

**Minutes of the Meeting of the Planning, Environment and Highways Committee
held on 4th March 2024 in Charvil Village Hall at 8pm**

Present Rob Jones (acting Chair), Pat Sutlieff, Stephen Lucas, and Lee Cripps

Apologies

Absent Narinder Ryatt

24/271 OPEN FORUM – Two residents attended to raise concerns around the amended application for 232977, replacement of existing dwelling at Chilterns, Thames Drive. Although the proposal has been lowered by 40cms and has been moved a further metre from the boundary, the building is still twice the footprint of the original dwelling, and more than twice the original volume, which the residents believe to be contrary to CP11 of the current Local Plan. The greatest concern for the neighbour, is the loss of light and the adverse effect on their private amenity. The proposal is overbearing and out of keeping with what is a countryside area and is in what is proposed to be a Valued Landscape in the Draft Local Plan. They were also concerned about lack of transparency because conversations have been held between the developer and the WBC Planning department, but these conversations are not in the public domain, thereby adversely affecting a fair and transparent consultation process. They have asked the Borough Councillor to list this plan as they lack confidence in the planning officers. The Chairman thanked the residents for their input.

24/272 To Approve the Minutes of the Meeting held on 5th February 2024

These were approved and signed.

24/273 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.

24/274 Highways

To note the Speed Indicator Device data from Old Bath Road

The data was noted, and it appears that traffic is slower than it has been and also heavier.

To hear progress with Speed Watch and to approve a joint initiative with Twyford

The clerk has started the process of registering, and once this has been done, Councillor Sutlieff will take over responsibility. The clerk had spoken to the Twyford lead on Speed watch and it was agreed that both villages should set up their own groups but could work together on the roads that cause problems for both villages, such as the Old Bath Road. So far, there are three confirmed volunteers and a couple of possibles. Three is the minimum for a group to take part, and an online training course must be completed.

24/275 Environment

There was nothing on the agenda, but the clerk reported that she is due to attend a workshop on Berkshire Nature Recovery.

24/276 Planning

- a) To consider the following planning applications (283)**
- 232977 Application for the proposed erection of 1no. Two storey dwelling with annexe and attached two bay carport following demolition of existing dwelling and garage at Chilterns (modified Plan) – the clerk was asked to comment as follows:
It is noted that in the amended application, the height has been reduced by 0.4 metres, and that the building has been moved 1 metre further away from the neighbouring property, and while these changes are welcome, they do not change the fact that there will still be a detrimental impact on the amenity of the neighbouring property in terms of loss of light and privacy.
All of the other points of objection remain valid, and for your convenience, are repeated here:
- 1. This application is contrary to both CP11 of the Core Strategy, as this is an inappropriate increase in the scale and form compared to the original dwelling. It must be noted that the current building has already been extended twice in the 1980's, so the original form has already been extended by the 50% increase in volume allowed.*
 - 2. This development does not comply with the 5% reduction in the footprint as required in the Borough's Strategic Flood Risk Assessment. It should also be noted that the flood report in the application is misleading as water can already travel under the building, so there is not likely to be the improvement suggested in the flooding report.*
 - 3. Because the proposed dwelling is to be raised to allow for the new realities of increased flooding, the result will be overbearing on the immediate neighbours because the two dwellings are relatively close together. Given that these dwellings are in the open countryside, this would be incongruous, and the design needs to be amended to protect the sense of space along the row of houses.*
- 240345 Householder application for proposed single storey front and single storey rear extensions with changes to fenestration. Demolition of existing garage and rear extension at 64 Old Bath Road – no Parish Council comment
- 240459 Application for the proposed raising of the roof. Single storey front extension along with single storey side extension. Two storey rear extension and two storey side extension to include changes to fenestration following demolition of the existing detached garage at 20 Old Bath Road – the clerk was asked to comment as follows:
Charvil Parish Council are disappointed that a further application on this site has been submitted that has not fully taken the reasons for refusal of Application number 232951 into account.
Consequently, the Parish Council would like to object to this application for the following reasons:
- 1. This application is contrary to CP3 in that it increases the mass of the property so as to adversely affect the amenities of the neighbouring property.*
 - 2. It is also in contravention of the Borough Design Code R23 which states that extensions should respond positively to the original building. If this proposal is passed, then the original design will be completely lost. It is still like Application Number 213424, at 11, Old Bath Road, which was refused on the grounds that: "The proposed development, by reason of its design, form and scale would result in a complicated, incongruous and jarring development within the street scene, which would not relate well to the neighbouring properties on Old Bath Road. The proposal would cause significant harm to the visual amenity of the dwelling and the wider character of the area and is contrary to Core Strategy Policy CP1, CP3, MDD Local Plan Policy CC01, The Borough Design Guide SPD and section 12 of the NPPF."*
 - 3. The loss of light to 18, Old Bath Road is concerning, as the proposal will affect light into both the front and rear of this property.*
 - 4. Despite the size of the plot and the changes from the previous submission, this proposal is still overbearing and out of character with the neighbouring properties to the right, which are largely bungalows of chalet bungalows; to the left are semi-detached properties that form another block, and this proposal will complement neither.*

b)
233081

The following Planning Approvals were noted

Application for the proposed erection of a 2-storey front extension, single storey infill side extension on first floor facing south, single storey rear extension, garage conversion and changes to fenestration at 31 St. Patrick's Avenue

The meeting closed at 8.50pm