
**Minutes of the Meeting of the Planning, Environment and Highways Committee
held on 7th October 2024 in Charvil Village Hall at 8pm**

- Present** Lee Cripps (Chair), Stephen Lucas, Katrin Harding, and Narinder Ryatt
- Apologies** Pat Sutlieff
- Absent** Rob Jones
- 24/294** **OPEN FORUM**
No Residents attended.
- 24/295** **To Approve the Minutes of the Meeting held on 1st July 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
These were noted, particularly the maximum speed of 84 Miles per Hour, from the Reading direction. There was some concern that some of the fastest speeds are during the day.
To hear an update on Speed watch
Suitable sites for conducting Speed Watch have been approved by the police. Unfortunately, these cannot be placed in all the locations residents would like because there are strict safety rules. So far, three of the volunteers have completed their training, and a fourth has nearly finished. Councillor Sutlieff will contact a fifth person. On the topic of whether more volunteers should be sought, it was felt that it would be better to wait until the programme has started, so people may be more enthusiastic to join.
To note that the order was placed for a new speed device, but it has yet to arrive
The clerk reported that the delivery is due this week.
The clerk also reported that she had received a complaint regarding residents of the flats at 36, Park View Drive South parking on the road, rather than in the allocated parking for the flats, possibly because there is insufficient parking at the flats.
- 24/298** **Environment**
To consider where to plant more trees
The idea was to try to replace at least the dead trees behind Vale View, and on the mound by the East Park Farm playing field. It was also suggested that the Council investigates planting trees on the bank of the stream to stabilise the soil.
To note the Community Orchard trees have been ordered
The clerk reported that two damsons, three apples, a plum, a pear, and a medlar have been ordered.
To note a complaint from a resident that some of the trees subject to a blanket Tree Preservation Order on the East Park Farm Estate boundary are too tall, and are shading some of the houses, and to consider whether anything can be done, noting the Council's Tree policy.
The clerk explained the situation; that Wokingham had originally maintained the trees and the green spaces next to them, but some residents offered to maintain them themselves in around 2006. Since then, they have not been properly maintained, and there have been many self-seeded trees growing, causing over-crowding and growth

where none was intended. However, because they are covered by the Tree Preservation Order, there is little the Council can do. The Council's Tree policy suggests that residents can apply to the Borough directly to cut back any overhanging trees and can have the work done at their own expense. This is what this resident has been advised.

24/299 Planning

a) To consider the following planning applications (288)

- 242480: Application for proposed single storey front extension, and two storey rear extension, with roof light and balcony, alongside changes to existing fenestration, partial garage conversion and front garden paving at 39, St Patrick's Avenue
The clerk was asked to comment as follows: *The Parish Council notes that the application includes paving of the front garden and would like this to be permeable paving to reduce surface flooding. It also has some concerns about the Juliet balcony due to loss of privacy to the neighbouring property.*

b) The following Planning approvals were noted

- 241781: Application for the proposed garage conversion, front porch extension and single storey rear extension following removal of existing conservatory at 109, The Hawthorns
- 241466: Householder application for proposed single storey front infill extension, first floor rear infill extension, part garage conversion to create habitable accommodation, plus changes to fenestrations at 36, Old Bath Road
- 241651: Application to vary condition 2 of planning consent 223025 for the householder application for the proposed single storey side extension, first floor rear extension following demolition of existing garage and store, and removal of existing rear dormer. Condition 2 refers to approved details and the variation is to proposed changes to the extension layout, modification to the roof, alterations to materials and changes to fenestration at 35, Park View Drive South
- 241378: Application for the proposed ground floor front extension along with a first-floor side extension. Conversion of the garage to create habitable accommodation and changes to fenestration at 4, Gingells Farm Road
- 241090: Application for proposed single storey front extension to the existing garage at 40, Charvil House Road
- 241190: Application for proposed erection of a first-floor side extension at 45 Gingells Farm Road
- 241555: Application for a certificate of lawfulness for the proposed loft conversion into habitable accommodation to include 3no dormers and 3no roof windows at 9, Balme Close
- 240999: Application for proposed Hip to Gable loft conversion to create habitable accommodation with a front facing dormer and the insertion of 3 no. roof lights to the front elevation with changes to fenestration at 94, Milestone Avenue
- 241654: Application for proposed erection of front entrance gate and boundary wall (Retrospective) at Malabarn, Milestone Avenue
- 241669: Application for proposed erection of front boundary wall and entrance gate (part-retrospective) at Upton Cottage, Milestone Avenue

c) The following Planning Application refusals were noted

- 241947: Application for non-material amendment to planning consent 233081 to add a roof light and change the existing roof tiles at 31, St Patrick's Avenue
- 241681: Application for non-material amendment to planning consent 223025 to allow changes to side extension layout and changes to fenestration at 35, Park View Drive South
- 240529: Application for the proposed erection of a traditional wet boathouse and creation of an associated river cutting, following demolition of the existing timber boat dock at Hallsmead Ait Island Land to north of Thames Drive Charvil
- 241688: Application for proposed 5 bed detached dwelling with associated parking and landscaping at Huckleberry, Waingels Road

- d) **The following Tree Preservation Order permission was noted**
241386: APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 1758/2020, T1,
Beech – Crown lift to a height of 2.2m over footpath at Homelands, Park Lane
- e) **To note that the revised Local Plan has been published and is now out for Regulation 19 Consultation, and to decide whether the Parish Council wishes to add any further comments**
This was noted, and as this Consultation is more of a legal and technical Consultation, it was felt that the Parish Council had nothing to add at this point.

The meeting closed at 8.32pm