

## TWYFORD PARISH COUNCIL

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

Present Mrs L Dane (Chairman), Miss P Lawrence, Mrs G Wright , Messrs K Hogg, D Hymers, A Parkin-White.

In attendance: Mr J. March (Clerk).

1. **Apologies-** Mr J Bowley, Mr T Le Mare, Mrs B Herbertson, Mr R Mantel.
2. **Declarations of interest in items on the agenda - none**
3. **Minutes of the meeting held 4<sup>th</sup> August 2003** – Mr Hogg proposed and Miss Lawrence seconded, approved unanimously.
4. **Matters Arising:**
  - 4.1 Provision of lorry for residents to dispose of rubbish. Ruscombe provide a manned lorry on the 2<sup>nd</sup> Saturday of odd months. It is supplied via WDC and the cost is £125 per visit. Private contractors would charge more. To be looked at again in light of next years budget.
  - 4.2 Trevor Watson and Jennifer Jackson from Development Control will be attending the next meeting on 6<sup>th</sup> October
5. **Planning matters**
  - 5.1 **Current List:-**
    - 5.1.1 9834 16 Springfield Park  
No objection providing there is adequate off street parking
    - 5.1.2 9587 Mulberry Mead
      1. The layout leaves even shorter rear gardens to the new houses and is particularly un-neighbourly to the houses in Colleton Drive.
      2. Our earlier comments still stand.
    - 5.1.3 9847 Nationwide 6 High St  
No objection but the proposal will remove all ventilation from the customer area.
    - 5.1.4 9724/5 Rear of 6 Church St
      1. Both applications constitute over development of the site
      2. Neither application has sufficient parking.
      3. Both will result in a loss of existing parking (used not only by the occupants of the site but also by staff and customers of businesses in Church Street).
      4. .Both are un-neighbourly to existing retail outlets in High Street and residents who share the access road.
      5. The access is too close to traffic lights for safety
      6. The traffic lights cannot cope with an increase in traffic and those who use the site already experience severe difficulty in getting in and out.
      7. The larger application means that their delivery lorries will no longer be able to access the rear of the existing building giving rise to problems with loading and unloading from the frontage in the narrow High Street close to the traffic lights and by a bus stop.
      8. The proposals constitute intensification of use of the site with the proposed offices apparently for letting/selling to other businesses.
      9. The proposals will result in a loss of light to the URC hall and kitchen
      10. The proposals are too close to the United Reformed Church, especially the balconies and could result in noise problems for both the church and the new occupants.
      11. The proposals will put residential properties very close to the bell tower of St Mary's Church. Bells are rung regularly and have been since 1913.
      12. The proposals are too close to St Swithin's Court and will mean loss of

- privacy in particular to flats 37, 38, 12 and 12A
13. Both applications will destroy the outlook of the flats over the shops and the five-storey buildings will mean a loss of light to these flats.
  14. The height of the seven flats is excessive and out of keeping with neighbouring properties.
  15. The five-storey building in particular is inappropriate in a Conservation Area.
  16. There will be problems of emergency access especially for the larger building
  17. The proposals lack adequate fire escapes
  18. Deliveries to the new properties will be very difficult resulting in removal vans having to park in the main road and causing severe traffic congestion- experience of Haydon Court bears this out. This will also apply to regular services such as rubbish collection from all the properties using the access road.
  19. The proposals show no amenity space for new residents
  20. Three-bedroomed properties are inappropriate as site is not suitable for families with children.

There is a problem with a public sewer crossing the site - it serves the URC and used to serve cottages in Chapel Row before they were demolished.

- 5.1.5 9916 166 Broad Hinton – no comment
- 5.1.6 9658 136 Wargrave Rd – no comment
- 5.1.7 0005 158 Broad Hinton - no comment
- 5.1.8 9839 81 Hurst Rd

Property at the rear –no 94 Wessex Gdns does not appear to have been notified of the proposal.

- 5.1.9 9883 78 London Rd
  - 1 This is piecemeal development that prevents development in adjacent properties.
  - 2 The garden is small
  - 3 Access is un-neighbourly to no 76
  - 4 This development does not meet conditions 4.2, 4.3, and 4.4 detailed in Draft Planning Guideline B1 on the design of new residential schemes.

- 5.1.10 9881 103 – 105 Wargrave Rd
  - 1 This is over development of the site
  - 2 It is out of character with neighbouring properties
  - 3 Access is on to a very busy main road
  - 4 This development does not meet conditions 4.2, 4.3, and 4.4 detailed in Draft Planning Guideline B1 on the design of new residential schemes.
  - 5 Insufficient parking
  - 6 Will increase traffic in an already busy area.
  - 7 Does not meet the need of local housing for smaller properties
  - 8 Object to use of loft space as possible bedroom

## 5.2 Appeals

- 5.2.1 7869 1 Station Rd Twyford
  1. The hours of operation are un-neighbourly to the nearby residents
  2. The parking arrangements are inadequate and due to the difficulty of the access and the necessity of making extra turning movements within the site it is extremely unlikely that many clients will use the car park. Our experience of other takeaways in the village is that most people will park on the nearest double yellow line as they “are only going to be a few minutes”. If they don’t park on the road they will

abuse the church car park opposite which already has problems with nearby restaurants clientele.

3. The proposed parking is too close to the nearest house and will cause a noise nuisance to the property in particular.
4. We have investigated the claim that 80% of pizzas will be delivered and have found that the experience of other local pizza parlours is that it varies tremendously with the weather. When the weather is good, most customers, if not all prefer to collect their own pizzas.
5. The use of mopeds/motorcycles will create a noise nuisance for nearby residents. Again the experience of residents living near other takeaways bears this out.
6. The proposed one parking space for staff is inadequate. Other local establishments employ up to six staff within the building and up to 12 delivering of an evening.
7. There is no guarantee that the upstairs flat will remain the abode of staff employed at the restaurant.
8. There is also likely to be noise nuisance to the local residents from the extraction systems necessary for the kitchen.

5.2.2 8450 20 Cotterell Gdns

1. The proposal will increase the height of the existing garage and spoil the outlook of no 19
2. It proposes building right up to the footway which would create an unwanted precedent with regard to safety
3. There is concern that the cars will have to drive over the footpath to get to the garage. Who has right of access over this part of the path?
4. There is concern as to where will the two cars go which park where the garage is proposed and the proposed garage is larger than necessary for a single car.

5.2.3 113854 – Twyford Fruit Farm London Rd – appeal dismissed

5.3 **Notices of permission**

8753 32 Wargrave Rd

9389 73 Hurst Rd

9459 Wayside Waltham Rd

9566 54 Wessex Gdns

9612 4 Burton Close

5.4 **Notices of refusal**

None

5.5 **Other planning matters:-**

5.5.1 Special Meeting of WDC development Control Committee 26<sup>th</sup> August 2003 - noted

5.5.2 WDC Development Control Agenda 20<sup>th</sup> August 2003 - noted

5.5.3 WDC Consultation on new guidelines on the design of new residential schemes and highway design –noted - to be used to refer to for future applications

5.5.4 WDC Draft municipal waste management strategy document - noted

5.5.5 WDC proposed further modifications to local plan – noted – earlier comments made by council have been taken into account

6 **Footway Lighting**

6.1 Repair and fault report -

Parish – Columns 7 and 8 New Rd - outages

WDC – Outside 28/29 Cotterell Gdns – daylight burning

Condition of lighting columns – committee members asked to check the columns they are listed as being responsible for and report back to the next meeting if they require painting or any other work.

**7 General Amenity Matters:**

7.1 Clerk to arrange meeting with WDC head of libraries L Dane and K Hogg to attend.

**8 Highways**

8.1 WDC notice of temporary speed limit and prohibition of driving B3018 Waltham Rd.

8.2 Potholes update – footpath in poor condition in Colleton Drive near junction with Winchcombe Rd

8.3 TVCMI – stall outside Waitrose on 13/09/03 advertising buses –leaflets detailing the service will be handed out and a bus will be present.

8.4 Clerk to report to WDC various signs pointing in the wrong direction, missing street name in Winchcombe Rd, Barrier in Wensley Close footpath and traffic light pole in High St

8.5 Water Board to be asked to repair leak in Church St

**9. Correspondence:**

9.1 AGM notice Wokingham Council for Voluntary Service - noted

9.2 Letter from Green Issues re development of Sandford Farm site. - noted

9.3 Copy of letter to WDC re planning application 9576 7 Llewellyn Park - noted

9.4 Letter from Crimestoppers – noted - poster to be put on PC notice board

9.5 Defra Rural Standards 2003 - noted

9.6 CCB Annual Review – noted

9.7 **10. Twyford News** – Copy is being prepared meeting scheduled for 10.09.03 to check.

**11. Date of next meeting – Monday 6<sup>th</sup> October 2003**

The meeting closed at 9.50pm