
Minutes of the Meeting of the Planning, Environment and Highways Committee held on
6th July 2020 via Zoom

Present Jane Hartley, Claire Andersen and Roanna Collis

Apologies

Absent

122/20 OPEN FORUM - There were no residents present

123/20 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

124/20 The Minutes of the Meeting on 4th May 2020 were approved.

125/20 Highways

The Speed Indicator Device Data has returned the pre-lockdown figures. It was agreed that it was time to move the device to Park Lane in stealth mode but in the absence of a Village warden, this will have to be done by volunteers.

There are concerns about the overgrown bushes in Charvil. Some have been reported via the online portal, but others do not fit into the categories, so the clerk will report these to the appropriate people.

126/20 Environment

It was agreed that the clerk would try to arrange a meeting with a representative from the Earley Orchards to discuss the suitability of the site and what would be the best things to plant.

127/20 Planning

a) **The following Applications were discussed (244)**

201299 Application for the proposed erection of a detached ancillary outbuilding following demolition of existing shed at Ramblers, Beggars Hill Road – no Parish Council comment

201444 Full planning change of use of buildings and land from agricultural use to general industrial use (Class B2). Removal of two unlawful structures (Retrospective) at *Newland Farm, Loddon Drive – The clerk was asked to comment as follows:*

1. *Charvil Parish Council objected to the previous application 191788, for a similar change of use plus the retention of two unauthorised buildings. This is now subject to a planning appeal, but the Parish Council still believes the reasons for refusal are still valid and apply to this application as well.*

2. *This application includes information required regarding traffic assessments etc, and it seems that the Borough is happy with the conclusions reached by the consultants. The Parish Council disagrees and still believes there is a hazard to users of the shared use path that runs alongside the A4, which also serves as a route to school and a National Cycle Route. There is anecdotal evidence from the school children that they have had near misses with vehicles turning into the site from the A4. Moreover, the Parish Council disputes the likely number of vehicles entering and exiting the site each day, given that one business based there is a minibus company and a sign of success would be increased vehicle movements, and another is a used car showroom, again with success depending on increased vehicle movements in and out of the site. This second business is not particularly advertised now – probably because*

it is unauthorised, but if given permission, it is highly likely that there would be increased awareness, with a subsequent increase in vehicle movements.

3. This application also has a consultants' report regarding the flood risk, and this has also been accepted by the Borough Council as evidence that flooding is not an issue. Again, the Parish Council disputes this. There is photographic evidence of the flooding from 2013, and the emergency services who had to attend the unfortunate blaze were reportedly hampered by the mix of floodwater and electricity. Moreover, in the Borough's own Local Plan appraisal, the area that these buildings are in is Flood Zone 3 (b) and would not be regarded as suitable for development.

4. At least two of the buildings that have permission are subject to the condition that if no longer needed as agricultural buildings within ten years, they should be removed. This was because development would not have been allowed normally but the agricultural need was accepted and so the exception was made. The site is in the Countryside, and as such would not be suitable for industrial use – the argument that there is a need for such enterprises to support employment is weak, given that there are similar sites to let in the area already.

5. The application suggests that there are suitable transport links to reduce the need to drive to the site. Given that most of the businesses based there are either car based, or linked to various trades, it is highly unlikely that many employees would use either public transport or bicycle. Even if they were inclined to do so, the public transport links are poor and far enough away from the site to be an unattractive option for most people, and safe cycling to the site is limited to access from Reading, Charvil and Twyford. For these reasons, the Parish Council believes this application should be rejected.

201466 Application for the proposed erection of a single storey rear extension with 1no roof light at Rowanlea, Old Acres Lane – no Parish Council comment

b) The following Planning Application Approvals were noted

200959 Application for proposed erection of a single storey rear extension, including the insertion of 5 rooflights, part conversion of existing garage to create habitable accommodation, plus changes to fenestration at 5, Kilowna Close

200890 Application for the proposed erection of a first-floor side extension to existing ground floor side extension at 58 Old Bath Road

201269 Application for proposed garage conversion into habitable accommodation including the insertion of 3no. roof lights, plus replacement of existing flat roof over garage with a flat roof at a higher level at 39, Chiltern Drive

201001 Application for the proposed installation of an Air Ventilation Column on land north of Norris Green

200847 Application for a certificate of lawfulness for the proposed erection of a single storey rear extension including the insertion of 1no. roof light, loft conversion to create habitable accommodation including the erection of a rear dormer, plus insertion of 2no. roof lights at front elevation at 68 East Park Farm Drive

c) The following Planning withdrawal was noted

201011 Application to changing existing panels to vertical Cedar Boarding at 43 Chiltern Drive

d) The following TPO consent was noted

200453 APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 223/1983, T1
T1, Norway Maple - Fell and replace at Jubilee Hall (after viewing the tree in full leaf)

Any other Planning business at the discretion of the Chairman

Items for Consideration

128/20 To consider and changes to the Objectives Document – The Chair ran through the matters arising from last meeting including bat boxes, energy audits etc. The tree survey will be continued now Lock down is easing, and the ideas regarding the promotion of cycling were discussed – Cllr. Andersen was to contact a local cycling

group. Cllr Hartley was going to propose to Council that a Village Walk is held on Monday 27th July.

An idea had been raised that there should be colour coded walks in the Country Park and the Clerk agreed to contact Simon Bartlam to see what he thought. *Clerk's note: the idea has been received positively, so hopefully Council can move forward with this in conjunction with WBC.*

The meeting closed at 8.50pm