



Chairman: Pat Sutlieff

Clerk to the Council
Miranda Parker
Charvil Village Hall
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www.charvil.com

Minutes of the Meeting of the Planning, Environment and Highways Committee held on 5th June 2023 in Charvil Village Hall at 8pm

Present Rob Jones, Pat Sutlieff, Stephen Lucas, and Mike Heath

Apologies

Absent Narinder Ryatt

23/244 **OPEN FORUM** – Mr Steven Hicks and Mrs Dierdre Wells attended to discuss a possible planning application for outline Planning Permission for 75 dwellings on the land west of Park Lane with access to be decided. They ran through why they had chosen the point of access, which will be a not quite opposite the car park exit. They ran through the plan, why they are applying now, and that they have taken pre-application advice from Highways, who are happy with the plan. They talked about parking spaces, the footpaths linking the development to the Canberra lake development, the plan to give householders vouchers to buy bicycles, train tickets and such like, and that the site can easily accommodate refuse and emergency vehicles. There will be eleven 2-bed homes, 23 3-bed, 30 4-bed and eleven 5-bed homes. There will be electric vehicle charging points, although these will be a little more complicated on shared drives, and all trees will be retained. There will be green spaces and swales, and the ancient woodland in the corner will remain untouched. Although the plan is for outline permission, the only thing missing at this stage is the design code. It is possible that the Borough may wish to build the affordable homes elsewhere, but this plan is assuming they will be part of the development. Councillor Jones mentioned what had come out of the resident survey, that people are not in favour of more homes because they are worried about the lack of infrastructure. He also mentioned the idea of master planning, and how residents want a village centre. Councillor Heath mentioned that people liked the inter-connectivity of East Park Farm, and that the ideal plan for the Parish Council is to redevelop the pavilion as this is the most viable way to create a village centre as it is so close to the school. It was agreed the Parish Council and the developer would keep in touch to try to ensure the development ties in with the Neighbourhood Plan. They left at 8.50 pm.

23/245 **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

23/246 **Highways**

To consider moving the Speed Indicator Device

With the imminent planning application, it was agreed that the Speed Indicator Device be moved to Park lane before being lent to Wargrave.

To consider how to progress Speedwatch

The clerk was asked to source the signs and the gun, and then it was agreed to see if the media assistant could try to drum up some enthusiasm from residents on social media.

23/247 **To hear an update on discussions with Wokingham Borough Council regarding the safety and possible improvements to the Charvil-Wargrave cycle route**

The Piggott School has sent a report of a meeting held with representatives of the Borough Council regarding the safety of the shared use path between Charvil and

* Copies attached and/or forwarded

Wargrave. The Borough agreed with all the points raised by the school and Parish Council, and while some may be resolved with the Bridge Farm development – notably the reduction in the speed limit - the Borough has limited funds to improve things and will ask Sustrans to fund the repainting of the white lines across the driveways to discourage vehicles from pulling out across the track when looking to join the highway. Other improvements may depend upon developer contributions and the Local Walking and Cycling Infrastructure Plan.

23/248

Environment

To hear ideas for tree planting this winter

The emphasis was on Community engagement and consolidation, so the three things that were agreed was the ongoing maintenance of trees already planted, and replacements planted where necessary; fresh tree planting for National Tree Week; and a Community engagement exercise to get children to plant acorns this winter, possibly in conjunction with the school or uniform groups.

To hear an update on the Conservation group start

The clerk had met with Simon Bartlam of the Countryside Service and Adrian Larkham, who is heading up the Conservation group, and they discussed issues such as developing a monthly plan for the group, what the aim is for the Park – mainly to remove invasive species to increase native biodiversity as it is on an important nature corridor, and to make it a nicer place to be. It was agreed that it would be better for the group to have its own insurance, and the clerk believed the Parish Council would be willing to pay for this as they have offered a small budget to help get the group going. Adrian was to draw up a plan, which would then be sent to Wokingham for approval.

23/249

Planning

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The following Tree Preservation applications were discussed (274)

APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 0266/1984, Group 1 G1, Horse Chestnut (G8 on TPO) – Crown reduce the area of canopies that overhang the boundary of 72 The Hawthorns (only) by up to 3m, which would take it as close to the boundary as possible. Pruning to ensure 2m clearance to roof of garage at 72, The Hawthorns

The meeting closed at 9.40 pm