

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Monday 5th August 2002 at 7.45pm.

Present Mrs L Dane (Chairman), Mr J Bowley, Mr N Crush, Mr K Hogg.

In attendance: Miss F J Penn (Clerk).

- 1. Apologies-** Mrs G Wright, Mr D Hymers, Mr R Mantel.
- 2. Election of Vice-Chairman** – Mrs Dane proposed Mr Hogg, seconded by Mr Crush, agreed unanimously.
- 3. Declarations of interest- none**
- 4. The minutes of the meeting held on 1st July 2002 were amended and signed.**
- 5. Matters arising –none.**

6. Planning matters:

6.1 Current List:- Delegated

6.1.1 6711 113 Colleton Drive- No comment

6.1.2 6900 88 Broadwater Road -No comment

6.1.3 6953 Flat 1 & 2 41 High Street-No comment

6.1.4 6969 68-74 Wargrave Road-

1. The Council welcomes the reduction in the number of dwellings. However the statement accompanying the application refers to “meeting strategic housing requirement” but this would be better served if some of the dwellings were only four-bedroomed in order to maintain a variety of house types. This would also have the advantage of reducing the volume of traffic generated.
2. Although it has been approved on appeal for a smaller development, the Council objects to the creation of a new access on to a narrow main road which is already congested and is also the main school route. In recent years the number of dwellings exiting on to Wargrave Road has nearly doubled without any improvements to the road to cope with the extra traffic.
3. The layout shows provision for further development but the access road is too narrow to accommodate more traffic and a change in traffic use would take away the envisaged turning area for larger vehicles. However, the Council welcomes the proposal to provide a footway alongside the access road.
4. The Council is concerned about the lack of parking - the layout leaves little room for casual visitor parking or delivery vehicles. The length of parking space in front of the garages of plots 3 and 5 in particular is inadequate.
5. The height of house type A at 8.9 metres is excessive and out of keeping with the existing dwellings on either side of the plot. The ridge heights of all dwellings on the site should be no more than the 6 metres allowed on appeal. The proposed garage to no. 74 is unnecessarily high at 5.2 metres and will be obtrusive to the occupants of no. 68 as well as detracting from the street scene. . It is noticeable that a section illustrating the height of this house and the garage is not included with the application.
6. The street scene sketch is misleading as it shows no cars, all new planting is fully mature and the planting in front of plots 4 and 5 is too prominent whilst the access road would be much more visible. The overall impression will be lot more red brickwork and tarmac than is shown – in other words much more urban than at present.

7. The Garages and bedroom 1 to House type B are only 1 metre from the boundary and with such a long ridge will be unneighbourly to the occupants of nos. 76 and 66. No. 76 in particular will lose sunlight in their garden. The windows on the side elevations to house type B will create an invasion of privacy to nos. 76 and 66.
 8. The proposal involves the loss of a great many mature trees. Although the Council welcomes the proposed landscape buffer, it is concerned that the buffer is not likely to survive once the houses are occupied as they occupy too much of the available garden areas.
 9. The Council has always been concerned that development close to King George's Field has the long term effect of reducing the uses to which the field can be put. The Council has experienced complaints from new residents on other developments that have forced the Council to impose additional controls. The applicants should be aware, and should make any potential buyers aware, that the Council reserves the right to permit uses of the field that are in keeping with a playing field but which may create noise or other nuisance. This includes travelling fairs, football, fireworks, fetes and a skate park.
- 6.1.5 7040 17 Harrison Close_No comment
 - 6.1.6 7039 21 Winchcombe Road-No comment
 - 6.1.7 6880 12 Church Street-The Committee noted the out of date map used in the application which did not reflect the current surrounding housing situation.
 - 6.1.8 7068 84 Hurst Park Road –Objection to the application as it is forward of the building line and therefore not a side extension as described. There is concern as to whether there is sufficient parking available and whether a public sewer is being built over. The application did not make the changes from the old layout to the new one clear as to how they would be achieved.
 - 6.1.9 7081 155 Broad Hinton-No comment
 - 6.1.10 7164 29 Station Road-No objection to the change of use, but objection to the use of the forecourt as a parking space, as this would prohibit anyone using the parking space on the road due to access problems, and there is no cross over meaning there would be a need to drive over neighbouring property as well. There is concern as to how many extra cars would use an already congested road. The Committee felt the application should produce a better parking plan before permission is granted.
 - 6.1.11 7206 21 Heron Drive-No comment
 - 6.1.12 7214/15 16 London Road-No comment
 - 6.1.13 7224 Nationwide Building Society-No comment

6.2 Notices of permission:-

6499 2 Wensley Close	6529 18 Byron Road
6711 113 Colleton Drive	6760 25 Cotterell Gardens
6740 70 Springfield Park	6652 9 Ruscombe Road
6637 129 Broad Hinton	6676 6 Amberley Drive
6675 23 Harrison Close	6550 59 Wargrave Road
6344 Oakwood, Willow Drive	6669 1 Waltham Road

The Clerk to write to WDC to ask for further explanation as to why permission was granted and confirm that no parking permit will be granted as they have willingly given up their parking provision.

6.3 Notices of refusal:

5695 68-74 Wargrave Road
6351 15 New Road

5573 1 Longfield Road

6.4 Other planning matters:-

- 6.4.1 Notice of appeal for 68-74 Wargrave Road- The Clerk to send previous comments plus additional comments on traffic and uses of the recreation ground.
- 6.4.2 Appeal decision on 15 Lincoln Gardens-appeal dismissed.
- 6.4.3 Request from resident re Committee view as to change of use at 18 London Road from retail to hot food take away. The Committee would regret losing a further retail outlet, and has particular concerns as to parking facilities for such an outlet when there are double yellow lines outside the premises.

7. Footway Lighting.

- 7.1 Repair and fault report:- col:72/3 in Brook Street, col: 246 in Winchcombe Road, col:11 in Amberley Drive reported. The Clerk to report col: 57, Byron Road.
- 7.2 Lights 1 and 206 Wargrave Road- SEC had sent a copy of the quote and the Committee's acceptance confirming the work was carried out to instructions.

8. General Amenity Matters:

- 8.1 Bench at Broad Hinton roundabout- All Committee members to visit site and report back on suitability and alternative sites.
- 8.2 Proposal for help page on website – The Clerk to draft outline and pass to Mrs Dane for comment.
- 8.3 Meet the Public- Mrs Dane reported a resident had asked if anything could be done to prevent cycling on footways, sadly not.
- 8.4 MTP-A resident had asked if anything could be done to improve the appearance and safety of the pavements outside the Longfield Road shops. Mrs Dane has secured the managing agents address for the Clerk to write to on this.
- 8.5 MTP- A resident asked if anything could be done about the alleyway by the Gaylord Tandoori restaurant. The Clerk to check and speak to Environmental Health.
- 8.6 The rubbish bags in Church Street belong to the Dentists who have nowhere else to put them when they are being collected.
- 8.7 The Clerk to chase the surgery with regard to the bins against the allotment fence and the salt bin on the public footway and the condition of the fence adjoining the horticultural association.

9. Highways

- 9.1 Letter from Thames Valley Police re Hayden Court-noted
- 9.2 Letter from resident re speeding in Wargrave Road-The Clerk to respond that there are plans to lower the speed limit to 30 mph and currently the police are operating speed traps.
- 9.3 Response from WDC re safer routes to school work at Colleton-noted
- 9.4 WDC-notice re embankment repairs on the Straight Mile-noted.

10. Correspondence:

- 10.1 BALC Planning Conference 28th September 2002 at Knowl Hill 10-2pm. Committee members to notify the Clerk by 21st September if they wish to attend.
- 10.2 Letter from WDC re Wokingham District Local Plan-noted
- 10.3 Highways and Streetworks Partnership material-noted

- 10.4 Letter from WDC re Mobile Telephony- Mrs Dane to attend meeting on 29th August at 7pm Shute End.
- 10.5 WDC-notification of the Housing Commitment 2002 report. The Clerk to obtain a copy.
- 10.6 WDC-request for views on improving planning performance. The Clerk to respond that the reports to the District Committee currently summarise ineffectively the views of parish councils and are too dismissive of objections/concerns raised.
- 10.7 WDC agenda for Development Control meeting 24 July 2002-noted.
- 11. Twyford News-** The Clerk updated the Committee on payments received.
- 12. Date of next meeting:- Monday 2nd September 2002.**

The meeting closed at 9.50pm

<p>ACTION POINTS ARISING FROM PLANNING AND AMENITIES MEETING 05-08-2002</p>
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1. The Clerk to write to WDC to ask for further explanation as to why permission was granted at 1 Waltham Road and confirm that no parking permit will be granted as they have willingly given up their parking provision.
2. appeal on 68-74 Wargrave Road, the Clerk to send previous comments plus additional comments on traffic and uses of the recreation ground.
3. The Clerk to respond to query re change of use at 18 London Road.
4. All Committee members to visit Broad Hinton roundabout site and report back on suitability and alternative sites for a bench.
5. Proposal for help page on website – The Clerk to draft outline and pass to Mrs Dane for comment.
6. The Clerk to write to the managing agents re the state of the pavements outside Longfield Road shops .
7. The Clerk to check the Gaylord Tandoori alleyway condition and speak to Environmental Health.
8. The Clerk to respond to a residents query, that there are plans to lower the speed limit to 30 mph in Wargrave Road and currently the police are operating traps.
9. Mrs Dane to attend meeting on 29th August at 7pm Shute End.
10. WDC-notification of the Housing Commitment 2002 report. The Clerk to obtain a copy.
11. WDC-request for views on improving planning performance. The Clerk to respond that the reports to the District Committee currently summarise ineffectively the views of parish councils and are too dismissive of objections/concerns raised.