

## TWYFORD PARISH COUNCIL

**Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Monday 7<sup>th</sup> July 2003 at 7.45pm.**

Present Mrs L Dane (Chairman), Miss P Lawrence, Mrs B Herbetson, Mrs G Wright  
Messrs J Bowley, K Hogg, R Mantel.

In attendance: Miss F Penn ( Clerk), Mr J. March ( Newly appointed Clerk)

1. **Apologies**-Mr Hymers, Mr LeMare
2. **Declarations of interest in items on the agenda - none**
3. **Minutes of the meeting held 2<sup>nd</sup> June 2003** - Mrs Wright proposed and Mr Hogg seconded, approved unanimously.
4. **Matters Arising:**
  - 4.1 WDC re Library Fund for Twyford - WDC had responded that there is now £32,738.20 in the library fund. Mrs Dane had further contacted Chris Hamilton, Director of Libraries to ask what is the intention for a new library for Twyford and the sums of money needed to make this happen. The main problem seems to be finding a suitable site, so a proposed meeting is to be followed up.
5. **Planning matters**
  - 5.1 **Current List:-**
    - 5.1.1 8943 6 Burton Close - The Committee welcomes the revisions made to the proposal but is still concerned about the loss of amenity space in the cul-de-sac and the likelihood that giving approval to this application will create a precedent for similar encroachments on to amenity land within this estate.
    - 5.1.2 9317 Loddon Nurseries-
      1. The sign is misleading as it is on the opposite side of the road to the Nursery entrance.
      2. The sign is unnecessarily large and obtrusive- when it was erected before (it was taken down when this application was submitted), it was particularly noticeable and detracted from the otherwise rural scene.
      3. It could be distracting to motorists on the roundabout.
    - 5.1.3 8999 Castle House revised - The Committee considers the latest plan to be an improvement on the previous but
      1. It should be pointed out that the resident of 16 Willow Drive has assured the Committee that the windows in question have been in place for 17 years.
      2. The Committee questions the need for a fence above the existing brick wall to no. 14 Willow Drive. The wall is quite attractive and a fence would be quite ugly and would reduce sunlight into the small garden. The wall appears to be high enough to provide sufficient privacy. The resident also drew attention to a problem with surface water drainage from the site which has in the past caused flooding problems around nos. 14 and 16. No doubt this will be resolved as part of the construction works.
      3. It repeated its requests for additional conditions to be imposed on any approval of this application: A condition limiting the hours of working, during both demolition and construction works and a condition prohibiting the burning of rubbish on site. These two conditions are especially important on this site which is in the middle of a residential area, and our experience is that imposing conditions like this is both efficient and effective and usually means less work for the Enforcement Officer and the Environmental Health Officer.

4. It believes the offer from the applicant to carry out some remedial work on Willow Drive and Longfield Road when works are complete should be accepted – it is not unreasonable to require a developer to leave a private road in at least as good a condition as it was before works started. The works in Longfield Road need only be in front of the first two houses as the rest of the length to Wargrave Road was renovated by a previous developer and is still in good condition.

5. The final point concerns the proposed Section 106 agreement and the lack of funding proposed to be set aside for a new library in Twyford. A new library would be of direct benefit to the new residents, whilst new library stock would be of only marginal benefit as this stock will not necessarily be stored at Twyford. It was suggested that the figure for play equipment etc. be reduced in order to provide a contribution to the Twyford Library fund.

Subsequently Mrs Dane attended the WDC Development Control Meeting on 18<sup>th</sup> June 2003 to ask for conditions to be enforced regarding hours of working, site burning and site traffic. The applicants themselves have offered to do some work on the Longfield Road and Willow Drive following the building. The application has now been approved.

- 5.1.4 9389 73 Hurst Road - No objection to the application but the applicants should be asked to remove the garage.
- 5.1.5 9459 Wayside, Waltham Road - No comment
- 5.1.6 9588 23 Wargrave Road - No comment
- 5.1.7 9566 54 Wessex Gardens - No comment
- 5.1.8 9612 4 Burton Close - No comment
- 5.1.9 9630 Ruscombe Road - The Committee objects to this application on the complete lack of parking provision for the house.
- 5.1.10 8259 Revised 27/29 Wargrave Road - The Committee still objects to any relaxation of the current conditions re. age of persons occupying the flats.

## **5.2 Notices of permission:-**

8864 163 Broad Hinton	8981 83 Hurst Road
9068 1 Station Road	9158 4 Cotterell Gardens

## **5.3 Notices of refusal – 23 Wargrave Road**

## **5.4 Other planning matters:-**

- 5.4.1 WDC Development Control Agenda 18<sup>th</sup> June 2003 /9<sup>th</sup> July 2003 - noted
- 5.4.2 New Draft Planning Guidelines - Mrs Dane reported that the district felt it could source all its housing requirements from existing infills and not use any green field land in the immediate future.
- 5.4.3 WDC response re 77 Wargrave Road - The Clerk explained the difficult situation with regard to enforcing the applicant to comply with the approved plans. Mrs Dane to check the proposed plans with the estate agent.
- 5.4.4 Berkshire Structure Plan 2001-2016 - Examination in Public - noted
- 5.4.5 WDC on Landscape Character Assessment - noted. Mrs Dane to prepare a response.
- 5.4.6 The Clerk reported the resident from 5 Yewhurst Close being concerned about developers approaching them to sell part of their garden to create access to property on Wargrave Road.
- 5.4.7 Mrs Dane asked the Clerk to report to WDC enforcement the new fish and chip signs installed at the shop in Church Street.

## **6 Footway Lighting**

- 6.1 Repair and fault report - WDC lights day burners nos. 8 Cotterell Gardens, 32 Wargrave Road and outside 70 Broad Hinton.
- 6.2 Orchard Estate - repair quote from SEC £410.79 + Vat and £375 for disconnection and reconnection agreed.
- 6.3 Mrs Dane gave the members of the Committee a footway lighting list asking them to take responsibility for reporting any faults in their areas when possible.

## **7 General Amenity Matters:**

- 7.1 Request from resident to provide skip - The Clerk to ascertain from WDC the cost of having a lorry visit Twyford for residents to dump rubbish. The Councillors to think of a suitable site and report to Council.
- 7.2 WDC-Street Care Seminar Report - noted
- 7.3 The Clerk reported a resident's concerns about the rubbish and graffiti around Twyford and what could be done to improve the situation. The Committee agreed on a litter pick for spring next year, and the Clerk to report to WDC any specific instances.

## **8 Highways**

- 8.1 WDC notice of temporary driving order re A321 Hurst Road - noted.
- 8.2 Request from resident re illegal parking - Mrs Dane and Mrs Wright to take to the Police Liaison Group meeting for further action.
- 8.3 Request from resident re Keep Left sign in Hurst Road - referred to WDC
- 8.4 Potholes update - none to report
- 8.5 Report on TVCMI meeting re Buses - Mrs Dane reported on the meeting with WDC. TVCMI to do promotional push on 13<sup>th</sup> September at Waitrose. Mrs Dane had also raised with WDC the disabled parking situation at the station and the village enhancements somewhat lacking in Church Street.
- 8.6 Mr Bowley reported the gap still there in the yellow line at Colleton School - the Clerk to contact WDC. Signs in Waltham Road and Church Street pointing wrong way, Mrs Dane to report to Parkman.
- 8.7 Traffic Lights in the centre of the village - the Committee agreed these are not working properly for the London Road and the Church Street flows. The Clerk to report to WDC.

## **9. Correspondence:**

- 9.1 WAAG letter re meetings - noted.
- 9.2 Letter from Green Issues re development of Sandford Farm site - Mrs Dane to draft response.
- 9.3 A resident had submitted the name of Adder Way for the footpath - noted.

**10. Twyford News** - planning for the next edition to commence shortly, Miss Lawrence agreed to join the sub-committee.

**11. Date of next meeting – Monday 4<sup>th</sup> August 2003**

The meeting closed at 10.00pm

<b>ACTION POINTS ARISING FROM PLANNING AND AMENITIES MEETING 07-07-2003</b>
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1. Mrs Dane to follow up proposed meeting with WDC re library.
2. Mrs Dane to check with the estate agent re 77 Wargrave Road development.
3. The Clerk to report the new fish and chips signs to WDC Enforcement.
4. The Clerk to report lights to WDC
5. The Clerk to contact SEC for go ahead re light in Orchard Estate
6. The Clerk to ascertain from WDC the cost of having a lorry visit Twyford for residents to dump rubbish. The Councillors to think of a suitable site.
7. Mrs Dane & Mrs Wright to report the illegal parking at the Police Liaison meeting.
8. The Clerk to contact WDC re the gap in the yellow line and the traffic lights
9. Mrs Dane to report to Parkman the signs in Waltham Road and Church Street pointing wrong way.
10. Mrs Dane to draft response to Green Issues letter re Sandford Farm site.
11. Mrs Dane to prepare response to Landscape Character Assessment.