
**Minutes of the Meeting of the Planning, Environment and Highways Committee
held on 5th July 2021 at the Margaret Gimblett Pavilion**

Present Pat Sutlieff (Chair), Narinder Ryatt and Claire Andersen
Apologies

Absent Mike Heath

21/187 **OPEN FORUM** - There were no residents present.

21/188 **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

21/189 **The Minutes of the Meeting on 26th April 2021** were noted.

21/190 **Highways**

The clerk had shared the speed data with the committee, and it was decided to put a short piece in the Charvil Village News, summarising some of the points. It was noted that the machine will be moved to Park Lane in a few weeks.

The recent accident at the roundabout on Old Bath Road was noted. The clerk had reported the worn road markings about 18 months ago, but they have not been repainted, so these have been reported again, but there has been no word as to when the work would be done. The clerk was asked to contact Sam Akhtar to see if he could move things along. *Clerk's note: details of several issues reported by the clerk have been passed to Sam Akhtar and the Localities Officer.*

21/191 **Environment**

To hear an update on the Community Orchard project and to consider funding options – It was agreed that something would be written for the Charvil Village news – there are three people who have offered to pay for a tree, and fundraising ideas for the others include putting an appeal on Facebook and a raffle at the fete. A go fund me page may be suitable when the Council plants more trees in the future, and possibly getting involved in projects where people/companies pay to offset their carbon footprint. *Clerk's note: this may not work for a Community Orchard.*

To consider whether the Council want to get involved in the Platinum Anniversary Tree Project – It was agreed to recommend involvement in this to the Full Council

To consider other tree planting schemes – it was felt there were enough projects to be going on with.

21/192 **Planning**

a) The following Applications were discussed (255)

212117 Application for the proposed erection of first floor side extension, partial conversion of existing garage to create habitable space, facilitated by changes to fenestration at 6 Kilowna Close – no Parish Council comment

212096 Application for the proposed erection of single storey rear extension, the insertion of 1 no. rooflight, plus changes to fenestration at 119 Old Bath Road – *The clerk was asked to comment as follows: Charvil Parish Council are concerned that this extension is overbearing on the property to the rear.*

- 211985 Application for the proposed erection of 1 no. 5 bedroom detached dwelling on land southwest of Lakeside – The Clerk was asked to object as follows: *Council would like to object on the following grounds:*
The site is in land designated as “Countryside”, and as such, new development should be discouraged. The applicant has referred to the appeal decision that allowed a new dwelling further up the road as justification for this proposal, but the Council feels that there are significant differences, and as a dismissed appeal on Beggars Hill Road stated of this appeal decision:
“I do not consider that encroachment of open space at one site outside settlement limits should be used as a precedent to permit further encroachment at another.”
This site is significantly smaller, and the proposed dwelling would look cramped in relation to the existing dwellings on Waingels Road. Moreover, it would mean development extremely close to the boundary of Paddicks Patch, a Scout camp site, and one of the last remaining pieces of ancient woodland in the area. At present, the development tapers off as it approaches this site, and is similar on the other side of the woodland, and this development would abut the woodland directly, which is far from ideal.
The proposed driveway is on a bend, and there are concerns about a new driveway at this point on a 40MPH stretch of road.
- 211308 Application for the proposed conversion of garage to create additional habitable accommodation, plus removal of garage door and replacement with windows and doors to match the existing home at 25 Newbury Close – *The clerk was asked to comment as follows: Charvil Parish Council are concerned that by having doors opening outward, the cars will have to park further back, and this could lead to the pathway being obstructed. This path can be quite busy at times, when children go to school.*
- b) The following Planning Applications were approved**
- 211504 Application for a certificate of lawfulness for the proposed erection of a single storey rear extension with 3 no. rooflights at 117 East Park Farm Drive
- 210854 Householder application for the proposed erection of a part single part two storey rear extension with the insertion of 2 no. rooflights, following demolition of the existing conservatory, plus changes to fenestration at 12 Gingells Farm Road
- 210690 Application for proposed part conversion of existing double garage to create habitable accommodation, single storey rear extension including the insertion of 2no. rooflights, plus changes to fenestration at 135, The Hawthorns
- 211599 Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m, for which the maximum height would be 2.92m and the height of the eaves 2.55m.2 at 4, Milestone Crescent
- 210930 Householder application for the proposed erection of a single storey side extension including the insertion of 1no. roof light, erection of a single storey rear extension, plus the erection of a veranda to the rear of the property at 43 East Park Farm Drive
- 211111 Householder application for the proposed erection of a single storey front extension, single storey rear extension following demolition of existing conservatory, plus the insertion of 2no. roof lights and changes to fenestration at 5, Charvil Meadow Road
- 211640 Householder application for the proposed erection of a single storey rear extension to form conservatory following demolition of existing conservatory at 57 St Patrick’s Avenue
- c) The following Planning application was refused**
- 210885 Application for a certificate of lawfulness for the proposed erection of a single storey rear extension including the insertion of 2no.roof lights at 41 Old Bath Road

d) The following Tree Works were approved

211307 APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 266/1984, G6 T1, Beech –
Reduction of branches overhanging no. 2 Foxes Walk by 3m back to suitable
growth points at 1, Foxes Walk

The meeting closed at 8.41pm