

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

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

**Apologies** None

**Absent** None

**21/165 OPEN FORUM** - There were no residents present

**21/166 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

**21/167 The Minutes of the Meeting on 1st February 2021** were approved.

**21/168 Highways**

The clerk reported the latest statistics from the Speed Indicator Device, and while the numbers of cars are down, the average speeds have increased slightly. What is most concerning is that there are increased recordings of excess speed during the middle of the day, when more pedestrians are around. One idea was to investigate the use of "child bollards" to see if these are at all effective.

**21/169 Environment**

There was no news from Ian Gough regarding environmental improvements to the hall. The Community Orchard project is slowly moving forward – the clerk has produced a leaflet to be given to residents of The Hawthorns, Foxes Walk and Park Lane north of The Hawthorns, and assuming this is well received, Council can go back to WBC to see what the next steps will be. The clerk would like to see whether there was any possibility of joint management of the Park with the Borough, so that biodiversity can be improved. The clerk reported that she had attended a session on electric charging points, and from the Parish point of view, it may be preferable to provide the spaces and allow the Borough to manage them as they have access to cheaper electricity etc. It was agreed that a glass recycling poster be put up at the bottle banks and put on Facebook, along with Cllr. Heath's figures regarding bottle bank use.

**21/170 Planning**

**a) The following Applications were discussed (250)**

210462 Householder application for proposed erection of an outbuilding to the rear of existing dwelling at 19a, Charvil House Road – *the clerk was asked to object as follows:*

*The size and mass of the proposed structure is out of keeping with the surrounding area and is over-development of the site.*

*The build quality of this, with cavity wall insulation, a kitchen and shower room would make this appear to be habitable accommodation, rather than a games/garden room and the Council shares the concerns of neighbours that this is a bungalow by any other name, albeit that access would have to be through the householder's garden.*

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

- 203463 Application for a certificate of lawfulness for the proposed erection of a detached double garage to the side of existing dwelling at Ashley View, Beggars Hill Road
- 202106 Full Planning application for the proposed erection of new meeting hall following demolition of existing meeting hall, relocation of three metal storage containers, plus car park improvements with the installation of a cycle stand at Paddick's Patch, Waingels Road

**c) The following Planning Application was refused**

- 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

**d) Tree Preservation Order works applied for**

- 210170 APPLICATION FOR WORKS TO PROTECTED TREES TPO 266/1984 – G1 SILVER FIRS– T1, T2, T3 & T4 T1 Silver Fir – to be felled, T2 Silver Fir – to be felled, T3 Silver Fir – to be felled and T4 Silver Fir – to be felled at 15 Foxes Walk – The clerk was asked to comment as follows:

*Council is concerned that the application wishes to fell these trees, but there is no Arboricultural report to support the assertion that these trees may be dangerous. In the application there is reference to 181453, when one of the trees was felled as it was dying, that the other trees were "over-mature". The actual statement was that a replacement tree was not necessary at this point as it would not be mature by the time the others were "over-mature".*

*Council would like a proper survey to be carried out before a decision is made on these trees.*

**e) Appeal Allowed**

- 191788 Application the change of use of buildings and land from agricultural use to general industrial use (Class B2) and erection of two additional constructions at Newlands Farm, New Bath Road

**f) To consider the consultation on The Right to Regenerate: The reform of the right to contest** – Councillor Hartley will circulate comments for the clerk to submit

**g) To consider National Planning Policy Framework and National Model Design Code consultation proposals** – The changes to the Planning policy framework all seemed very minor, and it was agreed that the consultation on the Model Design Code was likely to influence what the Council might do for drawing up a Design Code for the Neighbourhood Plan. Councillor Hartley would also look at this to see whether Council should comment.

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

**Items for Consideration**

- 21/171 **To consider and changes to the Objectives Document** – It was agreed that the Committee needed to focus on a smaller number of items, perhaps considering the Climate Emergency topics. So, the Community Orchard is high priority as well as other environmental ideas, such as increasing biodiversity. It was agreed that Simon Bartlam of the Countryside Service be invited to the next meeting. *Clerk's note: Simon has accepted this invitation*

The meeting closed at 8.51pm