

**Minutes of the Meeting of the Planning, Environment and Highways Committee
held on 4th October 2021 in Charvil Village Hall (meeting started at 8.10pm)**

Present Mike Heath, Pat Sutcliffe, and Claire Andersen

Apologies

Absent Narinder Ryatt

21/199 OPEN FORUM – Three residents attended to raise their concerns about the planning application for a single storey rear extension at 14, Chiltern Drive. They explained that there had been various planning applications over the years, and there had been an Enforcement investigation regarding the whether the commencement of a previous application had been within the required time limit, plus there were added issues of a trespassing gutter (missing at the time of this meeting), a party wall dispute and the fact that the extension that is the subject of this application was already being built. There were added concerns about the size of the extension and that the effect on the amenities of the neighbouring properties. Once the residents had said their piece, they thanked the Chair and left at 8.45pm.

21/200 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

21/201 The Minutes of the Meeting on 6th September 2021 were approved

21/202 Highways

The clerk reported that the speed data was like the previous month but would check whether there was more traffic now that the schools were back. The clerk was asked to move the machine further down Park Lane near Old Bath Road to gauge the effects of The Hawthorns and East Park Farm on the levels of traffic, but this has been delayed to see whether the flattening of the road humps near the school has adversely affected speed. *Clerk's note: over the period from 13th September to 4th October, there were around 50 more cars per hour at peak times than the period before that included the school holidays.*

The Speedwatch programme was discussed – the machinery was broken but the clerk was to chase to see if it were repaired – when this had been done, a fresh appeal for volunteers would be put out on Facebook.

The drain on Park Lane blocked by tarmac had not yet been dealt with and the clerk was to chase *Clerk's note: this has now been repaired.*

To note the dates when the drains on the A4 are to be cleared. – these are to be done by December, and Council will check for when this is done.

21/203 Environment

To hear an update on the Community Orchard

The clerk has ordered the first six trees at a cost of £34.95 each plus delivery of £29.95. They should arrive in November depending on the weather. Hopefully they will arrive in time for the anticipated planting day of Sunday 28th November. She will offer a site visit to all those who have volunteered on either 16th October or 6th November. The Wokingham Paper are keen to cover this and will get in touch closer to the time. *Clerk's note: the second date will be 13th November and a local*

landscape gardener is to provide all the extras at cost, so the cost to each sponsor should be £52.

To hear an update on the Platinum Tree Project

The idea is to plant 30 silver birch whips at St Patrick's Recreation ground and to plant 4 small-leaved lime trees, one at St Patrick's to replace the fallen tree, and the others at other suitable locations. As regards places to plant the elm, one idea is to plant it at the end of Chiltern Drive/Vale View, and the clerk is to ask the Borough if this is possible.

To hear any response from Simon Bartlam regarding the new dog bins and the signs for the Country Park

The Clerk had written but was yet to receive a reply. She will try again.

To note an update on evidence about alcohol related anti-social behaviour from garage sales

The village warden has been monitoring and has not noticed any uptick in alcohol related rubbish at all.

21/204

Planning

a)

The following Applications were discussed (258)

212989

Application for the proposed erection of a single storey rear extension with 1 no. roof light following demolition of existing conservatory and existing rear extension (part retrospective) at 14, Chiltern Drive

The clerk was asked to comment as follows:

Charvil Parish Council have several concerns about this application.

This is the fourth significant application on this property in the last twenty years, and as such, the Council is concerned with over-development of the site generally.

There are specific concerns about the current plans. The Borough Design guide indicates that there should be one metre gap from the boundary for a single storey extension; this extension is right up to the boundary and is 2.7 metres high (even though the plans indicate a height of 2.3 metres). This has a negative impact on the neighbours to the west of the property in that it is creating a massing effect on the boundary, impacting on their private amenity and light.

The plans indicate that the extension is over 5 metres; again, this is considerably larger than the size recommended in the Borough Design Guide. Taking these two points together, the Parish Council feels that this extension is out of keeping with the wider area, which is characterised by leafy gardens, detached homes with a reasonable gap between each other, thanks to the garages between each dwelling, and the occasional conservatory or modest rear extension.

While previous successful applications are not material to this application necessarily, it should be noted that there is a trespassing gutter on the existing side extension, and that this current application does not seem to address this issue or indicate where the run-off from the new extension will go. Neither is there any mention of a new soakaway which, given the guttering issues, is of great concern, as there is a large increase in impermeable surfaces proposed, but no indication of where this displacement should go.

For these reasons, and those expressed in some detail by near neighbours, the Council feel this application should be refused.

213031

Application for the proposed erection of a single storey rear extension with 1 no. roof light, conversion of garage to create habitable space with existing flat roof to be replaced with a mono pitched roof and changes to fenestration at 53 St Patrick's Avenue – no Parish Council comment

213160

Application to vary condition 2 of appeal permission APP/X0360/W/15/3130829 for the 'Proposed erection of 25 detached dwellings with associated roads, garages, parking spaces, gardens and landscaped areas. Provision of allotments with associated access and parking, plus replacement field access to adjoining grazing land' (original reference F/2014/2503). Condition 2 refers to the approved plan numbers and the variation is to alter the orientation of plot 10, change the detached

- garage to an attached garage within plot 10 and alter the west boundary of plot 10.b) on land west of Park Lane – no Parish Council comment
- 213022 Reserved Matters Application pursuant to Outline planning permission 201833 with appearance and landscaping reserved for the proposed 57 dwellings suitable for older persons accommodation (Use Class C3) with consideration of means of access, layout, and scale to be determined, following demolition of existing dwellings (appearance and landscaping to be considered on land south of Old Bath Road, Sonning – no Parish Council comment
- b) **Planning Applications Approved** - The following approvals were noted:
- 212463 Householder application single storey side extension (retrospective) at 1a Milestone Crescent
- 212223 Full application for the installation of an automated teller machine. (Retrospective) at 36 Park View Drive South
- 212648 Application for submission of details to comply with the following condition of planning consent 211799 dated 14/07/2021. Condition 4. Ecological Method Statement at Upton Cottage
- c) **TPO works application to be noted**
- 212690 APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO-0275-1984-G1 T1, Oak - Crown thin by 15%, remove epicormic growth, remove deadwood T2, Oak - Crown thin by 15%, remove epicormic growth, remove deadwood at 27, The Hawthorns
- d) **TPO works consent to be noted**
- 212807 APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 266/1984, G6 T1, Beech – Cut back branches overhanging the boundary of no. 20 The Hawthorns by 3 metres at 1, Foxes Walk

The meeting closed at 9.23pm