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**Minutes of the Meeting of the Planning, Environment and Highways Committee held on**  
**11th February 2019**

**Present** Jackie Jeffery (Acting Chair), Claire Andersen, Daljit Ryatt, Jim Gillett and Pat Sutlieff

**36/19 ABSENT** Jane Hartley and Greg Elphick

**37/19 OPEN FORUM** – Two residents attended to hear the discussion on the Planning Application 190111

**38/19 DECLARATIONS OF INTEREST AND ANY WRITTEN REQUESTS FOR PECUNIARY INTERESTS IN ITEMS ON THE AGENDA TO BE CONSIDERED BY THE CLERK** – Pat Sutlieff is a neighbour to property 131 East Park Farm Drive, the subject of Planning Application number 190271

**39/19 Approval of the Minutes of 14th January 2019**

**40/19 Highways**

The Speed Indicator Device data for one direction has been analysed and it was found that over 90% of drivers are sticking to the speed limit. The Device is now collecting data from the other direction to give a complete picture.

The clerk reported the surface flooding at the junction of Waingels Road and Park Lane to the Council and they should be looking into it. The clerk was also asked to report a blocked storm Drain outside Hillray House as water seems to collect there.

**41/19 Environment**

The bottle bank is now in place but has filled up in 2 ½ weeks. The clerk has asked WBC to empty it and to see whether it can be emptied more frequently as it is on a once a month schedule at present. There is also a waste bin there now. It was noted that Peter Baveystock and Irum Gulzar are to attend the March meeting. The clerk was asked to raise whether some of the litter bins in the village could be re-sited to East Park Farm. *Clerk's note: Peter Baveystock has agreed to discuss at the next meeting.*

**42/19 Planning**

a) **The following Applications (230) were discussed:**

182951 Application for the Proposed single storey rear extension following demolition of existing conservatory. Gabled projection to rear elevation. Single storey front porch and changes to fenestration at Milton, Milestone Avenue – no Parish Council comment

190040 Application for the proposed part conversion of existing garage to create habitable accommodation, plus internal alterations and changes to fenestration at 10, Foxes Walk – no Parish Council comment

190111 Full application for the proposed erection of 5 no 3-bedroom dwellings and associated works following demolition of existing buildings at land of Park View Drive North, Charvil – The clerk was asked to comment:

*Charvil Parish Council would like to comment as follows:*

1. *The Pre-application advice states that the loss of the hall needs to have some justification. The Parish Council manages the other two community facilities in the village, one of which is nearly always fully booked, and the other which is rapidly growing in popularity despite its restrictions, and as it has become clear that there is a pressing need for a further community building in Charvil to house the growing*

uniformed groups and a pre-school, it would be damaging to the community to demolish such a facility. Consequently, Council feels there is little justification for the demolition of the hall on the grounds put forward that it is redundant, and so is contrary to CP3.

2. Council is concerned that to accommodate the number and the size of the homes in this plan, the roof line of these properties is significantly higher than that of its neighbours. This is to allow second storey habitable accommodation. The dwellings will be the minimum distance apart for two storey dwellings, but this extra height will lead to a sense of enclosure and dominance for the existing properties to the rear. Further, because two of the dwellings have living rooms on the first floor, there will be a loss of privacy for these properties. We feel this is contrary to CP3 of the core strategy.

3. While the current street scene varies from the terraced homes to the left of this site to the large detached homes to the right and opposite, there is a sense of space on the road due to the mature trees and hedges, and the replacement of the hall with five dwellings would be detrimental to this, particularly as the existing site has four mature trees with Tree Preservation Orders upon them, and two of these would be removed to allow for this number of dwellings. Council feels that this plan is over-development of the site and out of keeping with the street scene, so again is contrary to CP3.

4. If the Borough does regard this site as suitable for redevelopment, Council believes that it would be acceptable to most of the neighbouring households to have two sets of semi-detached homes mirroring the existing properties in St Patrick's Avenue. This would allow for a lower roofline with accommodation across two floors rather than three, a sense of symmetry and space that would be more in keeping with the area and should allow for the retention of all the trees with Tree Preservation Orders upon them.

190271 Application for the proposed erection of first floor side extension to existing dwelling, plus changes to fenestration at 131 East Park Farm Drive – no Parish Council comment

a) **The following approvals were noted**

183275 Application for proposed erection of a garden annex known as a Zedbox 735, for habitable accommodation at 38 St Patricks Avenue

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

c) **TPO Approval**

183005 Application to works on protected trees at the Wee Waif TPO 1558/2016

d) **To note the successful conclusion to the enforcement matter raised by the clerk and to note a second complaint** – The site off the Old Bath Road has now been tidied but a concern has been raised about the removal of the playground at the Wee Waif, contrary to planning.

e) **To note the recent meeting with Clerks' representatives with Marcia Head and Graham Vaughan** – This meeting was to raise various concerns with the new planning portal. The solution to most problems was to use the interactive map on the WBC website, as there seemed little they could do to change the system.

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

The meeting closed at 9.05pm