

Minutes of the Meeting of the Council held on 26th September 2022 at 8pm in Charvil Village Hall

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| Present | Pat Sutlieff (Chair), Mike Heath, Isabelle Bray, Narinder Ryatt, and Rob Jones. Borough Councillor Sam Akhtar also attended |
| Apologies for Absence | Matt Walker and David Oppong |
| Absent | Jane Hartley |

22/7916 Open Forum

Two residents attended, one to listen and one to make some observations on planning. The resident was concerned that a common condition of extensions in Wokingham is the need to try to match existing materials when building extensions, yet Application number 222391 at 2, Park Lane seeks retrospective permission for an extension that uses very different materials to the existing building. The extension being built at Iffliegh, Park Lane, is being built in contravention of the plans both in what is being built, and the materials being used. He is concerned that by allowing retrospective permission to regularise what has been built, rather than what should be built, it is setting a precedent for those that do what they like and then apply, as it is unlikely they will be made to amend what they have already built. Essentially, people are penalised when doing things correctly in his eyes. In addition, by applying for retrospective permission, it often means that there is no party wall agreement, as there should be on occasion. Party wall agreements are not part of the planning process but the same disregard is shown to these as to the planning process.

22/7917 Declarations of Interest

There were no declarations of interest

22/7918 Minutes of the Council Meeting of the 18th July and the Finance and Planning Meeting held on 8th August 2022 were approved

Finance

22/7919 Finance Reports

It was resolved to recommend approval of the reports and to formally approve the recommendations from 8th August which was done unanimously.

22/7920 Authorisation of Payments

It was resolved to recommend approval of the payments of invoices and to formally approve the payments from August (see previous minutes) which was carried unanimously.

£420 to A and E Glazing

£81 to Aquacare

£76.75 to Bowak Ltd

£1087.13 to Berkshire Pension Fund
£4968 to Canon Tree Care
£70 to Dominic McKeown
£75.22 to Everflow
£38.24 to British Gas Services Ltd
£148.98 to Grundon
£1295 to Herald Graphics
£505 to HTC Services Ltd
£185 to Maximum Plumbing and Heating Services
£96.59 to the Clerk
£17.69 to Opus Energy Ltd
£480 to PKF Littlejohn
£92.67 to Smartest Energy
£79.28 to Scottish & Southern Energy
£4200 to Stanhope Wilkinson Associates
£1081.64 to Sunshine Commercial Services
£12 to Taurus Elite Security
£269.65 to The Heritage Fruit Tree Co.
£116.98 to Tivoli Group Ltd
£3101.18 in Payroll

22/7921 To note the broken windows at the Village Hall and the ensuing insurance claim, to note further acts of vandalism, and to consider whether the Council should pursue the idea of installing CCTV

The broken windows at the hall were noted, as was the sign at the Pavilion, the pulled up tree at the hall, and the smashed bottles at the hall as well.

It was agreed that the clerk would investigate dummy and real CCTV in other parishes, and that the details of the anti-social behaviour teams at Wokingham and Thames Valley Police would be shared to everyone. It was also requested that the vandalism at the hall is publicised on Facebook.

22/7922 To note the conclusion of the external audit

This was noted

22/7923 To note the end of the contract with the current external auditors and to decide whether to continue to a contract with the next Government appointee

It was resolved to remain with the Government appointee as this is the most straightforward and possibly cheapest option which was passed unanimously.

22/7924 To decide what length of time to extend the Nationwide Bond for

It was resolved to move to a 35-day bond until it is clear where interest rates are going

22/7925 Planning, Environment and Highways Committee (PEH) – The Minutes of a Meeting on 5th September 2022 were noted.

To approve the plan for the tree planting in November

The plan is to plant 165 trees and hedging plants in a variety of locations in the village, mainly in the Country Park, East Park Farm and St Patrick's Recreation Ground. Several volunteers are needed so there will be an advertising campaign on Facebook and Notice boards. This was approved.

To approve the expenditure for the materials needed for tree planting, and to note the donors who have come forward so far

So far there are two donors, but this will not cover the costs. Councillor Heath will investigate the possibilities of crowd funding, as well as advertise the need for community support via Facebook and the website. There is also a possibility of

grant funding. This was approved as a plan, and Councillor Heath was thanked for his efforts in co-ordinating the tree planting

To consider the following Planning Applications

- 212720 Outline application (all matters reserved except access to the site) for the development of up to 200 dwellings and associated infrastructure, open space, biodiversity enhancements, landscaping, and green infrastructure, following demolition of existing agricultural buildings (means of access into the site from New Bath Road to be considered) at Bridge Farm, Twyford

It was agreed that the Parish Council still stands by its original comments but was also asked to comment as follows:

Charvil Parish Council would like to add the following comments in relation to the additional evidence provided recently. The Council's original comments are still valid despite the extra information on travel - we still believe that this development will adversely affect the local road network by the addition of a very complex series of road changes on the A4, although the reduction in the speed limit between Charvil and Twyford is broadly welcomed. That said, this should be done as a matter of course, not just because of development. The flood risks to the South and West of the site are also not adequately addressed to ease the fears of Charvil residents.

- 222391 Application for the proposed garage conversion, removal of hip roof to form gable roof and loft conversion with rear dormer (Retrospective) at 2 Park Lane – the clerk was asked to comment as follows:

Charvil Parish Council have no concerns about the extensions in themselves but are concerned that other properties in the area have all had the condition that the external materials match the existing building, and this was mentioned in the decision that this was not permitted development. The Parish Council believes that for the sake of consistency and the wider external appearance of the area, the applicant should be asked to ensure that the materials used match the existing.

- 222616 Application for the proposed single storey side extension, single storey rear extension, conversion of loft to create habitable accommodation, to include 2no. front dormers, 1no. rear dormer plus changes to fenestration at 11, Old Bath Road - the clerk was asked to comment as follows:

Charvil Parish Council would like to comment on this application as follows:

1. This site has been the issue of multiple applications in the past three years, most of which have been refused for either being out of keeping, impacting on neighbours, or both. This

application is similar in style to the dwelling at No.15, which is a step in the right direction, but fails to recognise that because nos. 9 and 11 are so close together, having a flat two storey wall will have a negative impact on the neighbouring dwelling due to the mass so close to their boundary.

1. Because the two homes are so close together, it would also detract from the street scene, which currently has an open aspect – this would be lost.

3. The single storey side extension is also a concern, because although the plan suggests this will remain a garage, the plan description makes no mention of this, and given it is already half built, it appears this is intended to be habitable accommodation. This is misleading.

For these reasons, Charvil Parish Council believe that this application should be refused.

222674 Application for the proposed garage conversion to create habitable space at 2, Foxes Walk - The clerk was asked to point out the biodiversity report was not attached.

To note the clearing of the path alongside the A4 and any other progress

This was noted but there had been no other remedial works despite reminders.

22/7926 Amenities Committee - The September meeting was cancelled due to the period of mourning after the Queen Elizabeth II's death

To consider the two quotations for the reduction of the lone lime tree and to approve one of them

It was resolved to approve the quotation from Canon Tree Care because the Tree Preservation Order implied this level of work would be approved, and as it is coming into autumn/winter, any further delay could be dangerous.

To consider the two quotations for the light repairs at the Pavilion and to approve one of them

It was resolved that the work should go to MKR Electrical Services Ltd.

To approve the expenditure to replace the Perspex on several notice boards

This was approved.

22/7927 Report from the Borough Councillor

The Borough Councillor reported that he is trying to help sort out issues around the bridge between Milestone Avenue and Thames Drive. He is working with the Thames Valley Police to see if they can conduct some speed enforcement work in Charvil. He is trying to sort out the broken fence on Chiltern Drive, and some signage down there also needs attention. He is also trying to see what can be done to reduce the issues of lorries parking on the Old Bath Road when waiting to do deliveries.

Items for Consideration

22/7928 To hear an update on the Neighbourhood Plan Progress

The next meeting of the steering group is to be held on 30th September. The results of the survey are now on the Neighbourhood Plan website. The focus groups are moving along and are beginning to develop policies. Councillor Jones is now talking to consultants with a view to writing the plan.

22/7929 To hear an update on the Pavilion Project and whether the Council should investigate the alternative proposal to renovate the existing building and ask the architect to quote for this piece of work

The last meeting of the working group was about the business case, which is the basis for a possible change of plan. After much discussion about progress, costs and possibilities, the idea of asking the architect to quote for conducting a survey of the building was approved. This would enable the Council to make a more informed decision on whether to do basic renovations, a complete renovation, a rebuild on the existing foundations (if that is possible), or to carry on with the original plan. It was recognised that in the current climate, the plan to build a much bigger building is unaffordable as interest rates are increasing rapidly, but that something must be done given the current state of the building. Once properly informed of the possibilities and related costs, the Council would then be able to discuss with residents what the possibilities are and take it from there.

22/7930 To discuss how the Council might like to commemorate the life and death of Queen Elizabeth II

Councillor Jones wondered whether the Council could plant an oak tree, and possibly to include the School. A site needs to be identified and a plaque erected.

22/7931 To consider the questionnaire from Wokingham Borough Council's Independent Remuneration Panel

This was considered and the clerk submitted the approved replies.

22/7932 To note a thank you letter from the Fete Committee and to consider what steps need to be taken to avoid the difficulties of this year

The Thank you letter was noted, and the Parish Council are very grateful to the volunteers on this committee who ensure an enjoyable event takes place each year. The difficulties were acknowledged, and many of them stem from a lack of communication between the Fete Committee and the Parish Council. It was suggested that once a Committee had been formed for the fete next year, they attend an Amenities Committee meeting to talk through what the respective expectations are of the two groups, a mutually suitable date for the event, a timetable for paperwork to be received, and other issues that may arise out of such conversations.

There being no further business the meeting closed at 10pm

Chairman's Signature