning Department** – This was noted

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

### **Items for Consideration**

#### **57/19 To Update the Objectives Paper**

The Chair ran through this – several targets have been reached or are under development. There was some discussion about meeting local developers to understand how we may work with them in the future. The committee would like to have further meetings with Peter Baveystock but would like to drive the agenda next time. There was a discussion about how best to communicate with people at the Annual Parish Meeting, and the Chair was going to draw up a questionnaire. The Chair will update the sheet accordingly.

The meeting closed at 9.11pm