

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at The Loddon Hall, Twyford on Tuesday 2nd April, 2002 at 7.45pm.

Present Mrs L Dane (Chairman), Mrs G Wright, Messrs N Crush, K Hogg, J Pearce

In attendance: Miss F J Penn (Clerk) , Mr R Phillips, Mr M Stillman, 1 member of the public.

Apologies-Mr D Hymers

1. Public Questions-A resident from Longfield Road discussed a number of points with the Committee asking for their help if possible. These were;

1. The noise disturbance arising from the air conditioning units in the shop in Longfield Road. The Clerk to report to both the Enforcement Officer and Environmental Health.
2. The suspicion that there are people living on the premises without planning permission. The Clerk to report to the Enforcement Officer.
3. The reckless and aggressive driving of cars in the area by a local resident. Mrs Dane to report to Inspector Garner.

2. Declarations of interest- none

3.The minutes of the meeting held on 4th March 2002 were confirmed and signed.

4.Matters arising & action points:

- 4.1 Mrs Dane asked if the Berkshire Structure Plan had been received. The Clerk to chase.
- 4.2 Mrs Dane reported the Enforcements Officer's response to the query over the Thai restaurant running a take-away service-noted.
- 4.3 The Clerk to report the unapproved sign in the Gaylord Tandoori restaurant to the Enforcement Officer.
- 4.4 The Clerk to report the offensive graffiti at the station to Railtrack.

5.Planning matters:

5.1 Current List:- Delegated

- 5.1.1 5682 Silvermist, Longfield Road-There is concern about the height and possible future uses of the proposed building. It is understood that the intention is to use the building as a garage and a workshop for the resident's carpentry business. The Committee has requested conditions governing noise in anti-social hours and other unneighbourly practices should the property ever change ownership. The current owner causes no problems. They have also requested a restriction to prevent expansion of the business use in the future.
- 5.1.2 5923 129 Broad Hinton-no comment
- 5.1.3 5923 26 Wensley Close-no comment
- 5.1.4 5963 39 Cotterell Gardens-The side extension will cut out light to no 38 and is unneighbourly. The two storey side extension is over-development of plot and forward of building line. The forward extension and proposal to move the garden fence will be detrimental to street scene and reduce visibility for drivers emerging from the lower part of the cul-de-sac. Inadequate parking for a two bedroom dwelling-they already share three spaces with their two bedroomed neighbour. There is loss of garden amenity. Finally if a second bedroom is permitted it will no longer be classified as a starter home and there is a great shortage of this type of property in the village. A single storey side extension further forward might be acceptable.
- 5.1.5 5689 Wargrave Sewage Works-No Comment

- 5.1.6 6016 1 High Street-No Comment
- 5.1.7 6022 96 Hurst Road-The side extension is unneighbourly to number 98 and likely to block out their light. The proposal would also have an adverse impact on the street scene.
- 5.1.8 6074 19 Winchcombe Road-No Comment
- 5.1.9 6128 Carlan, Longfield Road-The proposal appears to be excessively large and also goes right up to the boundary of the property which will impact on the current street scene.

5.1 Notice of permission:

5595 32 Malvern Way	5311 8-12 London Road
5158 80a Wargrave Road	5700 Land @ 114 Wargrave Road
5577 9 High Street	

5.2 Notices of refusal:

5110 15 New Road	5695 Land @ 68-74Wargrave Road
------------------	--------------------------------

5.4 Other Matters

- 5.4.1 Letter from WDC re appeal decision on 32-36 Hurst Road -noted
- 5.4.2 Appeal decision re 82 Broad Hinton-noted
- 5.4.3 Draft planning guideline re extensions to dwellings-The Clerk to respond with the suggestion of guidance on how close you can extend to the boundaries of your property.
- 5.4.4 Letter from architect re 1 Longfield Road-Mrs Dane read the response to the points raised.
- 5.4.5 BALC response to the Planning Green Paper-noted
- 5.4.6 WDC best value review of Development Control-The Clerk to liaise with Ruscombe and Hurst over a representative at the WDC forum to discuss this.
- 5.4.7 New Planning Obligations for Developers-noted in the light of the recommendations of the Planning Green Paper.

6. Footway Lighting

- 6.1 Repair and fault report-Reported 120 29/31 Malvern Way:193 35 Chaseside Avenue:196 23 Chaseside Avenue: 244/30 Springfield Park footway.
- 6.2 Reconnection of 1 and 206 Wargrave Road-still awaiting confirmation of job completion. AMN-206 connected , 1 not ,the Clerk to chase.
- 6.3 SEC new tariffs-noted along with questionnaire on service the Clerk to respond!

7.General Amenity Matters:

- 7.1 Jubilee Clock-WDC had sent in a licence under the Highways Act 1980. Mrs Dane raised concerns about the wording of the document as we don't own the building and also the high fees. The Clerk to query these with WDC. AMN- Mrs Dane has asked the Clerk to query whether we should be having this licence at all, as it appears projecting signs do not require one.
The Clerk reported the letter from Willmet & Co with the quoted fee of £750 for costs from Go Easy's solicitors for a Deed of Easement. This is to be queried as it seems very high. The Clerk to also chase Go Easy Ltd with respect to the installation of the electrics for the clock.
- 7.2 Web-site www.twyford-berkshire.co.uk –The Committee discuss with Mr Phillips the various options for Council information to go onto the web site. The Committee RECOMMEND TO COUNCIL to initially put up meeting

dates. Full Council Agenda, minutes and excerpts from Twyford News to see how effective this is.

- 7.3 Campaign for Waste meeting-Mrs Dane reported on the latest meeting. The Clerk to contact WDC re footway sweeping and remove the rubbish at the Wargrave Road car park

8. Highways and Traffic

- 8.1 Longfield Road update-The Clerk updated the Committee on the latest information obtained re the ownership and maintenance of the road.
- 8.2 The safer route to school project is currently on hold due to a resident's objection.
- 8.3 Mrs Dane reported on the request for railings by the Crewplus building to prevent vehicles mounting the pavement and hitting the overhang. The Committee agreed on the design of railings for the area, but would like to have bollards instead of railing by the bus stop in the High Street. Mrs Dane will inform Parkman.

9. Correspondence:

- 9.1 WDC Development Control Agenda 13th March 2002 -noted
- 9.2 WDC Development Control Committee re Green Paper-noted
- 9.3 Workshop on renewable energy for Local Communities-noted
- 9.4 WDC Cabinet meeting re the Straight Mile-noted
- 9.5 WDC Development Control Agenda 3rd April 2002-noted
- 9.6 WDC Local Safety Scheme for the junction of the A4 and the A3032- the Clerk to respond with suggestions for controlling the length of time motorists wait to turn onto the A4 therefore the risks they take.

10. Twyford News-nothing to report

11. Date of next meeting:- Tuesday 7th May 2002

The meeting closed at 9.55pm

<p>ACTION POINTS ARISING FROM PLANNING AND AMENITIES MEETING 4-03-2002</p>

1. The Clerk to contact the Enforcement officer re Longfield road shop air conditioning units and planing permission for occupancy, also the Environmental Health Dept.
2. The Clerk to report the unapproved sign in the Gaylord Tandoori.
3. The Clerk to report the graffiti at the Station to Railtrack.
4. The Clerk to write to WDC re planning guidelines.
5. The Clerk to liaise with Ruscombe and Hurst over rep at the WDC Best Value Forum.
6. The Clerk to chase the work on light no 1.
7. The Clerk to respond to SEC questionnaire.
8. The Clerk to query with WDC the Highways Licence and to contact Go Easy re installation of electrics.
9. The Clerk to contact WDC re footway cleaning.
10. The Clerk to respond to the Local Safety Scheme re the A4
11. Mrs Dane to inform Parkman about the railings.
12. Mrs Dane to contact Inspector Garner re the resident's concerns.