

## TWYFORD PARISH COUNCIL

**Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Monday 1<sup>st</sup> December 2003 at 7.45pm.**

Present Mrs L Dane (Chairman), Mrs G Wright, Mrs B Herbertson, Messrs D Hymers, R Mantel, A Parkin-White, T Le Mare, K Hogg.

In attendance: Mr J. March (Clerk).

1. **Apologies-** Miss P Lawrence.
- 2 **Declarations of interest in items on the agenda** – Mr K Hogg regarding planning application for 21 Hurst Rd and Mr A Parkin-White regarding planning application for 15 Harrison Close.
- 3 **Minutes of the meeting held 3<sup>rd</sup> November 2003** – Mrs G Wright proposed and Mr D Hymers seconded, approved unanimously.
4. **Matters Arising:**
  - 4.1 Phasing of traffic lights on crossroads – reply received from WDC. They are waiting for a report from their consultants.
  - 4.2 Position of traffic light pole in High St by Bell Corner – still waiting for action. Clerk has written to WDC again.
  - 4.3 Railings on foot bridge at Old Silk Mill – reply received from Berkley Homes stating they are dealing with the matter.
  - 4.4 Name for footpath at rear of Wessex Gdns - reply received from WDC stating they are investigating further.
  - 4.5 Planning Commitments for Housing March 2003 – copy received.
  - 4.6 Quotes for cleaning and numbering streetlights. Quotes have been requested from SEC and Mowlems.
  - 4.7 Planning application 16 Colleton Drive – reply received from WDC giving reasons for approving this application – noted.
5. **Planning matters**
  - 5.1 **Current List:-**
    - 5.1.1 9587 – Mulberry Mead Winchcombe Rd  
The rear gardens of the four new plots are still substandard, with plot 1 in particular overpowered by existing trees and hedges. The layout with the garden of Mulberry Mead bisected by the access road is not an acceptable arrangement and the access is not adequate for the extra traffic, particularly as it is close to the junction with Waltham Rd. The site is clearly not large enough to accommodate four extra dwellings and the application should be refused.
    - 5.1.2 0268 – Prince Bros Old Bath Rd Charvil
      1. It is in the flood plain
      2. It will intensify a non-conforming use of the land
      3. It is in a strategic gap between the villages of Twyford and Charvil
      4. There is already sufficient capacity on the site for Prince Brothers to run their operation as they currently let out part of the site to other enterprises.
      5. The Parish Council objects to any proposal that would increase the burden of traffic carried on this busy road.
      6. The Parish Council objects to any proposal that would increase the load on the main crossroads in Twyford.

- 5.1.3 0398 – 21 Hurst Rd  
The Council has no objection to the principle of an extension to this property but it is concerned that the rear extension is rather large and is possibly over-development of the site.
- 5.1.4 0370 – 15 Harrison Close  
There is inadequate parking to accommodate an extra bedroom and the new rear windows will intrude the privacy of the neighbours by overlooking their small gardens and rear windows.
- 5.1.5 0351 – 50 Poundfield Way  
No comment
- 5.1.6 0448 – Orchard Cottage Ruscombe Lane Ruscombe  
This appears to be a separate dwelling and the Council is concerned at the likely increase in traffic onto a dangerous bend in a very narrow road.
- 5.1.7 0412 – 17 New Rd Twyford  
In principal there is no objection to this proposal but it should be viewed in conjunction with the outstanding application on the neighbouring property. If both applications were approved the result would be the two dwellings being very close together. Presumably, this application will necessitate the removal of the boundary hedge, which would have screened the proposed new dwelling next door.
- 5.1.8 0290 – 130 Wargrave Rd  
No objection to the kitchen extension but the garage and bedroom extension is too large and unneighbourly to the bungalow next door. It is higher than the neighbouring property, which will be faced with a very large blank wall on the south side. The proposed extension is out of keeping with the neighbouring properties. It goes right up to the boundary whilst all the other properties sit on large plots with space between them.
- 5.1.9 0460 – 18 Waltham Rd  
No objection but sheds at rear of house should be removed and no changes should be made to the front of the property as it is in a conservation area.
- 5.1.10 0507 – 9 London Rd  
Would prefer the new window to be the same height as the existing large window on the RHS of the rear elevation.
- 5.1.11 0543 – BP Service Station New Bath Rd  
If signs HD5/5A, HD20 are lit, object to spillage of light affecting neighbouring properties at the rear of the site. General level of light on the site looks excessive. There should be a limit on the hours of operation of the lighting.
- 5.1.12 9870 – Woods Warehouse Ruscombe Lane - No Comment.
- 5.1.13 0511 – 15 Lincoln Gardens – email from WDC to say applicant has been advised to withdraw as this is an invalid application.
- 5.1.14 0348 – Ruscombe Works Ruscombe Park  
Concerned about the substantial increase of traffic, particularly heavy lorries using Ruscombe Rd and Ruscombe Lane.
- 5.1.15 0579 – 29 Hilltop Rd Twyford - No Comment
- 5.1.16 0613 – 7 Jarvis Drive - No Comment
- 5.1.17 0595 – 29 Winchcombe Drive - No Comment

## **5.2 Appeals**

1121577 – 20 Cotterrell Gdns – appeal allowed.

## **5.3 Notices of permission**

8953	68 Wargrave Rd	0077	27 Springfield Park
8716	8 London Rd		

## **5.4 Notices of refusal**

0002 Lincoln Gdns 0061 18 Wagtail Close

## **5.5 Other planning matters:-**

- 5.5.1 WDC Proposed intensive week. W/C 8<sup>th</sup> December – noted
- 5.5.2 WDC meeting of Development Control Committee 12.11.03 – noted
- 5.5.3 Tree preservation order 178/1980 25 Springfield Park – noted
- 5.5.4 Tree preservation order 593/1993 114 Wargrave Rd – noted
- 5.5.5 Street naming and numbering 70 Wargrave Rd – Agreed Clerk to write to WDC with suggested name of Kings Gardens. Committee members asked for suggestions for names at developments in Willow Drive and 75-81 Wargrave Rd.
- 5.5.6 Development Control Users Panel – 29<sup>th</sup> October – noted. Clerk to put invitation to attend next meeting on 04.02.04 on agenda of next meeting.
- 5.5.7 Development Control Users Panel – 03.12.03 Mulberry Mead is on the agenda with the proposal to grant outline planning for 4 dwellings. Agreed Mrs L Dane attends the meeting to express the concerns of the Council. Clerk to inform WDC she will be attending.

## **6 Footway Lighting**

- 6.1 Repair and fault report -
  - Parish – Column 244 footpath Springfield Park to Waltham Rd – day burner and being obscured by tree – resident of adjacent property asked to trim trees.
  - Column 30 footpath Springfield Park to Waltham Rd - being obscured by tree. Railtrack contacted and have trimmed branches.
  - Column 211 New Rd Twyford - Day Burner
  - Column 73 Brook St - Flickering
  - Column 148 Amberley Drive – outage
  - WDC – Outside 28/29 Cotterell Gdns – daylight burning – still on
  - Column 13 Broad Hinton – outage.
  - Column 15 Broad Hinton – obscured by tree
- 6.2 Condition of lighting columns – survey to be made to record current condition. Date to be agreed for walk round village in new year.

## **7 General Amenity Matters:**

- 7.1 WDC meeting of the Licensing and Appeals Committee 01.12.03 - noted
- 7.2 Twyford Parish Council Website. The Clerk gave details of a proposal from WDC to allow parish councils to have their own website within the framework of the WDC new website. This will be at no cost and they will provide training on how to manage it. This should not involve much more work than updating the village website with minutes of meetings etc. Agreed that this proposal is taken up. The Clerk to contact WDC.
- 7.3 The map of the village on the wall of the station does not show the main part of the village. The clerk to write to Thames Trains.
- 7.4 Police Liaison Group – A question and answer session is to be held at Hurst Hall on Thursday 11<sup>th</sup> March at 19.30.

## **8 Highways**

- 8.1 Potholes – there are holes in Loddon Hall Rd with a large one near the entrance to Loddon Hall car park. An area of the footpath from Wargrave Rd to KGVR has subsided.
- 8.2 WDC Highways Maintenance Management Plan Winter 2003/4 – Details of the proposals outlined by Mrs L Dane together with the comments she has sent to WDC.

- 8.3 The trees on the forecourt of Waitrose have low branches that need trimming. Mrs G Wright to speak to Mr A Felton, Waitrose manager.
- 9 Budget 2004-5**  
Figures for projections of year end expenditure discussed. More information required on cost of cleaning and renumbering lighting columns and it was suggested a meeting is arranged to discuss revised advertising rates for Twyford News. Initial proposals for 2004-5 agreed with amendments.
- 10 Correspondence:**
- 10.1 Thames Valley Police - online budget questionnaire – noted.
- 10.2 Henley CAB Autumn Newsletter - noted
- 11. Twyford News** – The Clerk has invoiced advertisers and payments are being received.
- 12. Date of next meeting – Monday 5<sup>th</sup> January 2004.**

The meeting closed at 10.00 pm