

TWYFORD PARISH COUNCIL

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

Present Mrs L Dane (Chairman), Mrs G Wright, Mr J Bowley N Crush, , D Hymers, R Mantel

1. **Apologies**-Mr K Hogg, Mr R Mantel
2. **Declarations of interest**- none
3. **The minutes of the meeting held on 3rd February 2003 were approved and signed.**
4. **Matters arising:**
 - 4.1 Report on Berkshire Structure Plan revision - Mrs Dane highlighted the items relevant to Twyford, notably classifying it alongside Woodley and Lower Earley as a "small local centre", thereby strengthening the case for CCTV installation; and strengthening of Conservation Area protection. Mrs Dane to query the primary footage definition of the retail area in Twyford, as the definition appeared confusing to all Councillors present.
 - 4.2 Report on appeal decision of 68-74 Wargrave Road - noted
 - 4.3 Transport Noticeboards - Twyford is to have two installed, one at Waitrose and one at the station and they will display a wide variety of transport information.
5. **Planning matters**
 - 5.1 Current List
 - 5.1.1 8065 32-36 Hurst Road - various revisions. The paths shown on the plan in the public open space should be included in the works to be done as part of the application, not left as an option for the future. The tree planting alongside the paths in the public open space is too uniform and regimented. This planting should be more varied in choice of trees-perhaps some willows close to the brook or other species more appropriate to the location- and the trees should be arranged in less formal and more natural groupings.

Plot 1 should be a bungalow to match the neighbours.

Plots 7,8,9, should be 4 bedroomed not 5 to reduce the traffic and parking problems. There should be a restriction on extensions as this site is being developed to its maximum potential.

There should also be conditions on hours of working and parking of contractors vehicles on the main road.

The latest revision shows a welcome increase in parking but it also increases the area of hard surfacing on the site which is to be deplored! A reduction in the number and or size of dwellings would achieve a better layout. The Parish Council still wants to see the proposed public open space properly laid out including footpaths as part of the development.
 - 5.1.2 8399 Castle House, Willow Drive - The feature of a chimney for the houses, appeared to disappear for the middle house, or are they just for a rather unusual effect? The doors do not appear to be sufficiently wide for disabled access and the height of the buildings is still in conflict with the surroundings, especially the houses to the front of the site. Finally there still do not appear to be any proposals for improving the access to the site along the unmade Longfield Road which will cause problems for traffic and residents.
 - 5.1.3 8463 96 Broad Hinton - No comment
 - 5.1.4 8441 39 Amberley Drive - No comment

5.1.5 8540 20 Cotterell Gardens - The Committee could see no real change from the previous application apart from a lower roof height and repeated its concerns. The application will increase the height of the existing garage and spoil the outlook of no 19. It proposes building right up to the footway, which could create an unwanted precedent with regard to the safety. 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 bit of the path? There is concern as to where will the current owned cars go which park where the garage is proposed, and the proposed garage is larger than necessary for a car to park in.

5.1.6 8551 7 Willow Drive - No comment

5.2 Notices of permission:-

7068 84 Hurst Park Road	8169 29 Poundfield Way
8029 75 Hurst Park Road	8174 18 Carlile Gardens
8082 7 Lincoln Gardens	8299 1 Station Road
8088 43 Wessex Gardens	8155 83 Wessex Gardens
8130 15 High Street	

5.3 Notices of refusal:- none

5.4 Other planning matters:-

- 5.4.1 Street Naming for 32-36 Hurst Road - The Committee rejected the idea of Willow Brook as too like other local names and suggested The Shambles.
- 5.4.2 Agenda for WDC Development Control meeting 26th February 2003 - noted
- 5.4.3 Notice of revision to consultation period for Local Plan - noted
- 5.4.4 TPO 743/1995 and 74A/1975
- 5.4.5 WDC-Housing in Wokingham notice of a seminar on 20th March at 7pm at Shute End and a questionnaire. Mrs Dane to suggest answers.

6. Footway Lighting:

- 6.1 Repair and fault report: - 125 and 41 in Orchard Estate. The Clerk to report to WDC a number of lights needing attention and also to ask that the main High Street and Wargrave Road columns are cleaned and the numbers repainted.
- 6.2 Report back by Councillors on condition of lights in Twyford - noted above.

7. General Amenity Matters:

- 7.1.1 Golden Jubilee Clock - the Deed of Easement has now been signed. The final solicitors bills are £528.75 for Go Easy and £235 for the Council. The Committee agreed to pay the bills, noting that in future a fee should be agreed in advance if possible.
- 7.2 The Clerk to write to Royal Mail re the graffiti on the post box and pouch at Winchcombe Road/ Colleton Drive junction.
- 7.3 The Clerk to contact Pete Baveystock at WDC for the cable company's name to request the graffiti be cleaned off the boxes around the village.

8. Highways:

- 8.1 Update on bus provision in Twyford- Mrs Dane reported on all the latest developments, including the distribution of the publicity leaflet and the service commencing on 31st March 2003. A letter of complaint had been received from Polehampton Junior School. Mrs Dane had drafted a response for the Clerk to send.
- 8.2 Report on response re WDC parking strategy - Mrs Dane reported on how the zones were defined!
- 8.3 Station forecourt – provision for buses - Mrs Dane confirmed that WDC were to trial proposals before making any permanent bus parking provision.

- 8.4 WDC Highways Board meeting 12th February 2003 - report on local safety schemes and flooding problems - noted. Mrs Wright asked that a letter be sent to WDC re provisions and arrangements in case of war. The Committee felt this was all in hand and not necessary at the moment.
- 8.5 Mrs Dane reported that finally some of the environmental enhancements to the village should be happening shortly, notably resurfacing the footways at the crossroads. Advertising of the proposed new speed limits was still awaited and there was no progress to report on the agreed extended waiting restrictions.
- 8.6 The Clerk to report the missing footpath sign from lamppost 3 at High Street/Silk Lane, and the dangerous footbridge across the Loddon. Copy to District Councillors. Also the state of the footway around the open space area in Broad Hinton.
- 8.7 Thames Crossing Councils Group meeting on 12th February 2003 - noted.
- 9. Correspondence:**
- 9.1 Notes from the WDC Development Control Users Panel, 22nd January 2003 - noted.
- 10. Twyford News** – Mrs Dane updated the Committee on the content of the next issue.
- 11. Date of next meeting:- Monday 7th April 2003.**

The meeting closed at 9.40pm

ACTION POINTS ARISING FROM PLANNING AND AMENITIES MEETING 03-03-2003

1. The Clerk to contact WDC re its lights
2. Mrs Dane to suggest answers for the Wokingham Housing Strategy questionnaire.
3. Mrs Dane to query definition of retail frontages with WDC.
4. The Clerk to write to Royal Mail re the graffiti on the post box and pouch at Winchcombe Road/ Colleton Drive junction.
5. The Clerk to contact Pete Baveystock at WDC for the cable company's name to request the graffiti be cleaned off the boxes around the village.
6. The Clerk to respond to Polehampton Jn School re bus provision.
7. The Clerk to report the missing footpath sign from lamppost 3 at High Street/Silk Lane, and the dangerous footbridge across the Loddon. Copy to District Councillors. Also the state of the footway around the open space area in Broad Hinton