

TWYFORD PARISH COUNCIL

**Minutes of a meeting of the Planning and Amenities Committee held at
The Loddon Hall, Twyford on Tuesday 7th May, 2002 at 7.45pm.**

Present Mrs L Dane (Chairman), Messrs N Crush, D Hymers, K Hogg, R Mantel

In attendance: Miss F J Penn (Clerk) , I member of the public.

Apologies- Mrs G Wright, Mr J Pearce

1. Questions from the public- A resident reported on his letter to WDC re concerns over the time and lack of action connected with his complaints to WDC re planning matters. He was disappointed to have received no acknowledgement. Mrs Dane suggested he wait a further week before taking further action. The resident asked about early deliveries at a local shop and was informed there were no planning restrictions on this. The resident also raised concerns about a current planning application and the provision for parking. The resident confirmed that the police had rung him following his attendance at the last meeting to raise concerns.

2. Declarations of interest- none

3.The minutes of the meeting held on 2nd April 2002 were confirmed and signed.

4.Matters arising & action points:

4.1 The Clerk reported on the response from WDC re footway cleaning. Mrs Dane to pass the information on to a concerned resident.

4.2 The Clerk reported on the letter received from Bryant Homes re contractors parking in the car park by Wargrave Road. The Clerk to write pointing out the past precedent for an in kind contribution and to request a similar gesture.

5.Planning matters:

5.1 Current List:- Delegated

5.1.1 5573 1 Longfield Road (revised)- The application is overdevelopment of the plot and still gives rise to concerns. There appears to be no reasonable ground for proposing a separate dwelling in the space and to do so will create inadequate parking provision and amenity space. The shared access would also create further problems. Finally the roof line design is inconsistent with the neighbours properties .

5.1.2 6172 25 New Road-no comment

5.1.3 6218 Waitrose Ltd, London Road-no comment

5.1.4 6286 79-85 Wargrave Road-no comment

5.1.5 6287 96 Hurst Road-no comment

5.1.6 6371 17 St Michaels Court , Ruscombe- no comment

5.1.7 6314 38-40 Station Road-Object in principle on the grounds of no parking being available, contrary to the applicant's statement the kerb side parking is not available for long term use, only residents can use it all day. Without proper parking being made available the application should be refused. Also part 2 of the form was missing and the application did not say how many staff would be employed or describe the nature of the business. There is concern as to what is the true vehicle movement ie will it involve more than the employees at each end of the working day?

5.1.8 6305 35 Station Road-Object to the extra bedroom as this property has no off-street parking.

5.1.9 6316 8 London Road-no comment

- 5.1.10 6344 Oakwood, Willow Drive- There is concern over whether there is sufficient space for three car parking spaces.
- 5.1.11 6351 15 New Road- The Committee acknowledges the improvement to the application by removing the double garage but still remains concerned there is not sufficient width for the proposed parking for the existing house. The proposal appears to be overdevelopment of the site.
- 5.1.12 6377 16 Broad Hinton- There is concern that there is inadequate parking for the size of the building. The proposed spaces appear very small.
- 5.1.13 6402 92 Broad Hinton- no comment
- 5.1.14 6397 Cedar Park School- no comment

5.2 Notice of permission:

- | | |
|-------------------------|---------------------------------|
| 4790/99 1 High Street | 5953 26 Wensley Close |
| 5923 129 Broad Hinton | 5185 The White House, London Rd |
| 5908 3 Saunders Close | 5826 35 Amberley Drive |
| 5921 31 Hurst Road | 6016 1 High Street |
| 6074 19 Winchcombe Road | |

5.3 Notices of refusal:

- | | |
|----------------------------|---------------------------|
| 4920 27 & 29 Wargrave Road | 5963 39 Cotterell Gardens |
| 5004 75-77 Wargrave Road | |

5.4 Other Matters

- 5.4.1 Appeal re 69 Wargrave Road-Objected on the grounds of
 1. It would create a precedent for similar forward extensions that would be detrimental to the street scene and the character of the area.
 2. The house is already massive in appearance and this would increase the overall over-development of the width of the plot.
 3. Surrounding vegetation is not necessarily permanent and cannot be relied on to screen the scale of the building.
- 5.4.2 Appeal re 75 & 77 Wargrave Road- Mrs Dane to draft response
- 5.4.3 Berkshire Structure Plan- The Committee commented that the policy makes no commitment to furthering the plans to build a third Thames Bridge. They believe the bridge to be essential and that a policy declaring this intention and setting out how it could be achieved in the near future should be included in the Structure Plan.
- 5.4.4 TPO 0178/1980 The Green Springfield Park-noted
- 5.4.5 WDC letter re changes to the listing procedures for planning applications for non householder applications-noted.

6. Footway Lighting

- 6.1 Repair and fault report- 147 Amberley Drive reported. 109 Springfield Park junction with Waltham Road, the Clerk to report.
- 6.2 Reconnection of 1 and 206 Wargrave Road- This project is still not complete. The Clerk to write to SEC to complain about the length of time taken on the project.

7.General Amenity Matters:

- 7.1 Jubilee Clock- The solicitors have drafted a deed of easement with Go-Easy Limited, likely costs of £350 + VAT. The Clerk reported on a letter received from Go-Easy on their delight at the clock and their proposals to improve the public notice board.
- 7.2 Web-site www.twyford-berkshire.co.uk – This is near completion, the Clerk to report final amendments to Mr Phillips.

7.3 Public Rights of Way policy document from WDC-The Clerk to respond that the footpath down through the Mill development is not adequately signposted and therefore does not achieve the targets set.

8. Highways and Traffic

- 8.1 Enhancements report from Parkman-Mrs Dane to speak to Parkman on the concerns over cost and timing for introducing the speed limits to Twyford.
- 8.2 Minor works order from Parkman- Mrs Dane to query the removal of the post pouch in Springfield Park.
- 8.3 Deliveries to Haydon Court- the Clerk to write citing the recent incident with the Pickfords lorry and to request that future deliveries do not take place in rush hour traffic and have some form of traffic control to prevent jams in the village centre.
- 8.4 Village Design Statement-bring forward.
- 8.5 WDC Highways Board agenda 23rd April 2002-noted.
- 8.6 WDC Stage two petition re Colleton School traffic calming-noted.
- 8.7 The Clerk reported the response from WDC re the “making” up of Longfield Road.

9. Correspondence:

- 9.1 Proposed redevelopment of Vodafone Base Station-noted
- 9.2 Rural Towns Conference report from Countryside Agency-noted
- 9.3 Development Control Agenda 24th April 2002 -noted
- 9.4 Letter from J Challis re 1 Longfield Road- response noted
- 9.5 Copy of letter from resident to WDC-noted
- 9.6 Notice of transfer of licence at BP garage, Twyford-noted
- 9.7 Note from resident re waste problems in Longfield Road- The Clerk to monitor.

10. Twyford News-now circulated

11. Date of next meeting:- Monday 10th June 2002

The meeting closed at 9.45pm

ACTION POINTS ARISING FROM PLANNING AND AMENITIES MEETING 7-05-2002
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1. The Clerk to respond to Bryant Homes re car parking provision.
2. Mrs Dane to pass footway cleaning date to resident
3. Mrs Dane to draft response for appeal on 75-77 Wargrave Road.
4. The Clerk to report light 109.
5. The Clerk to write to SEC re lights 1 and 206 Wargrave Road.
6. The Clerk to report final amendments to the web site.
7. The Clerk to respond on the rights of way document.
8. Mrs Dane to speak to Parkam on both the major and minor works proposals.
9. The Clerk to write to Haydon Court re deliveries