

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Monday 3rd November 2003 at 7.45pm.

Present Mrs L Dane (Chairman), Mrs G Wright, Mrs B Herbertson, Messrs D Hymers, Mr J Bowley, A Parkin-White, T Le Mare

In attendance: Mr J. March (Clerk).

1. **Apologies-** Miss P Lawrence, Mr K Hogg.
2. **Declarations of interest in items on the agenda – none**
3. **Minutes of the meeting held 6th October 2003** – Mr D Hymers proposed and Mrs Wright seconded, approved unanimously.
4. **Matters Arising:**
 - 4.1 Phasing of traffic lights on crossroads is still not satisfactory. Clerk to write to WDC to ask what the problem is and how it will be resolved.
 - 4.2 Position of traffic light pole in High St by Bell Corner – still waiting for action. Clerk to contact WDC.
 - 4.3 Batching plant in Old Bath Rd – followed up - still no information supplied by C Ferris. Mrs Dane to make contact.
 - 4.4 Name for footpath at rear of Wessex Gdns. Reply received from WDC stating it will not be possible to give the path a name as there are no premises fronting on to the path and due to it's length the cost of name signs would be prohibitive. Clerk to write to WDC to ask if it could be named if the parish council pay for a basic name sign at each end and what the cost would be.
 - 4.5 Leaflets available relating to planning applications. Details of the range of leaflets available supplied to the meeting.
5. **Planning matters**
 - 5.1 **Current List:-**
 - 5.1.1 0165 15 New Rd Twyford
 1. This new application is for a narrower, 3-bedroomed house, therefore my first objection is to the height of the building, sandwiched as it is between two bungalows. .
 2. The appeal was dismissed largely because the dimensions on the plans were wrong. This time. it appears that the dimensions are correct, except the floor plans show the new dwelling to be 6.5m wide; the block plan claims the width is 6.5m but when you measure it, the width is only 6.2m.
 3. The new dwelling is shown as being only one metre from the boundary with no. 17 and 2.9 m from the existing dwelling. Why is not positioned midway between the two? This would give a larger plot, a much better street scene, would remove the necessity for grubbing up the hedge alongside no. 17 and would give a wider approach to the front door of the new dwelling.
 4. The approach to the front door of the new dwelling is inadequate for wheelchair access.
 5. The internal doorways and passageways, and the cloakroom are all too narrow to be accessible in a wheelchair.
 6. The proposed carport is too narrow to accommodate a car and enable the doors to be opened. It would be preferable if the carport did not have an enclosed side.

7. The new access to no. 15 will entail severely cutting back the hedge to no. 11 which we have reason to believe belongs wholly or partly to No. 11.
8. The plan does not give any indication of realignment of the drive to preserve the maple tree referred to in the appeal.
9. The density of the application is out of keeping with neighbouring dwellings and will be obtrusive in the street scene.
10. The replacement of the front hedge by a wall will "urbanise" the street scene.

5.1.2 0077 27 Springfield Park

Bedroom 3 window does not appear to be an adequate size.

5.2 Appeals

9883 78 London Rd - comments to be sent to planning inspectorate

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. There is concern over the proximity to the junction of Loddon Hall rd and London Rd as this busy with traffic going to the Health Centre, Loddon Hall and Polehampton Junior School.

Crumley Fm Lodge Rd Hurst – comments to send to Planning Inspectorate

1. The Council is concerned at any increase in building in the gap between the villages of Hurst and Twyford. This area has been under considerable pressure in recent years and it is extremely important that the gap should be maintained. The Council therefore objects to any new building, extension or increase in the hard surfaced area.
2. As far as the conversion of existing buildings is concerned, the Council believes they should remain in agricultural rather than industrial use.
3. The Council notes that it is not clear who is actually intending to occupy the premises. If it is deemed that the proposed use is suitable for this area, then we request that permission be made personal to the applicant and the business of making garden ornaments in order to prevent other, less suitable uses from taking over the site in the future.
4. In view of the intention to make paving slabs, there should also be a restriction on the area of land that can be used for open storage.
5. It is also not clear whether the intention is to operate the site as a retail outlet and the council would object to any retail sales on the site.
6. The applicant should be required to supply information on the number of lorries likely to access the site during the course of a day/week. The Council would object to any substantial lorry movements both on noise grounds, and on the likely increase in traffic through the village which is already choked with traffic.

7869 1 Station Rd – appeal dismissed

5.3 Notices of permission

8035	39 Hurst Rd	9916	166 Broad Hinton
9576	7 Llewellyn Park	9630	19 Ruscombe Rd
9811	23 Chaseside Ave	9834	16 Springfield Park
9847	Nationwide High St	9691	Waitrose London Rd
0040	56 Broadwater Rd	0005	158 Broad Hinton
9784	39 Amberley Drive	9980	16 Colleton Drive

5.4 Notices of refusal

9588 23 Wargrave Rd 9567 16 Troutbeck Close
9883 78 London Rd 9839 81 Hurst Rd

5.5 Other planning matters:-

5.5.1 WDC re Government consultation on draft planning policy statement – sustainable development in rural areas. – the following comments are to be sent relating to sections of the policy

6. This section assumes that all rural areas share the problem of the lack of employment opportunities leading to depopulation of rural communities.

This is not true of everywhere. In our part of the Thames Valley, we have a labour shortage and we need guidance that presumes against creating any new employment potential because of the pressure being put on the available amenities, services and transport infrastructure by the ever-increasing demand for housing as well as the lack of suitable land for new house-building.

This section needs to give much more assistance to local planning authorities to keep rampant development in check.

7. The guidance needs to be stronger in its protection of shops and other services, which are perceived as contributing to the community. At present, it is easy to change a retail outlet from supplying a local need such as a baker, butcher etc. to one that does not contribute much to the community such as antique shop, estate agent etc.

10. There is a need in the Thames Valley to limit housing developments to those which are responding directly to existing housing need by allowing local planning authorities to refuse developments, even small ones of only four or five dwellings, that are aimed at the top end of the housing market. The current quota system of providing low-cost housing on large developments is not working. Instead it is resulting in more high value housing being built than is needed while doing little to resolve the housing needs of the lower paid.

There is nothing in this statement that gives guidance on consideration of the likely traffic generation from a proposed development. In this area, there is a major concern by the public that new developments add to the problems of traffic and parking on the area. Section 106 Contributions from developers for alleviating such problems are confined to the immediate vicinity of the site and no recognition is given to problems that might be exacerbated up to ten miles away. In our case, we have a very popular railway station and every new development within five miles adds to the on-street parking and traffic congestion in our village.

5.5.2 WDC meeting of Development Control Committee 22.10.03 -noted

5.5.3 Tree preservation order 96/1976 49 Wargrave Rd - noted

5.5.4 Tree preservation order 792/1966 91 Wargrave Rd - noted

5.5.5 Tree preservation order 444/1989 12 Lincoln Gdns - noted

5.5.6 Twyford conservation area trees adjacent to 21/21a Church St - noted

5.5.7 Enforcement notice 6700 68 Wargrave Rd – planning permission has now been given for the work being carried out.

5.5.8 103-105 Wargrave Rd – a large tree has been cut down and left in the front garden. This has been reported to WDC and Stephen Conway has been asked to follow up enforcement action.

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
Column 30 footpath Springfield Park to Waltham Rd - being obscured by tree
Column 184 Willow Drive – day burner
New column in Orchard Estate needs painting and numbering.
Column in New Rd at rear of 9 Carlile Gdns tree obscuring light.
WDC – Outside 28/29 Cotterell Gdns – daylight burning – still on
Columns 29 Waltham Rd - outage.
Column opposite Broadwater Rd /Hurst Rd junction – obscured by tree
Lamp above Go Easy Travel in High St – outage
Lamp above Phillips Chemists in London Rd – outage
Column adjacent to allotment entrance in London Rd - outage
- 6.2 Condition of lighting columns – committee members asked for another copy of the list of columns they are listed as being responsible for. Agreed that quotes will be obtained for cleaning the columns and renumbering.

7 General Amenity Matters:

- 7.1 WDC review and assessment of air quality – stage 4 review -noted
- 7.2 WDC meeting of the Housing Consultative Forum 11th September 2003 - noted
- 7.3 Policy on notices to be placed on Parish Council notice boards – draft proposals discussed and amendments agreed.
- 7.4 Campaign against Waste meeting. Mrs Dane reported on the meeting and highlighted the following: P Bavestock WDC is working with Railtrack on tackling graffiti; a copy of the street cleaning rota has been promised; there will be no recycling collections w/c 22.12.03; glass is being re-cycled as aggregate; 18,000 leaflets sent out by WDC about the kerbside re-cycling scheme resulted in 5400 residents joining the scheme, Waitrose only re-cycle their bags for life; WDC have a contact for a company who shred tyres and the cost to WDC of re-cycling fridges has been cut from £25 to £8.
- 7.5 Silk Mill – Graham Barwell WDC has been contacted about the condition of the railings on the footbridge and has referred us back to the developers. Agreed Clerk writes expressing our concern. Mr T Le Mare to supply name of a contact at the developers.

8 Highways

- 8.1 Potholes none.
- 8.2 Other items - Longfield Rd/ Jarvis Close mini roundabout markings are very faint. The paint is missing on the eastern side Loddon Hall Rd sign. The western corner of the junction of Polehampton Close and High St has overgrown vegetation, which is obscuring the road sign and blocking part of the path - Clerk to contact Polehampton Charities. Wargave Rd name sign on west side by junction with A4 is missing. Springfield Park/ Waltham Rd junction southern side road sign is out of alignment and has paint missing.
- 8.3 WDC meeting of Highways Board 17th September 2003 - noted
- 8.4 WDC special meeting of Highways Board 21st October 2003 - noted.
- 8.5 WDC Highways and Streetworks partnership - noted.
- 8.6 WDC road closure order London Rd 5th Dec – Christmas Fair - noted
- 8.7 WDC street numbering - conversion of 50 Waltham Rd - noted
Committee to consider names for new development in Wargrave Road.

9 Correspondence:

- 9.1 Regional minerals strategy – consultation draft - noted
- 9.2 Wokingham job support centre – noted
- 9.3 WDC housing commitments documents for 2003 noted Clerk to request a copy
- 9.4 Environment Agency – Loddon catchment abstraction management. Details outlined by Mrs L Dane - noted
- 9.5 Wokingham District Voluntary Sector Forum newsletter - noted
- 9.6 Mr & Mrs Johnstone – Archer re 18 London Rd. Clerk to reply wishing them good luck in their venture.
- 9.7 Thames Valley Police – Annual Report 2002-3 - noted
- 9.8 WDC Social Services Roadshow Lower Earley 30.10.03 - noted
- 9.9 Wokingham District Voluntary Sector Forum - Voluntary Sector Conference 13.11.03 – noted
- 9.10 WDC Telecommunications register. Following comments this has now been updated. Clerk to advise error – Lands End Stables are in Charvil not Twyford.
- 10. Twyford News** – Has been distributed. Clerk to invoice advertisers and post copies to local contacts.
- 11. Date of next meeting – Monday 1st December 2003**

The meeting closed at 9.50pm