



## Minutes of the Meeting of the Council held on 15th January 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

6959/18 **Open Forum** – One resident attended, Daljit Ryatt, who is interested in joining the Council

6960/18 **Declarations of Interest** – The Chairman declared an interest in application 173587, as he lives close by. Council agreed he should comment but not contribute further to the Council's final comments

6961/18 **Minutes of the Meeting held on 18th December 2017**- The minutes were approved by Council.

6962/18 **PLANNING** (ref 217)

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

173587 Application for the erection of one five-bedroom dwelling and detached garage with access and parking at Oaklands, Beggars Hill Road – The clerk was asked to comment as follows:

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

- 1. The proposed dwelling is outside the development limits as defined in the Managing Development Delivery document, and is therefore contrary to CP11 of the Core Strategy. The Borough's expressed desire in both documents is to prevent in-filling between settlements which would erode the character of the area, and this proposal would be a major step in the complete erosion of the gap between Woodley and Charvil which has already suffered serious harm with the allowed appeals on Waingels Road (Planning application reference 160902) and Park Lane (Planning application reference 143292). The applicant makes much of the appeal allowed on Waingels Road, both in respect of the five-year housing supply, and the idea that CP11 is no longer a valid objection to development in the countryside. The lack of five-year housing supply has been a major weapon of developers recently, but Charvil Parish Council supports the Borough's assertion that the responsibility of any shortfall in this area lies with the developers themselves because the Borough has approved more than enough housing to fulfil its obligations to 2026. While this Council disagreed with the Inspectors' conclusions on both recent appeals, CP11 was outweighed rather than out-dated by other factors in both cases, and it feels that this site is very different in that it is opposite farmland (albeit with a temporary railway yard for the electrification of the line), and the road itself has the characteristics of a country lane rather than a main thoroughfare.*
- 2. Other applications for new dwellings on both Beggars Hill Road and Lands End Lane adjoining it, have been refused and upheld on appeal because the roads are unsuitable*

for any further development as they are both single carriage way with no pavement and minimal lighting, and the junction with Waingels Road is deemed dangerous. Council feels that nothing has changed in this regard, and the erection of a further five bedroomed dwelling is only likely to increase vehicle movements significantly in percentage terms on a road currently enjoyed by walkers, cyclists and horse riders, where there are no passing places beyond residents' driveways. Not only would the road become more dangerous for existing residents, but the amenity enjoyed presently would be adversely affected.

3. The supporting document for this application states that there would be a considerable CIL liability for this dwelling, which could go some way toward dealing with the infrastructure improvements required in the area, but Council also notes that the applicant is applying for a "self-build" exemption, so the net effect would mean that the application is contrary to CP4, requiring improvement to the infrastructure.
4. Council's final concern is that this application is contrary to CP6, reducing the need to travel, and particularly by car. While schools and some recreational amenities are within walking distance of this site, the nearest bus stops are around a mile away with at least part of the journey on poorly lit roads and paths, and the nearest railway station is over two miles away, with no provision for safe cycling. Council does not regard this site as "sustainable" when considering travel to work and access to other amenities such as shops and doctors' surgeries.

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 – no Parish Council comment

173680 Application for the proposed erection of first floor side extension to 14, Chiltern Drive – no Parish Council comment

173362 Application for the proposed conversion of existing residential units to four self-contained flats, associated parking and amenity at 36 Park View Drive South – The clerk was asked to comment as follows:

*Charvil Parish Council have no concerns with the flats themselves, but because of the nature of the site, on the junction of the A4/Park View Drive South and sharing the site with a thriving shop, Council would be happier if there were more than one parking space per flat.*

*While it is accepted that these are one-bedroom units, it is reasonably likely that there would be more than four residents in total, and given the high rates of car ownership in the area, having a minimum of two unallocated spaces would seem appropriate, in addition to the four allocated on the plans.*

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

173192 Certificate of Lawfulness for the proposed conversion of loft space to create habitable accommodation at 8, Simmons Fields

173088 Application for the proposed erection of first floor rear extension to create habitable accommodation plus two side dormers at 99 Old Bath Road

173248 Application for the expansion of caravan site at The Homestead, Park Lane

**c) Planning Applications Withdrawn** – The following was noted

172635 Application for the proposed erection of a two-storey side extension, first floor rear extension to 1, Milestone Crescent

**d) In the light of the successful motion supporting the re-debate of the issue: To Consider whether Charvil Parish wishes to contribute £10 per household to the Northern Parish "Fighting Fund"** – There was a long discussion about the benefits of supporting the Campaign for the Protection of Rural Wokingham, which are that Council should not leave it to the other parishes to fight the cause, our parish needs to be involved or it cannot complain against what it might get in terms of extra development, that many residents would expect the Council to be involved and that the Campaign is

possibly the best way to influence the type of housing to be built as well as suitable supporting infrastructure. The contrary view included the arguments that Council does not have a mandate to take this money from each household, that in these straitened times, it is quite a lot to add to the precept and that legal costs could escalate and the Campaign will come back for more money. Once the discussion was complete, Council voted seven to one with one abstention to support the motion.

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

## **FINANCE**

**6963/18 Finance Reports** – It was resolved that the financial reports be approved, which they were unanimously.

**6964/18 Authorisation of Payments** – It was resolved that the Council should approve all the following outstanding payments, which was done unanimously:

£79.68 to Grundon Waste Management Ltd

£515.49 to Roger Burns

£29.65 to British Gas Services Ltd

£61.93 to Aquacare

£45.54 to the Assistant Clerk

£48 to BALC

£736.48 to ISS Facility Services Ltd

£1149 to Herald Graphics

£68.74 to the Clerk

£226.32 to RES Systems Ltd

£205.34 to SSE Contracting

£216.82 to Sunshine Commercial Services Ltd

£138.12 to Southern Electric

£83.42 to Viking

£1807.91 for payroll

£512.30 to Berkshire Pension Scheme

**6965/18 To approve the \$137 payments of £242 to Sue Ryder, £300 to Twyford and District Volunteer Centre and £345 to Keep Mobile, as well as a grant payment of £800 to Charvil and Sonning Junior Cricket Club** – It was resolved to approve this which was carried unanimously.

**6966/18 To approve the budget decisions made by the Finance Committee** – The Chair of Finance apologized for the lateness of the documents, and checked that everyone had familiarized themselves with them. The Chairman also explained that the £10 per head was to be spread over two to three years. It was resolved to spread it over three years which was approved. There was a discussion on whether the £10 per head should be met out of reserves, or by increasing the precept, and it was finally resolved to increase the precept for the next three years to cover it. It was resolved to approve the budget including the figure cover the cost of joining the Campaign to Protect Rural Wokingham, which equates to a 15.6% increase, or £4.50 on a band D property, which was passed unanimously.

**6967/18 To approve the final precept figure** – It was resolved to approve a precept of £47,070 for the forthcoming financial year, which was passed unanimously.

**6968/18 To consider whether to offer Claire Connell the role of internal auditor at an approximate cost of £400** – It was resolved to approve this appointment which was passed unanimously

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

## **REPORTS**

**6969/18 Amenities Committee** – There was no meeting this month. Following on from last month's decision to ask for nominations to the Amenities Committee, the Chairman

nominated Cllr. Keward, and Cllr. Mundy seconded. Cllr Keward was elected unanimously.

It was reported that a surveyor from Wokingham Borough Council is to come and inspect the damage to the floor of the pavilion. *Clerk's note: the surveyor has attended and Council are now awaiting a conclusion from him.*

**6970/18 Report from the Borough Councillor** – Cllr. Hobbs was not present and there was no report. The clerk was asked to see if she could attend next time, or at the very least, send us a report.

**6971/18 Highways**

**To note any progress on Pipistrelle Way**

Cllr. Mowlem has been trying to get in touch with Ian Haller but to no avail.

**6972/18 Environment**

It was resolved that the Parish Council would once again support the litter pick on Sunday 25th March at 2-4pm, starting from the Village Hall, which was approved unanimously.

**6973/18 To consider how to help the fete** – Cllrs Hobson and Hartley attended a recent fete committee meeting and commented on how enthusiastic the new committee is. Cllr. Hobson said that the fete will run from 2pm-6pm on Sunday 8th July, and the Parish Council have been asked to man both the barbecue and the bar. Cllr. Hobson will e-mail each councillor to confirm who can do what.

**There being no further business the open meeting closed at 10pm**

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