

## Minutes of the Meeting of the Council held 21<sup>st</sup> September 2015

**Present** Chris Drew (Chairman), James Bell, Jackie Jeffery, Lauren McCann, Fiona Mowlem, Paul Mundy, John Hobson, Liz Black and Borough Councillor Nick Ray

**Apologies for Absence** John Davies and Jim Gillett

**6469/15 Open Forum** - There were two residents present to comment on a planning application. They informed Council that they were very concerned about their neighbour's plans for an extension which they felt was over-development and would over-look their garden. Council was sympathetic but explained they had to be objective in any comments sent to the Borough's planning department.

**6470/15 Declarations of Interest** – There were no declarations of interest.

**6471/15 Minutes of the Meeting held on 17<sup>th</sup> August 2015** - The minutes were approved by Council.

**6472/15 Matters Arising from the above Minutes** – There were no matters arising

**6473/15 PLANNING** (ref 189)

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

152026 Application for proposed closure of existing field access and relocation to form replacement access on land west of Park Lane – the clerk was asked to comment as follows:

*Charvil Parish Council wishes to object to this application on a number of grounds.*

- 1. The plans given are out of date and do not show the new school and how the car park has been relocated so that the exit is nearly opposite this proposed gateway. This inaccuracy would be very misleading to anyone appraising this application purely from the documentation provided, and is in contravention of The Town and Country Planning Act 1990.*
- 2. Council feels that this proposal has severe safety implications for the school and other road users. Wokingham Borough have gone to some lengths to improve the safety around the school by installing a new speed hump very near to this proposed gateway, and by reducing the speed limit from 40 to 30mph. There is little they can do about the visibility from the exit of the car park, which is far from ideal, but adding in another gateway at this point would negate many of the efforts to improve this stretch of road. In addition, there are parking restrictions on this stretch of road that would have to be contravened by anyone using the gateway because, assuming it is kept locked like the present one, a vehicle would have to be parked on the road to allow access. It is far from clear how this proposed entrance would be any safer than the present gateway.*
- 3 This proposal, as part of F/2014/2503, was rejected earlier this year, and it is of some concern that even though this bit of the hedgerow is less established than the rest, there would still be damage to the biodiversity of the site, and that any replacement planting over the present access would take years to reach maturity. This loss of habitat seems unnecessary.*

*Overall, there seems little justification for the re-siting of the access to this field, and the negative impacts, both on safety and environmental grounds, seem to vastly outweigh the benefits.*

152392 Application for proposed erection of a front, side and rear first storey and second storey extension at 57, Old Bath Road – the clerk was advised to comment as follows:

*Charvil Parish Council would like to object to this application on the following grounds*

1. *Council feels that this would be over-development of the site; it would be overbearing and would create a terracing effect that is very out of keeping with the area. This stretch of the Old Bath Road has a spacious appearance, and such an effect would not only look odd, but would create a precedent for neighbouring properties to do something similar.*
2. *This extension would be within a metre of the boundary of the neighbouring property, and looking at the plans, would be up to six metres high. This would be in contravention of the Borough's own guidance.*
3. *Because this extension is so large, it will lead to a loss of light to the neighbouring property's garden, and would lead to a loss of privacy as well.*

**For these reasons, the Parish Council would like this application to be refused**

150325 Application for the continuation of siting of a mobile home for occupation by an agricultural worker at Newlands Farm, Loddon Drive – the clerk was to comment as follows:

*Charvil Parish Council are happy to accept the continuation of the siting of a mobile home on this site but would like the condition included that it is only for an agricultural worker looking after this site, as there is a concern this could lead to further development.*

**b) Planning Applications Approved** – the following approvals were noted

151038 Insertion of a French window at 1, Pipistrelle Way

0308 Erection of 1 detached dwelling on land at 51, Park View Drive North

**c) Planning Application Withdrawn** – the following was noted

150018 Application for demolition of existing double garage and erection of two detached dwellings with associated parking at 1, Park View Drive South – the clerk was asked to object as follows:

**d) Wee Waif and its Smoking Shelter** – Neither the smoking shelter nor the illuminated sign on the A4 has planning permission, so Council would like the clerk to contact the Enforcement and Licensing teams to bring this to their attention.

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

## **FINANCE**

**6474/15 Finance Reports** – It was resolved that the Reports be approved which they were unanimously.

**6475/15 Authorisation of Payments** – It was resolved that the Council should approve all outstanding payments including NIC Services group Ltd and Fericon Press.

**6476/15 To note the External Auditor's Report** – The External auditor's report was returned with no official comments, but the clerk reported that she had been contacted regarding the size of the reserves as these are far too large.

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

## **REPORTS**

- 6477/15 Village Hall Management Committee** The minutes of a meeting on 7<sup>th</sup> September were noted.  
The Booking form has been completed.
- 6478/15 Amenities Committee** The minutes of a meeting on 7<sup>th</sup> September were noted.  
There have been complaints about the amount of rubbish around the MUGA again. It has been agreed that the water pump should be re-painted. The clerk is to write to a personal trainer who has been using the MUGA for Boot Camp activities to stop this as it is not to be used for commercial gain.  
The chairman, Cllr. Gillett and Borough Councillor Ray attended a meeting at Waingels College regarding the sewer in Waingels Road. It would appear that there were a number of misunderstandings which have now been dealt with, but unfortunately because the college is now an academy, it is not allowed to hand over any land without the Secretary of State's permission. Given the difficulties, it was felt best to see what the outcome of Thames Water's investigations into the Beggar's Hill Road site are before pursuing any deal with the College.
- 6479/15 Borough Councillor's Report** The Borough Councillor, Cllr. McCann and the clerk all attended a meeting at the Primary School to discuss the possibility of helping develop the forest school that one of the teachers runs. The Borough are not in a position to help as they have a policy to concentrate all their educational resources at Dinton Pastures, but if they were amenable, it may be possible for the school and parish to work together to provide a suitable facility in the woodland at East Park Farm. It has been left that the school think about what they would want and then Council would consider the proposal.
- 6480/15 Staffing Committee** – It was agreed that the staffing committee would meet on 12<sup>th</sup> October. *Clerk's note: this has now been cancelled due to a prior commitment of one of the councillors.*  
It was agreed that the clerk should embark on CiLCA training next month.
- 6481/15 To consider the draft policies on e-mails and social media** Subject to minor changes, these were approved.
- 6482/15 To consider the progress of the new website and any other items that should go on** – There was concern as to where the news would come from. One idea was to reach out to clubs for items, so that there would be a steady flow of items to keep people interested.
- 6483/15 Thank You Letters** – All recipients of grants last month had written to thank the Parish Council.
- 6484/15 To consider whether Council should purchase a defibrillator and if so, where to locate it** – There was some doubt as to whether Charvil needed one, so the clerk needs to investigate the need and also what funding is available.
- 6485/15 Report from the clerk on the forum with Wokingham** – the clerk reported that much of the meeting was a presentation on the Shared Services that Wokingham could offer to the Parishes, from legal advice, to specialist help with Human resources, to auditing. Wokingham were interested to know whether this was something Council would be interested in.

## **PART 2**

- 6486/15 To consider the proposals from Wokingham Borough Council regarding the asset transfer of the pavilion to Charvil Parish Council**  
Cllr. Hobson, Borough Councillor Ray and the clerk met with Dee Maddox-Hinton and Peter Baveystock to discuss the differences between the two parties. WBC are sticking with the proposal of diminishing financial support, which would clearly mean the costs to the Parish Council would be higher than previously envisaged. Council agreed that they were happy to continue with the discussions despite the extra financial pressure because of the potential benefits to the community. Council agreed in principle to taking on the area, but would like some commitment from WBC regarding the maintenance costs of the car park if they are to take that on as well. Cllr. Hobson was to draw up

some fresh proposals to be passed on to WBC and the clerk was to arrange a further meeting with WBC to finalise the situation.

**There being no further business the meeting closed at 10.25pm**

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