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

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

Apologies Narinder Ryatt

Absent

24/294 OPEN FORUM

No Residents attended.

24/295 To Approve the Minutes of the Meeting held on 7th October 2024

These were approved and signed.

**24/296 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.

24/297 Highways

To note the Speed Indicator Device data from Old Bath Road

There was no data reported due to flat batteries in the machine.

To hear an update on Speed watch

Councillor Sutlieff reported that PC Lee Turnham has told her he will drop off the necessary equipment now they have enough people trained. Once she has received it, she will arrange the first session, probably on one of the quieter roads, just to get used to it.

To decide on a location for the new Speed Indicator Device

It was decided to put it on Park Lane near the mini roundabout for a short period, to measure how much local traffic there is compared to the levels of traffic when Waingels Road is open.

**To consider the [DPS:KH:13100002/276:B] Goods Vehicle Licence – Variation
Application – AYS Business Moves Ltd and to decide whether to ask
Wokingham Borough Council to object on our behalf**

It was noted that the scope for objections is very limited, and there was frustration that there was no way to link this application to the current planning application for the Hicks' site next door. The clerk was asked to write to the Planning department to bring this to their attention.

24/298 Environment

To note the purchase of replacement trees to plant on 24th November

The trees have been ordered but no delivery date has been given yet.

24/299 Planning

a) To consider the following planning applications (289)

242551: Application for a certificate of existing lawful development for change of use of Unit 4 to storage and distribution (Class B8) at Unit 4, Newlands Farm – no Parish Council comment

242552: Application for a certificate of existing lawful development for change of use of Unit 9 to storage and distribution (Class B8) at Unit 9, Newlands Farm – no Parish Council comment

- 242553: Application for a certificate of existing lawful development for change of use of Unit 10 to storage and distribution (Class B8) at Unit 10, Newlands Farm – no Parish Council comment
- 242554: Application to vary conditions 4 and 8 of planning consent 191788 (allowed on appeal APP/X0360/W/20/3252447) for the change of use of buildings and land from agricultural use to general industrial use plus erection of two additional buildings. Condition 4 refers to parking and turn space and condition 8 refers to restrictions on storage of materials. The variation is to allow for additional ancillary storage areas and amendments to the parking at Newlands Farm – no Parish Council comment
- 242724: Application for the proposed erection of an outbuilding and boundary wall at 2, Strathmore Drive – no Parish Council comment

b) To approve retrospectively comments already submitted due to a tight deadline:

- 232704: Outline application for the proposed erection of up to 75 dwellings with only access to be considered via Park Lane. Appearance, Landscaping, Layout and Scale to be matters reserved on land west of Park Lane – the clerk commented as follows: *Charvil Parish Council would like to add the following comments in relation to the documents added to the Planning Portal in September/October 2024 for this planning application*
- 1. In relation to the reports and scans of the site for any possible geological issues, it is noted that there are several potential areas of dissolution to the south of the site, which are loosely in line with the sink holes to the east of Park Lane.*
 - 2. This has led the Council to wonder why the whole of the southern part of the site was not extensively scanned by the EM if this is where there is potential for areas of geological vulnerability.*
 - 3. In addition, the Council also wonders whether on the potential roadway into the development further investigations should have been carried out to ensure the safety of future residents, as this is very close to the sink hole that appeared to the east of Park Lane.*
 - 4. Finally on this point, would it not be responsible to scan the road for any potential areas of dissolution between the development site and the East Park Farm playing fields and Country Park?*
 - 5. In relation to how the excess water is to be dealt with on the site. There is a similar site in Shiplake (<https://shiplakevillages.com/index.php?pid=393>), which has led to untold delays and costs for this development. The Council is concerned that by releasing the excess water, albeit in a “controlled” manner, the waterway to the south of the site could be overwhelmed. It is already the case that the property to the south must take extensive measures to prevent flooding of its site currently, and this will exacerbate the problem.*
 - 6. Not only could that property be affected, but also the playing fields and car park could be vulnerable to flooding and further dissolution issues. The Council is already advised that the stream may need some dredging to ensure the northern bank remains at a stable level, and with a greater water flow, there could be a more frequent expense for both the Parish and the Borough Councils to maintain the integrity of the village facilities. This seems an unreasonable burden, and the Parish would appreciate further investigation to ensure neighbouring amenities are not compromised.*
 - 7. In relation to the proposed pedestrian crossing. The Council supports the inclusion of a crossing in the plan and support its location. However, the Council questions why this cannot be a more traditional crossing – preferably a pelican crossing, or failing that, a zebra crossing. There also needs to be a dropped kerb added at the entrance to the school, as there will be parents with pushchairs and children with scooters and bicycles crossing at that point to enter the school and East Park Farm from the new development.*

8. *The Parish Council welcomes the inclusion of allotments, and the areas of green space proposed, and the proposed provision of a play area, particularly if it could be an area dedicated to a teen provision.*

c) The following Planning Application approvals were noted

241756: Application for the proposed change of use from residential to assisted living accommodation for dementia and special needs care at 1, Milestone Crescent

242174: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 41/1971 GROUP 1, 1852/2022 GROUP 1, 2 and 3, 1860/2022 T1 and T2 G001 at East Park Farm Drive

- d) To note that the outline planning application 232704 for up to 75 homes on land west of Park Lane will be going before the Planning Committee in November and to consider how the Parish Council would like to approach this**

It was agreed that someone from the Committee should present the concerns of the Parish Council when this goes to planning committee. Councillor Cripps was happy to go but did have some concerns that as he lives so close to the site, observers might think his views were coloured by this. Councillor Jones has difficulty getting back from London to attend 7pm meetings but will try. It was felt that as the comments expressed at the meeting would be based on comments already submitted to the Planning Committee, there should not be a problem for Councillor Cripps to express them at the meeting, but if possible both Councillors Cripps and Jones would attend. *Clerk's Note: the application will not now be heard at the November Planning meeting.*

The meeting closed at 8.46pm