

**TWYFORD PARISH COUNCIL**

**Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Monday 6<sup>th</sup> December 2004 at 7.45pm.**

**Present** Mrs L Dane (Chairman), Messrs R Mantel, D Hymers, J Jarvis.

In attendance: Mr J. March (Clerk), 1 member of the press and 6 members of the public.

1. **Public Questions** – none.
2. **Apologies**- Mrs G Wright, Mr J Bowley.
3. **Declarations of interest in items on the agenda** - Mr J Jarvis declared an interest in the planning application for 51 Orchard Estate.
4. **Minutes of the meeting held on 1<sup>st</sup> November 2004** – Mrs L Dane proposed and Mr D Hymers seconded, approved unanimously.
5. **Matters arising and action points**
  - 5.1 The Clerk to check with Mouchel Parkman if there is any feedback from the SID installations in the village. Report received read to meeting.
  - 5.2 The Clerk to contact WDC regarding joint funding for a new street light in the footpath between London Rd and Wensley Close. Reply received. Proposal under consideration by WDC.
  - 5.3 The Clerk to contact WDC about removal of graffiti on the bus shelter on the A4. Request for removal made.
  - 5.4 Committee members to look at the signpost at the end of Loddon Hall Rd and bring suggestions for alterations to the next meeting. The Clerk to write to WDC asking for a sign for the Recreation Ground and Loddon Hall.
  - 5.5 The Clerk to update expenditure figures for discussion on the precept at the next meeting. Updated figures provided to meeting.
  - 5.6 Mrs Dane to contact WDC regarding continuation of the green waste service or a one-off at Christmas. Contact made. Follow up discussions by Clerk. Visit arranged for 8<sup>th</sup> January at Broad Hinton from 8 to 9.30. WDC to provide notices.
  - 5.7 The Clerk to reply to Mrs Stillman-Lowe. Reply sent.
  - 5.8 The Clerk to copy details of the CAWB training and information fair to Loddon Hall. Copy given to Loddon Hall.
  - 5.9 Mrs Dane to read the WDC document on Developing a Land Use Planning Strategy and report back to the next meeting. Mrs Dane gave a summary of the contents. She noted that the documents do not cover leisure or open spaces. The enclosed questionnaire will be completed by her and passed back to the Clerk with notes to allow him to reply to WDC.
  - 5.10 The Clerk to make enquiries about the ownership of Bell Corner. Details of owner and managing agents obtained. Letter sent requesting area to be tidied up.

## 6. Planning matters

### 6.1 Current List: -

- 6.1.1 3014 120 – 128 London Rd Ruscombe – concern at: Increase in traffic, piecemeal development and can the services, particularly the sewerage system cope?
- 6.1.2 3078 The Piggott School – no comment.
- 6.1.3 2412 Woods Warehouse Ruscombe – no comment.
- 6.1.4 3200 15 Lincoln Gdns – no comment.
- 6.1.5 3241 29 Broadwater Rd – no objection but the roofline as seen on the east elevation is not very attractive.
- 6.1.6 3238 8 Burton Close – object on the grounds of over-development of the site and the height of the building. It appears to lend itself to becoming a workshop or a separate residential unit. If it was ground floor only it might be acceptable.
- 6.1.7 3268 51 Orchard Estate – object on the grounds of over-development of the site and it is unneighbourly to no 50. A smaller extension would be acceptable.
- 6.1.8 3082 Kings Lodge, New Bath Rd – Note the extension is at the front not the rear of the property. A previous planning consent has not been fully complied with.
- 6.1.9 3238 8 Burton Close – no comment
- 6.1.10 3304 78 Springfield Park – object – over development of the site, unneighbourly to no 80 and there is insufficient space for a garage
- 6.1.11 3294 Seragoon, Byron Rd. Comments from members of the public present at the meeting and petition received were taken into account by the committee. – Object – Over development of the site. the height and mass of the building is out of character with neighbouring properties, which are bungalows. Inadequate parking. The double access will lead to parking problems at the front and back in roads where there are already parking problems. Commuters already park in this road on a daily basis in spite of existing parking restrictions. Drainage and sewerage problems already exist in this area and they could be made worse. Will lead to the destruction of an existing mature hedge. Moving the block to the back of the site would overcome site parking problems and prevent further problems in the cul-de-sac section of Byron Road which is very narrow.
- 6.1.12 3359 Bulldog Garage, The Grove - Object – Adverse effects on the adjacent public garden, Jubilee Corner. Adjoins a conservation area on 3 boundaries and because of the bulk of the building is out of keeping with existing properties, particularly the almshouses opposite, a listed building. Not sufficient parking provided in an area where parking problems already exist.
- 6.1.13 3289 5 Waltham Rd - Object to the loft conversion. This is over development of the site and will have an adverse effect on no 3 Waltham Rd.
- 6.1.14 3389 81 Broad Hinton - Object - This is over development of the site. It will set a bad precedent, which could lead to the loss of other one bedroom starter homes on the estate.
- 6.1.15 3397 46 Colleton Drive - Object – unneighbourly to no 1 Swan Court.
- 6.1.16 3398 8 Hurst Park Rd - The new window in bedroom 3 may be unneighbourly to no 10.

- 6.1.17 3487 4 Malvern Way – no comment.
- 6.1.18 3491 7 Westview Drive – no comment.

**6.2 Appeals -**

- 6.2.1 103-105 Wargrave Rd – appeal withdrawn
- 6.2.2 White Bridge Garage Old Bath Rd – appeal dismissed.

**6.3 Notices of permission**

2973	51 Winchcombe Rd	2966	54 Poundfield Way
2991	15 Longfield Rd	3001	92 Hurst Park Rd
2955	14 Yewhurst Close	2964	7 Yewhurst Close
3068	6 Willow Drive	3128	75 Broadwater Rd
3148	79 Wargrave Rd	3116	3 Yewhurst Close
3174	BP Garage	0348	SGB Ruscombe Bus Pk

**6.4 Notices of refusal**

None

**6.5 Other planning matters:-**

- 6.5.1 Planning applications and decisions 18.10.04 – 22.10.04 - noted
- 6.5.2 WDC Meeting of Development Control Committee 10.11.04 - noted
- 6.5.3 Planning applications and decisions 25.10.04 – 29.10.04 - noted
- 6.5.4 Planning applications and decisions 08.11.04 – 12.11.04 - noted
- 6.5.5 The Bell Cornwell Partnership – Proposed Care Village Development at Bridge House High St Twyford. It was noted that this is a site that has already been identified as an area that should be considered for development. Concern was expressed that if the designation of this site is changed to housing it could be used for any housing development not just the one in this proposal. It is on part of the green gap between villages, which should be retained. There is poor access on to High St. There are existing problems with flooding on the field adjacent to the electricity sub-station. The Clerk to write to The Bell Cornwell Partnership with these comments with a copy to WDC and S Conway District Councillor.
- 6.5.6 Planning and Compulsory Purchase Act Oct 04 – Information Leaflet – (Copied to committee members)
- 6.5.7 Planning applications and decisions 15.11.04 – 19.11.04 - noted
- 6.5.8 WDC Meeting of Development Control Committee 01.12.04 - noted
- 6.5.9 Tree preservation order Kings Lodge 42 Wargrave Rd – noted
- 6.5.10 Tree preservation order 15 Waltham Rd – noted
- 6.5.11 WDC Telecommunications Register – noted.
- 6.5.12 Planning applications and decisions 22.11.04 – 26.11.04 - noted
- 6.5.13 Tree preservation order 186 Broad Hinton – noted.

**7. Footway Lighting**

- 7.1 Repair and fault report – the following faults have been reported:
  - Parish – 156 – Troutbeck Close - outage
  - 142 – Hermitage Drive – outage
  - 128 – 5 Southview Close – outage
  - 151 – Chaseside Ave – outage
  - 170 – Colleton Drive - outage
  - WDC 26 – Wargrave Rd – day burner
  - 32 – Wargrave Rd – day burner

**8. General Amenity Matters:**

- 8.1 Police – Community Action Team News 19.11.04 and crime report 01.12.04 - noted
- 8.2 WDC – Street Cleaning and Litter Picking - noted

**9. Highways**

- 9.1 Potholes update - none to report
- 9.2 Street naming Lincoln Gardens/Greenfinch Drive - noted
- 9.3 WDC meeting of the Highways Board 15.11.04 - noted

**10 Precept 2005/6**

Further consideration given to proposed figures to be included for street lighting repairs and new columns and amounts agreed. The Clerk to update figures for circulation to members.

**11. Correspondence:**

- 11.1 Little Acorns (Colleton) Pre-School – The Clerk to pass request for signage on to WDC.
- 11.2 DEFRA – Rural Standards Review - noted
- 11.3 WDC – Count of Gipsy Caravans -noted
- 11.4 WDC – Twyford Station Encampment -noted
- 11.5 Smith of Derby – Jubilee Clock – noted. The Clerk has requested a quote for maintenance visit every two years
- 11.6 Government Office for the South East - noted
- 11.7 Thames Crossing Councils Group - noted.

**12. Twyford News –**

Five invoices are still outstanding for the autumn issue. The Clerk has sent a follow up letter chasing payment.

**13. Date of next meeting –Tuesday 4<sup>th</sup> January 2005**

The meeting closed at 9.59 pm