
Minutes of the Meeting of the Planning, Environment and Highways Committee held on 1st February 2021 via Zoom

Present Jane Hartley (Chair), Claire Andersen, Narinder Ryatt, Mike Heath and Roanna Collis

Apologies

Absent

158/21 OPEN FORUM - There were no residents present

159/21 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

160/21 The Minutes of the Meeting on 30th November 2020 were approved.

161/21 Highways

Cllr Andersen attended a meeting of the Active Travel Forum, which was discussing the Local Cycling and Walking Infrastructure Plan (LCWIP). This is a policy in the making and it is hoped to have the plan approved by September 2021. It appeared to be very Wokingham Town and SDL centred, and apart from the proposed Greenway along the River Loddon, there is precious little in it to benefit the Northern Parishes. Cllr Andersen will try to promote the parish's interests at the next meeting in March. The clerk had downloaded the data from the Speed Indicator Device, and a new record of 82MPH was recorded, which, although at 4am, is very worrying. It was agreed to leave it on the Old Bath Road for the time being as it may help slow some people down.

162/21 Environment

There had been a further meeting with Ian Gough of WBC with some of the Councillors. He said there may be opportunities for funding, with the possibility of changing out the remaining non-LED lighting. There is the possibility that WBC can help with grants in return for contributions to WBC's carbon savings, with WBC claiming some and CPC claiming some. It was felt that any new building should be included in this and not just the hall.

The elm planting was noted, and Council are waiting for a bigger tree guard. The clerk was to send out a press release. *Clerk's note: the press release was sent out on 9th Feb.*

To progress the Community Orchard, the Council needs to leaflet The Hawthorns and Park Lane to gauge support and ask people to e-mail any comments to the clerk. The clerk will try to come up with a planting plan with the help of local experts so that residents can visualise the impact on the park.

The clerk reported that the Borough has a target of planting 250,000 in the next few years – some on Borough owned land, but they would also like parishes to identify sites, plus they are developing an initiative to encourage householder to plant trees in their gardens. It is uncertain what level of WBC support will be for this in terms of funding, expertise etc. The concern is that this is purely a numbers game, and that there needs to be careful planning if this is to be a successful venture, but it was also felt it could be incorporated into the Neighbourhood Plan.

163/21 Planning

a) **The following Applications were discussed (247)**

203423 Application for the proposed first floor side extension to existing dwelling, single storey front extension to existing garage and single storey canopy to form porch at 9 Kilowna Close – no Parish Council comment

203586 Application for the proposed raising of roof to create additional first floor accommodation, with the erection of two storey front/side extensions and a part single storey, part two storey rear extension, following demolition of existing garage, plus internal alterations and changes to fenestration at 11 Old Bath Road

The clerk was asked to comment as follows:

Although this application has considered some of the reason for the planning refusal of application No. 201314, and has been modified to some extent, significant concerns remain.

The neighbouring properties at No 15 and 17 have both been extended in such a way as to be sympathetic to the street scene of chalet type properties that are prevalent throughout Charvil. This proposal is still completely out of keeping with the general street scene and is still excessive in bulk and height – it is noted that the highest point of other houses are similar, but this proposal is far more dominant – and is disproportionate to the original house. This is contrary to the Borough's design guide. It is also noted that the proposal is now single storey on the boundary with No.9, but the proposal will still reduce light into their garden due to the height and scope of the two-storey part of the proposal, and no effort has been made to mitigate the effects on the garden and home of No.15 – this was unacceptable in the previous application, and still is contrary to CP1 and 3.

Given the bulk of the property, and the loss of garden, Council is also concerned that this development could lead to surface water issues, and adversely affect the amenity of the neighbouring properties in this way.

For these reasons, the Parish Council still objects to this proposal.

210051 Application to vary condition 3 and 8 of planning consent F/2009/0164 for the Change of use of land for the storage and distribution of empty skips and portable WCs (retrospective). Condition 3 refers to Storage only of empty skips & WCs and the variation is to allow all storage from the B8 class. Condition 8 refers to maximum number of vehicles this shall not exceed 14 (7 in 7 out) Monday to Saturday and the variation is to remove this condition at The Homestead, Park Lane – *The clerk was asked to comment as follows: Charvil Parish Council agrees that it is sensible to regularise the situation, and has no objection to the change to anything in the B8 class, but does have concerns about removing the limit on vehicle movements because of the residential area any vehicles of this class will have to travel through. What is the greatest concern, however, is that there is no limit on the time of day for such vehicle movements, so if the Council are minded to allow more movements, could there be a condition that these are not made out of hours.*

210107 Householder application for the removal of the existing double garage door and installation of upvc French door with side frames at 25, Newbury Close – *The Clerk was asked to comment as follows: Charvil Parish Council are concerned as this will not be in keeping with the street scene - regular windows would not look so odd.*

b) **The following Planning Applications were approved**

202975 Application to vary condition 2-6-7-10 of planning consent 152510 for the Full application for the proposed erection of a four-bedroom, two storey dwelling. Condition 2 refers to approved conditions, Condition 6 Landscaping scheme. Condition 7 Parking Provision. Condition 10 Garage to be retained as such and the variation is to remove conditions 2-6-7-and 10, (Retrospective) at 1a Milestone Crescent

203111 Householder application for the proposed part conversion of existing detached garage to rear of dwelling to create habitable accommodation at 1 Edward Road

202927 Application for submission of details to comply with the following condition of planning consent 190111 dated 31/05/2019. Conditions 5 Construction method statement and 6 Protection of Trees at Jubilee Hall Park View Drive North

Any other Planning business at the discretion of the Chairman

Items for Consideration

- 164/21 To consider and changes to the Objectives Document** – It was agreed that many of these objectives need to be transferred to the Neighbourhood Plan. Cllr. Heath felt that there needs to be more concrete objectives to get to zero carbon in line with WBC. It was agreed to get a copy of the flood plan off Sarah Swatridge, and to move forward with the extra vegetable plots once Lockdown is over.

The meeting closed at 9.06pm