

**TWYFORD PARISH COUNCIL**  
**Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Monday 2<sup>nd</sup> September 2002 at 7.45pm.**

Present Mrs L Dane (Chairman), Mr J Bowley, Mr D Hymers. 2 members of the public.

**1.Apologies-** Mrs G Wright, Mr N Crush, Mr K Hogg.

**2.Declarations of interest-** none

**3.The minutes of the meeting held on 5<sup>th</sup> August 2002 were approved and signed.**

**4. Matters arising:**

4.1 Twyford Parish Council Website-The Clerk to amend the draft help page and forward to Mr Phillips for insertion. Mrs Dane to contact the Local History Society with regard to photographs and descriptive knowledge of local sites. It was agreed only signed minutes would be available on the website.

4.2 Longfield Road shops forecourt- No response received from the managing agent, the Clerk to chase.

4.3 Broadwater Road extension onto the verge-The Clerk to approach WDC again on the concerns.

4.4 The Clerk reported on the letter received from Twyford Surgery on the allotment fence condition and the slat bin. WDC are to remove the bin and surgery will check the condition of the fence around the horticultural shed. The Surgery Manager had also raised the question about the use of special constables to help with problems of vandalism in Twyford.

**5. Planning matters:**

**5.1 Current List:- Delegated**

5.1.1 7199 11 High Street-There is no objection to the change of use but there is concern that there will be sufficient parking provision for both employees and customers as there is no parking facilities outside the premises and the centre of Twyford is already very busy.

5.1.2 7272 71 Hurst Park Road –There is no objection to the application but the observation that the description is misleading as it is more than just a conservatory.

5.1.3 6452 1 Longfield Road-There appears to be no reason for the installation of the fans unless they are a legal requirement and there is no reason for them to be a noise disturbance.

5.1.4 7301 58a High Street-There is concern that the application is really a loft conversion and this should be further investigated.

5.1.5 7314 1 Waltham Road-The Committee object to this application as it will change the capacity of the house and this has implications for adequate facilities and parking. Their most recent application was granted showing 1 parking space, but this application now shows two spaces in the same location where there appears to be room for only one car.

5.1.6 7350 20 Yewhurst Close-No comment

5.1.7 7353 44 Gooch Close-The proposed conservatory is rather large compared to the rest of the house and will take up a significant part of the garden.

5.1.8 7378 2 The Spinney-No objection to granny annexe as long as there is the condition that it does not become a separate dwelling. There is however serious concern that the measurements for the access

alongside the garages are not correct, nor do the applicants own all the land concerned to enable the ramp to be built as specified.

5.1.9 7403 17 Heron Drive- The drawings submitted are not of a sufficient standard to form a decision, nor the scale drawings or site plan. The Committee object to the proposal of going right up to the boundary with a brick wall and the conservatory appears to be significantly large for the size of plot.

5.1.10 7388 1 Firgrove, New Bath Road-The Committee objects to

1. The height of the garage which will come up to the level of the gutters on the house, and therefore appears too high.
2. It appears the proposed garage is only 1m from the boundary and this will interfere with vegetation and will also require the loss of mature trees which were protected under former planning permission.
3. The applicant has never complied with all the previous conditions of their former application 63052 1996 !
4. The drawings show the proposed garage drawing into a soakway, which it is believed does not comply with building regulations. In addition the size and success of the septic tank should be looked at.

5.2 **Notices of permission:-**

5838 5 Willow Drive

6900 88 Broadwater Road

5.3 **Notices of refusal:-none**

5.4 **Other planning matters:-**

5.4.1 Notice of appeal decision for 69 Wargrave Road-noted

5.4.2 Letter re withdrawal of application 7315 88 Hurst Park Road-noted

5.4.3 TPO 1037/200211 New Road –noted

5.4.4 Enforcement of 4x4 garage- The Clerk reported from WDC that the garage has found a new premises and they are awaiting a date for moving. Mrs Dane to refer to Mr Conway.

5.4.5 Appeal on 1 Longfield Road- The Committee object to this application on the following grounds:

1. The design of the proposed dwelling is not in keeping with the adjoining and neighbouring properties and will be obtrusive on the street scene.
2. The shared parking arrangements will be a viable solution once the new property is no longer in the same ownership as the existing.
3. There is concern that there is very little space for soft landscaping on the site.
4. The rear garden of the proposed new property will be of a substandard size and shape and out of keeping with neighbouring properties.
5. Notwithstanding previous permissions given on this site, the Council is still of the opinion that the newly created access is too close to the junction for safety.

The Committee would be happy to accept an extension of the existing dwelling, designed to be in sympathy with the existing property and its neighbours.

## 6. Footway Lighting.

6.1 Repair and fault report:- 182 Amberley Drive and a dayburner in Ruscombe Road.

**7. General Amenity Matters:**

7.1 Bench at Broad Hinton roundabout- The Clerk to ask WDC to remove supports. The location of a new bench was held over for public response.

7.2 Jubilee Clock- The Clerk to check we have a signed agreement with Go-Easy Ltd.

7.3 Information re crimestoppers campaign-noted

7.4 Annual Policing Plan 2002/03-noted

7.5 The Clerk to report to WDC the full bins at the Catholic Church and outside the Longfield Road shops.

**8. Highways**

8.1 WDC Local Transport Plan Progress Report 2002 -noted

8.2 WDC notice re footpath in Wargrave Road-noted

8.3 Request from WDC to send the indexes for Highways and Development Control Agenda's by email.-noted

8.4 Highways Board Agenda 5<sup>th</sup> September- WDC is now looking at various safety schemes including junction management at the Twyford crossroads and the Wyevale A4 exit, and the introduction of the 30mph speed limits in Wargrave, Hurst and London Road.

8.5 Stanlake Lane bridge- concern over the remaining debris which has now been cleared.

8.6 The Clerk to report to WDC on

1. The loose manhole outside 103 Wargrave Road

2. The sign at the foot of Winchcombe Road is not double sided and therefore is not visible when entering from Hurst.

3. The footpath sign at the Silk Mill is missing

4. The Loddon Hall Road sign has no paint.

5. The new road sign in Waltham Road being 2 feet in front of existing school sign.

6. The Wargrave Road sign by the footbridge is missing.

7. Bad sight lines at the Broad Hinton roundabout and motorists taking the roundabout too fast.

**9. Correspondence:**

9.1 BALC Planning Conference 28<sup>th</sup> September 2002 at Knowl Hill 10-2pm. Committee members to notify the Clerk by 21<sup>st</sup> September if they wish to attend.

9.2 WDC Development Control Agenda 14<sup>th</sup> August and 4<sup>th</sup> September 2002 -noted

9.3 WDC Planning Commitments for Housing 2002 Report-noted

9.4 Notice of Licence re Horse & Groom, Hare Hatch.-noted

9.5 WDC Letter re Development Control Users Panel-Mrs Dane hopes to attend.

9.6 Letter from resident re WDC Planning Department.-noted

9.7 Letter re request for information re flood exposure in Loddon Valley-The Clerk to reply with suggestions drafted by Mrs Dane and approved by the Committee.

9.8 Letter re acknowledgement of milestones consultation-noted

9.9 WDC Letter re graffiti service

**11. Twyford News-** Mrs Dane updated the Committee on the contents for the next issue

**12. Date of next meeting:- Monday 7<sup>th</sup> October 2002.**

The meeting closed at 9.55pm

<b>ACTION POINTS ARISING FROM PLANNING AND AMENITIES MEETING 02-09-2002</b>
---

1. The Clerk to amend help page for website and forward to Mr Phillips.
2. Mrs Dane to contact Local History Soc for website info.
3. The Clerk to chase re Longfield Rd Shops
4. The Clerk to chase re Broadwater Rd verge
5. The Clerk to ask WDC to remove supports.
6. The Clerk to check we have a signed agreement with Go-Easy Ltd.
7. The Clerk to report to WDC the full bins at the Catholic Church and outside the Longfield Road shops.
8. The Clerk to report various highways matters to WDC
9. The Clerk to send the comments re flood exposure.