

Minutes of the Meeting of the Council held on 13th December 2021 at 8pm in the Margaret Gimblett Pavilion

Present Pat Sutcliffe (Acting Chair), Mike Heath, Narinder Ryatt, Matt Walker and Hilary Jones

Apologies for Absence Neil Jackson and Jane Hartley

Absent

21/7756 Open Forum

One resident attended who wanted to raise his concerns about Planning Application Number 213815 at Iffleigh, Park Lane. His first concern was that he had been left off the notification list informing neighbours of planning applications and that he had only found out by accident. He appreciates that the house needs updating but is concerned that the proposed extension is so large. The first-floor extension will affect the light into a bedroom and their living room. Also, the ground floor extension that is already there is built on the boundary, which should not have happened, although on the plans, this is marked as inside the boundary. This proposal makes no attempt to build on the correct line for the enlarged extension. He was thanked for coming and left at 9.50pm, at the end of the Public session.

21/7757 Declarations of Interest

Councillor Ryatt lives next door to Iffleigh.

21/7758 Minutes of the Council Meeting of the 15th of November were approved

Finance

21/7759 Finance Reports

It was resolved to recommend approval of the reports which was done unanimously. It was noted that the Council had been overcharged for its waste collection but the clerk reported that the account had now been credited.

21/7760 Authorisation of Payments

It was resolved to recommend approval the payments of invoices as follows, which was carried unanimously.

£864 to Heart Cleaning Ltd
£61.94 to Aquacare
£126.18 to the Assistant Clerk
£45 to Bernie Leicester
£1011.73 to Berkshire Pension Fund
£38.33 to British Gas Services Ltd

£4308 to Cleveland Containers
£52.82 to Everflow
£93.44 to Grundon
£23.17 to Opus Energy
£162.38 to the Clerk
£1016.53 to HMRC
£300 to Locality
£0.62 to Royal Mail
£30.33 to Scottish & Southern Energy
£305.70 to Smartest Energy
£1757.88 to Sunshine Commercial Services
£110.35 to Tivoli Group Ltd
£102.85 to Viking Payments
£225 to Wokingham Borough Council
£2883.38 in Payroll

To consider the following requests for S137 and grant donations

It was resolved to award £500 to Citizen's Advice Wokingham, £250 to Twyford, Wargrave and District Volunteers Association, £400 to the Link Visiting Scheme and £250 to Home-Start Wokingham, which was approved unanimously.

- 21/7761 To note the offer from Conserve Reading on Wednesdays (CRoW) to run two conservation sessions in the park behind the Village Hall and to approve their request for a payment of £60 per session to cover costs**

It was resolved to approve this which was carried unanimously.

- 21/7762 To approve the purchase of presents for the Volunteers who help with the Village Magazine and deliveries, and for Selena Durrant who has helped with the Neighbourhood Plan publicity material**

It was resolved to do this which was passed unanimously

To select a fourth Councillor as a signatory for Unity Bank

It was agreed that Mike Heath would become the fourth Signatory

- 21/7763 Planning, Environment and Highways Committee (PEH)**

The Minutes of a meeting on 29th November were noted.

Councillor Jones asked why the Council were not asking the resident who felled trees illegally to replant, and it was explained that they felt they had mixed messages from the Borough, and they had cut them down as they thought no-one would care. While the Parish Council could ask them to re-plant, it was felt that informing residents they do not have a right to access via gates from their property or to fell trees, was more appropriate.

The following planning applications were considered

- 213424** Application for the proposed erection of a single storey side/rear extension following demolition of existing garage and the erection of new first floor including the insertion of 3no. rooflights, following demolition of existing first floor at 11 Old Bath Road

The clerk was asked to comment as follows:

Charvil Parish Council would like to object on the following grounds:

1. This is the third application for an extension on this site, with the last one, 201314, also being dismissed at appeal. One of the main objections to the previous applications, upheld by the Planning Inspector, was that the proposal would be out of keeping with the neighbouring properties and would be of excessive bulk. This is still the case, particularly with the central gable, albeit a little more modest than the previous application. In addition, the Borough Design

Guide states that extensions need to be subservient to the original building, and this is still not the case, despite two first floor dormer windows – it is still far removed from the chalet type that characterises the neighbouring properties. Consequently, this application is contrary to CP1 and CP3, as well as R23 of the Borough Design Guide.

2. The detrimental effect on the neighbouring properties is still of great concern. It is noted that there is no longer a flat roof on the boundary of 9, Old Bath Road, but the Planning Inspector suggests the greater concern is the breaching of the rear building line, leading to a sense of enclosure, where there is currently a sense of openness. This is also the case for No.15, where the property would be one metre from the boundary, rather than the current four; in fact, the gap will be less on the first floor as this is proposed to overhang the original ground floor. We feel many of the proposed changes to the application No. 203586 that was so roundly rejected by the Planning Inspector are trivial, and the objections still stand for this application.

213815 Application for the proposed erection of a part single, part two storey front extension, erection of a part single, part two-storey rear extension, insertion of 4 no. roof lights plus the addition of 3 no. 'Juliet' balconies to rear and associated roof alterations at Iffleigh, Park Lane

The clerk was asked to comment as follows:

Charvil Parish Council would like to object to this application for the following reasons:

1. The Front extension contravenes the building line as it is more than just a porch. Moreover, in the Borough Design Guide it states that garages should be at or behind the building line, and this extension will bring it forward of this by over a metre. There is also the issue of how this changes the general street scene. While many of the semi-detached properties on this road have extended over their garages, they have all done so in a subservient way, and so are consistent with the Borough Design Guide, and the existing side extension also fits this pattern. However, the additional first floor extension is out of keeping with the rest of the street and creates a massing effect. This contravenes CP1.

2. The existing rear extension is built on the boundary, even though the plans suggest this is not the case. The further extension in this plan makes no allowance to move the new building inside the boundary, so it will be contravening the boundary even further, which is unacceptable in a semi-detached situation.

3. The proposed rear extension will be extended from 5.5metres to 8 metres on the ground floor and by six metres on the first floor. Given this is right on the boundary wall with the adjoining dwelling, there will be a loss of light into the bedroom and living room of the adjoining property. In addition, the proposed Juliet balconies so close to the boundary will impact of the privacy of the neighbouring property. There will also be a negative impact of the property to the south, to a lesser extent, because the rear extension will be right on their boundary as well, although it is acknowledged that the first floor is set back from their boundary by around a metre. This in in contravention of CP3.

4. Another concern is parking. The parking plan provided illustrates space for three cars, but with no reference to the garage. The existing layout allows for at least two cars to park easily; by moving the building line forward, it will become much harder to do so, and the proposed parking plan is very likely to lead to on-road parking, on a very busy road, and is sufficiently narrow that parked cars cause chaos. This property is close to the junction, and so poorly designed off-road parking as in this application is unacceptable.

To Hear an update on Speedwatch

Volker Highways have been in touch regarding signage, and the sign will cost £85 each, including installation. The standard design will need tweaking as they will be fixed to a single pole, and there is a six-week lead in time.

To Approve the recommended approach to responding to the Local Plan Consultation

It was agreed that everyone would look at the plan and come up with a written response by 10th January for the clerk to collate. It was also agreed that the responses from the Neighbourhood Plan surveys should be reflected in the Parish Council response.

21/7764 Amenities Committee

The minutes of the meeting on 6th December were noted

To approve the quote for the purchase of a replacement notice board for Beggars Hill Road and to approve the recommendation from the Amenities Committee to purchase a notice board for Gingells Farm Road, subject to a suitable site being found

It was resolved to approve the quote from Parish Noticeboard Company which was carried unanimously

To approve the change back to allowing evening parties at the hall on Fridays and Saturdays at the discretion of the assistant clerk, and removing the 8pm closing restriction

This was approved, Covid restrictions permitting

To recommend a payment of £20 per month for the use of the shipping container by the Scouts for a period of two years

This was approved, but would be reviewed at the end of the two-year period

To consider whether the Assistant Clerk should revisit the cleaning contract in the light of price increases

After some discussion, it was decided to defer this for three months

21/7765 To note the minutes of the Staffing Committee on 22nd November 2021

These were noted

21/7766 Report from the Borough Councillor

The contents of the Borough Councillor's report were noted.

Items for Consideration

21/7767 To hear an update on the Neighbourhood Plan Progress

The quantitative data has been analysed, and the next meeting will discuss the themes that need to be developed. There will be a public meeting on 5th Feb in the Village Hall

21/7768 To consider the dates for 2022

Because the Committee Meetings are being suspended until more Councillors are recruited, it was agreed to move the date of the Full Council meeting to 14th February, rather than hold it during half term. The rest of the dates were approved.

21/7769 To consider adopting the new Code of Conduct, adopted by Wokingham Borough Council

The adoption of the new code was approved.

21/7770 To consider whether the Council would like to mark the Platinum Jubilee in any other way apart from taking part in the Queen's Green Canopy

It was agreed that the Parish Council should do something. The clerk was to ask the Chair whether the Fete Committee would like to do a joint celebration on the Bank Holiday weekend at the beginning of June.

21/7771 To consider what needs publicising this month

It was agreed that residents should be reminded to submit their views on the Local Plan; the dates of the CRoW environmental sessions; and possibly advertise that evening parties can once again be held, but the Assistant Clerk needed to be consulted on this one first.

By virtue of the confidential nature of the business to be contracted the press and public were excluded from the remainder of the meeting under Section 2 of the Public Bodies (Admission to Meetings) Act 1960.

21/7772 To hear an update on the Pavilion Project including the contents of the dilapidation report and the meeting with an architect

As far as the dilapidation report is concerned, there needs to be a rail added to the rear of the pavilion, near to the boiler room. In addition, the fire doors need sanding down so that they close properly.

An architect met with a group of Councillors and staff, and has quoted £6k for a feasibility study, a quantity surveyor's report to give a detailed analysis of how much the building would cost, and the cost benefit analysis for both possible sites. Another architect should be able to visit the site soon, with a third early in the New Year. This would be enough to provide the prerequisite number of quotes for the early stages of the project.

21/7773 To note discussions on pay for the year 2022/23, to confirm all staff will be put up a grade, and to approve the recommendation that the Assistant Clerk be put on the next pay band.

The discussion was noted, and it was resolved to approve the recommendation to put the assistant clerk on the next pay band.

There was a brief discussion about a procedure for agreeing overtime payments for the clerk, and it was agreed that such agreement should be sought from the Chair and the Chair of Staffing.

There being no further business the meeting closed at 10.05pm

Chairman's Signature