

Minutes of the Meeting of the Finance and Planning Committees of Charvil Parish Council held on 14th August 2023 at Charvil Village Hall

Present Jane Hartley, Pat Sutlieff, Mike Heath, and Stephen Lucas
Apologies for Absence
Absent Narinder Ryatt, Rob Jones and Matt Walker

23/8138 Open Forum

There were no residents present

23/8139 Declarations of Interest

There were no declarations of interest

23/8140 Minutes of the Council Meeting of the 17th of July 2023

The minutes were noted and will be approved at the next Full Council meeting.

Finance

23/8141 Finance Reports

It was resolved to recommend approval of these which was passed unanimously.

23/8142 Authorisation of Payments

It was resolved to recommend approval of the list of payments, including S137 payments to Keep Mobile and Parenting Special Children and grant donations to Wokingham Citizen's Advice and Charvil Art Group, which was passed unanimously.

£123.24 to Aquacare
£1243.71 to Berkshire Pension Fund
£38.24 to British Gas Services Ltd
£38.99 to Cathedral Leasing Ltd
£200 to Charvil Art Group
£600 to Citizen's Advice Wokingham
£56587.29 to Concept 17
£8.57 to Euroloos Ltd
£81.18 to Everflow
£58.60 to Grundon Waste Management
£1931 to Herald Graphics Ltd
£300 to Keep Mobile
£73.60 to the Clerk
£6.16 to Opus Energy Ltd
£90 to Oxfordshire County Council
£300 to Parenting Special Children

£504 to PKF Littlejohn
£384.99 to RES
£233.16 to Smartest Energy
£3000 to Stanhope Wilkinson Associates
£1135.73 to Sunshine Commercial Services
£1096.80 to Tactical Facilities Management Ltd
£24 to Taurus Elite Security
£3262.71 in Payroll

23/8143 Planning, Environment and Highways Committee (PEH)

The following Planning Applications were considered

223455 Outline planning application with all matters reserved for the proposed erection of up to 230 dwellings, including open space, internal access, parking, drainage measures and landscaping following the demolition of all existing structures on land to the north of A4 New Bath Road, Twyford – the clerk was asked to comment as follows:

Charvil Parish Council would like to add the following objections to those that they submitted in the original consultation period.

1. *The site was omitted from both iterations of the draft Local Plan, because the site was deemed unsuitable, due to air quality concerns, being north of the A4 which is the natural boundary for Twyford, and so was seen as unsustainable. Although there are issues surrounding Wokingham Borough's five-year land supply, this remains unsuitable unsustainable, and contrary to the newly adopted Twyford neighbourhood plan.*
2. *Traffic issues: there is still no acceptable tie-in with the roundabout that is planned for the entrance to the Bridge Farm development, and other entrances have been crudely added to ensure emergency routes, but will negatively impact National Cycle Route, as the proposed entrance expects motor vehicles to take priority, which is not the case at any other point on that stretch of the A4. Moreover, the general effect of the added roundabout, junctions and crossings is likely to cause tailbacks in all directions, including at the A321 roundabout at the busiest times of day.*
3. *The Wargrave sewage treatment plant is already at full capacity – even now there are occasional sewage spills in the lowest lying points in Charvil, and there are concerns that each new development will exacerbate this. In terms of the site itself, the proximity of the Rivers Thames and Loddon, mean that sewage spills into the rivers are likely to increase, with the possibility of contamination of the green sites closest to the plant, plus the increase in unpleasant and unhealthy odour affecting the new dwellings.*
4. *There are a lot of concerns around flooding, especially as some of the site is in Flood Zone 3, and the mitigation measures offered still seem far short of what is required to protect the wider area from being affected adversely by a development in this location. The likely victims of increased danger of flooding are residents of Loddon Drive and the lowest lying properties in Charvil.*

231682 Application for the proposed erection of 2 no. semi-detached three-bedroom dwellings with associated car port, parking and landscaping, following demolition of the existing dwelling and outbuildings at 4, Old Bath Road – the clerk was asked to comment as follows:

Charvil Parish Council is not against the development of this site in principle, but would like to raise the following concerns regarding this application.

1. *The applicant has not provided any diagrams to show how the proposed dwelling would look in relation to the neighbouring properties, but, because the ground level at No. 4 is around a metre higher than No.6, such a tall building would dominate the street scene. This would have the knock-on effect of compromising the light at No. 6, particularly regarding their solar panels and downstairs rooms.*
2. *The height of the building and second floor windows will overlook the neighbouring properties and will compromise their privacy.*
3. *The transport plan is misleading, in that it suggests there is a much better bus service than is the case. There is no Sunday or evening service, and the two buses an hour run about ten minutes apart, not on a 30-minute basis as suggested. Moreover, the plan also suggests that the cycle links are good, but evidence suggests that most people do not agree, judging by the high car dependency in Charvil. The walking times are also highly ambitious.*
4. *The CIL calculations will need verification as all outbuildings have been included.*

231695 Application for the proposed single-storey front extension with rooflights, garage conversion to create habitable accommodation and changes to fenestration at 41, Cheviot Drive – no Parish Council comment.

b) Tree Works Consent

231203 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 – noted.

There being no further business the meeting closed at 8.43pm

Chairman's Signature