

**Minutes of the Meeting of the Planning, Environment and Highways Committee
held on 6th November 2023 in Charvil Village Hall at 8pm**

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

Apologies Lee Cripps

Absent Narinder Ryatt

23/256 **OPEN FORUM** – Two residents attended regarding the Planning Application 231682, Proposal for two dwellings on 4, Old Bath Road.

The two residents were concerned that the revised plans did not go anywhere near providing the necessary details for a planning application because they were only indicative and were inconsistent with the information regarding ground levels. The diagram suggests that the new homes were to be built on the same level at the dwelling to the left (currently the proposed site is around 1.5 metres higher) but the description talks of retaining walls, suggesting that the proposed dwellings would still be higher. This would mean that they would still be adversely affecting the solar panels on the home next door, and the necessary root protection of existing trees would be compromised. They felt that the plan was overdevelopment, but they would support a smaller redevelopment of the site.

To Approve the Minutes of the Meeting held on 2nd October 2023

These were approved and signed.

23/257 **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.

23/258 **Highways**

To note that the Speed Indicator Device is now on the A4

This was noted.

To hear feedback from Councillor Jones on the work he has done on the speed data for the Neighbourhood Plan

Councillor Jones explained that he had been collating the headline figures, and that one of the most relevant figures is the speed that 85% of people are doing rather than the average speed – if this is over the national speed limit, then there is a problem with speeding, as is the case on Old Bath Road and the A4. This is not the case on Park Lane – possibly because of the speed humps, but the figures suggest that there has been a huge increase in the level of traffic on Park Lane, that could be driven by the opening of the Elizabeth Line. It would be useful to have some up-to-date data from Waingels Road as this was last visited in 2018.

To approve the plan to move the Speed Indicator Device to Waingels Road next

This was approved.

23/259 **Environment**

To note the planting dates and times for the Acorn and Lime Tree Planting

The acorn planting will take place on 25th November at 11am, and the lime tree planting at 11am on 26th November, both meeting by the gate between Chiltern Drive and Vale View.

To note the need for three more sponsors for the Community Orchard

This was noted and Councillor Lucas volunteered to sponsor one.

To note the revised time for planting on 3rd December and the revised date for digging the preparation holes

The planting time on 3rd December will be 12.30 and the digging holes will be on Monday 27th November.

To note that the flood warden will present the draft Flood Plan for approval at the next Full Council meeting

This was noted.

To note a report of a dog attack in the Country Park

It was reported by a runner that he was attacked by a loose dog in the Country Park – fortunately the dog only managed to bite his clothing, but he was concerned that if such an attack had happened to an elderly person or a child, the outcome may have been different. The dog was being walked by a dog walker with around six dogs on leads and two loose. There was a discussion about what could be done, and that it is probably something that needs to be dealt with at a national level, and the clerk was asked to write to Theresa May.

23/260

Planning

a)
231682

To consider the following planning application (279)

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 (revised plans)

The clerk was asked to comment as follows:

Charvil Parish would like to add to the comments already provided on the original application.

The revised drawings suggest that the proposed dwellings will be at the same level as the existing properties, but other parts of the application imply otherwise, such as the retaining wall. The lack of clarity on this point is concerning, as the current house is well over a metre higher than No.6, so the Council believes there is still an issue regarding blocking the light to the solar panels at No. 6 Old Bath Road and compromising the privacy of both this property and those in Lime Tree Close. The Council is also concerned that the height would be out of keeping, and that the site is being overdeveloped.

232110

Application for the proposed erection of a single storey rear outbuilding at 25, Gingells Farm Road – no Parish Council comment

b) **To note the Planning Consultant's report on the two sites included in the draft Local Plan, and to hear a report on a follow-up meeting with the consultant**

Councillors Jones and Sutlieff, and the clerk had a call with Lee Searles regarding his site assessments of the two sites. He ran through all of the points, and the main defence of the two sites being that Charvil is not a sustainable location but if there is no five-year housing supply in place, then the tilted balance will be in favour of development, particularly as the sites have been included in the draft Local Plan. The Park Lane site is particularly hard to defend on most other grounds although archaeological surveys, wildlife, biodiversity, and the air quality issues at Twyford Crossroads are areas that could be mentioned in objections to this site – most will cause delays rather than stop development altogether. The site to the north has stronger grounds for defence, but most of these are not game changers either, but could influence how things are done. Unfortunately, the fact that Charvil is woefully short of amenities is not good enough grounds to prevent development. It was agreed that a public meeting should be held to share the results of this exercise.

Clerk's note: the submission of the outline application on the land west of Park Lane has meant public meetings have been arranged.

The meeting closed at 9.08pm