

**Minutes of the Meeting of the Planning, Environment and Highways Committee held on**  
**3rd February 2020**

**Present** Jane Hartley, Claire Andersen, Roanna Collis and Jo Akeju. Pat Sutcliffe attended the Open Forum

**Apologies**

**Absent**

**115/20 OPEN FORUM** - There were eight residents and the Leader of the Borough Council, John Halsall in attendance. All the residents were attending because of concerns with three sites in the Draft Local Plan; Bridge Farm in Twyford, land to the East of Park View Drive North and land West of Park Lane. The common concerns for all sites were the lack of suitable infrastructure for what would be a minimum of 310 homes; the A4 is already at capacity at certain times of day, and is gridlocked if there are any accidents/roadworks in the area, or if the M4 is closed; the doctor's surgeries are full in the area; Charvil Piggott Primary and Piggott Senior School are over-subscribed; the bus service is poor and the other alternatives to car use are limited; and there was a concern raised about the impact on wildlife as there is a danger that valuable habitat and wildlife corridors could be lost. More site specific concerns are that the land designated East of Park View Drive North includes an area of flood plain, and even if it did not, it would directly impact on the flooding issues for the homes on Loddon Drive and actually accessing the A4 from Park View Drive North is already hard, and would only be made worse by this. Further, by breaching the north side of the A4, it will inevitably lead to further development in the north of Charvil at a later date. As far as the site off Park Lane is concerned, the lane is narrow, and already very busy, and most people would be using private cars to access it, making these problems worse. Added to that, there is no pedestrian crossing on Park Lane, causing problems for people accessing the school and Country park on foot. The Chair explained that the Parish Council has little control over any of these concerns or the apparent piecemeal approach but explained that the Borough needs smaller sites as well as large ones to ensure a five-year land supply, and the most influence that can be gained is through a Neighbourhood Plan. John Halsall introduced himself, and explained the position of the Council; that Political Parties of all persuasions were convinced of the need for many more homes to be built, and that the Council must have a valid Local Plan to control the delivery of these in the best interests of the Borough. He explained that the Northern Parishes have one third of the Borough Councillors but only 3% of the housing in recent years, and other parts of the Borough feel that the pain needs to be shared more equally. There was a possibility that the area would get thousands of homes, but with the Grazeley plan looking like it will go ahead, the pressure on the rest of the Borough will be much reduced until 2055. He explained why the sites in Sonning had been refused as they would have removed the gap between the two village, but there had been little opposition to these two site being included in the Local Plan by the Parish Council, and that the Parish had not responded to the Homes for the Future Consultation. *Clerk's note: There had been a meeting with representatives of Sonning Parish Council. The Chairman of Charvil Parish Council, the Borough Councillors for the two villages and representatives of the Planning Department, and at this meeting, the Charvil representatives said that if they had to accept any more development, it would*

be best on the land West of Park Lane, as this was already in the process of being developed. The Parish Council did respond to the Homes for the Future Consultation, and reiterated that point, but was told not to add any more information to the sites it had already commented on previously, unless they could come up with areas they WERE willing to support development – consequently no fresh comments other than the initial negative assessment of the northern site was included in this consultation. John Halsall then ran through the points raised; as far as surgeries go, they are trying to get people who are not qualified doctors to deal with minor issues and to get people to contact their pharmacists more; he agreed that the A4 is a problem and there will be attempts to improve the road system to make it more “intelligent”; Flooding is an issue that has been taken into account; there is little demand for new shops; crime is a problem in some areas but less so in the Northern Parishes. He also said that the housing envisaged in Charvil will be low density, and that the Borough is investing in new Council houses, but these are being placed in villages like Finchampstead, which is where the borough has suitable land. The Chair thanked everyone for coming and they all left at 8.55pm.

**116/20 DECLARATIONS OF INTEREST AND ANY WRITTEN REQUESTS FOR PECUNIARY INTERESTS IN ITEMS ON THE AGENDA TO BE CONSIDERED BY THE CLERK –**  
There were no interests declared

**117/20 The Minutes of the Meeting on 6th January 2020** were approved.

**118/20 Highways**

The Speed Indicator Device statistics were in line with previous ones. It is now in Stealth mode at the Zebra crossing, and the very small amount of data so far suggests that although people are reluctant to stop, they do not speed through it in great numbers. It was noted that the streetlights at Milestone Avenue are still not working, and the clerk was to chase. *The clerk spoke to the Highways officer concerned and he is expecting to hear a date for the repairs at any time.*

**119/20 Environment**

The committee, having read the various documents on what Councils can do to tackle Climate change, feel that they would like to recommend to Full Council the need to try to deal with two major issues for the parish: flooding and car usage. It was also noted that the Borough had produced its policy on Climate Change and that each parish needed to develop their own Climate Action Plan to support this.

**120/20 Planning**

a) **The following Applications were discussed (241)**

200001 Application for the proposed erection of a front/side two storey extension, front single storey extension to create canopy roof for porch. Also, to raise roof height and eaves level with new front facing dormer and 2no rear roof lights to main roof following part first floor rear extension and changes to fenestration at 58, Old Bath Road – no Parish Council comment

200007 Application for the proposed erection of a single storey side/rear extension including 1no roof light, single storey front extension to create porch and garage conversion to create habitable accommodation at 51a Park View Drive North – no Parish Council comment

193028 Application for the proposed erection of a two-storey side extension including garage conversion to create habitable accommodation, plus single storey rear extension at 8, The Hawthorns – The clerk was asked to comment as follows: *Charvil Parish Council does not object to the application in itself, but does share the neighbours' concerns about parking, because the dwelling is very close to the junction with Park Lane, and will be very close to the junction of the new development on Park Lane. If the loss of the garage is likely to lead to more on-road parking, then Council feels this would be unacceptable.*

b) **The following Planning Application Approvals were noted**

193142 Application for proposed erection of a single storey rear extension to existing dwelling, including the insertion of 1no. rooflight at 42, Park View Drive North

193237 Application for proposed erection of a single storey rear extension, insertion of 2no. roof lights, part garage conversion to create habitable accommodation, plus changes to fenestration at 3, Park Lane

c) **The following TPO Approval was noted**

\* Copies attached and/or forwarded

192690 APPLICATION FOR WORKS TO PROTECTED TREE(S)TPO 866/1997, T1, Lime – Pollard at 11, Foxes Walk

- d) To note the sites in Charvil included in the Draft local Plan and to take on board the views of residents regarding this – These were duly noted and will be fed into the response of the current consultation

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

**Items for Consideration**

**121/20 To Update the Objectives Paper**

It was agreed that the committee would conduct the Environment Audit for the hall at the next meeting and that the Amenities committee would be asked to do the one for the Pavilion. Both buildings needed energy surveys as well. *Clerk's note: it had been agreed at the Full Council meeting that both audits should be done by this committee.*

The meeting closed at 9.30pm