

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Monday 2nd February 2004 at 7.45pm.

Present Mrs L Dane (Chairman), Mrs B Herbertson, Messrs D Hymers, R Mantel, A Parkin-White, K Hogg, J Bowley.

In attendance: Mr J. March (Clerk).

1. **Apologies-** Miss P Lawrence, Mr T Le Mare, Mrs G Wright
2. **Declarations of interest in items on the agenda** - Mrs L Dane, planning application 103-105 Wargrave Rd and Mr A Parkin-White, planning application Castle House Research Centre Willow Drive.
- 3 **Minutes of the meeting held 5th January 2004** – Mr A Parkin-White proposed and Mr K Hogg seconded, approved unanimously.
4. **Matters Arising:**
 - 4.1 Phasing of traffic lights on crossroads – WDC chased, still waiting for reply
 - 4.2 Road names for developments at 70 Wargrave Rd and Willow Drive. 70 Wargrave Rd to be named 1-6 Kings Gardens. Salix Gdns has been accepted for Willow Drive subject to Royal Mail screening. The development at 75-81 Wargrave Rd has been numbered 75A,B and C
 - 4.3 WDC – Parish Council website – still waiting to hear from WDC
 - 4.4 Name for footpath at rear of Wessex Gdns - L Dane has spoken to D Bounds of Ramblers Association who agrees it should be named. L Dane to follow up with district councillors.
 - 4.5 Street lighting repair charges – details received from SEC
 - 4.6 Position of traffic light pole in High St by Bell Corner- filter arrow removed
 - 4.7 Thames Valley Police –publicity for new number – details of proposals to make the public aware of this number received.
5. **Planning matters**
 - 5.1 **Current List:-**
 - 5.1.1 0833 – 68-74 Wargrave Rd – no comment
 - 5.1.2 0834 – 68- 74 Wargrave Rd – proposed gates
The Council objects on the grounds that this will lead to parking and congestion in Wargrave Rd at a time when the District Council is proposing parking restrictions along the road on safety grounds.
The gates will presumably only permit access by those who live there and expected visitors. Casual visitors and deliveries will be forced to park in Wargrave Rd.
It also means that residents will have to put their rubbish outside the gates for collection, which will be inconvenient for them and unsightly for others.
It implies that this road will not be an adopted road which is not acceptable if it is likely that more houses will be added to the estate in future.
 - 5.1.3 0872 – 19 Cheriton Ave – no comment
 - 5.1.4 0651 – 33 Station Rd - The Council welcomes the repositioning of the kitchen extract but the other comments still stand.
 - 5.1.5 9870 – Woods Warehouse - The Council welcomes the reduction in the number of units but is still concerned about pedestrian safety and the increase in traffic along this road.
 - 5.1.6 0801 – 10 Stephen Close - The plans do not indicate the extent of the brickwork and glass. A conservatory would be acceptable whilst a garden room that could be a permanent all –weather living room would not.

5.1.7 0824 – 103-105 Wargrave Rd

- 1) Access too close to two other junctions - Amberley Drive and Yewhurst Close.
- 2) Inadequate parking particularly for detached properties, possibly leading to congestion and overflow onto visitor parking area.
- 3) Not close to a good level of public transport - only one bus an hour and none in the evenings or weekends.
- 4) Integral garages have potential to be converted into living accommodation which would add to parking and congestion problems.
- 5) Concern that second floor play-rooms could be converted into bedrooms.
- 6) Garden lengths are sub-standard, especially plots 1-3.
- 7) Plot 1 in particular is too close to no.3 Yewhurst Close - about 17m back-to-back.
- 8) Over development of the site - 2 detached properties instead of the 3 proposed would ease parking and congestion problems and provide a better layout.
- 9) Excessive loss of individual houses is detrimental to the balance of the village.
- 10) Plots 4 and 5 are forward of the building line.
- 11) Plot 4 is too close to the willow tree which is the subject of a TPO - this is not adequately shown on the plans submitted.
- 12) The proposal would block development on adjoining land should such development be proposed at a future date.

5.1.8 0835 – 15 Lincoln Gdns (single dwelling) – No comment

5.1.9 0836 – 15 Lincoln Gdns (twelve dwellings)

1. It is understood that the existing landowner owns other land adjacent to this site and there may be further development.
2. The footpath adjacent to plot 6 appears to stop at the tree and should be continuous as shown on original plans.
3. The residents have requested double yellow lines along the length of the development in Lincoln Gdns to prevent overflow parking from the development,
4. Insufficient parking.
5. There is no turning area at the end of the road adjacent to plots 2 and 3.
6. There should be streetlights within the development.
7. Rumble strip outside plot 6 seems unnecessary if it is intended for the road to be adopted.

Section 106 contributions – (a) installation of dropped kerbs at the junction of Lincoln Gdns and Hermitage Drive. (b) building fund for a new library in the village. c) funding to refurbish kitchen at community centre (Loddon Hall)

5.1.10 8399 – Castle House Research Centre Willow Drive

Object to gates across the road. The gates will presumably only permit access by those who live there and expected visitors. Casual visitors and deliveries will be forced to park in Willow Drive

It also means that residents will have to put their rubbish outside the gates for collection, which will be inconvenient for them and unsightly for others. Depending on the controls for opening, this could create difficulties for disabled persons.

5.1.10 9870 – Woods Yard

The commercial report indicates there is no need for additional office facilities. Whilst the loss of existing employment on the site is not significant to the local area, the proposed increase in office space would be.

5.2 Appeals - Crumley Farm – appeal dismissed

5.3 Notices of permission

0613	7 Jarvis Drive	0595	29 Winchcombe Rd
0578	10 High St	0705	72 Wargrave Rd
0564	Nat West Church St	0590	20 Hilltop Rd

5.4 Notices of refusal

9587	Mulberry Mead	0640	Stricklands London Rd
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5.5 Other planning matters:-

5.5.1 WDC meeting of Development Control Committee 28.01.04 – noted

5.5.2 WDC permission to prune tree at 22 Waltham Rd – noted

5.5.3 WDC permission to prune tree subject of TPO at 19 New Rd – noted

5.5.4 Brown Sugar London Rd –enforcement officer contacted regarding use of commercial kitchen on the 1st floor. The Clerk to follow up for a reply

5.5.5 L Dane to raise the issue of permitted development at the Development Control Users Meeting on 04.02.04

6 Footway Lighting

6.1 Repair and fault report – the following faults have been reported:

Parish – Column 7 The Grove – outage

Column 180 Amberley Drive – hole in base of column

Column 187 Amberley Drive – loose in ground

Column 98 Hilltop Rd - loose cover

Column 142 Hermitage Drive – cover needs refitting

Column 134 The Grove – cover needs attention

Column 37 Ruscombe Rd – day burner

Column 229 Orchard Estate - loose upper column

Column 43 Orchard Estate – loose column

Column 127 South View Close - outage

WDC – Column outside 28/29 Cotterell Gardens still day burning – reported to WDC for third time.

6.2 Street lamp survey indicated that 91 need renumbering and 1 needs repainting. Agreed work is put in hand to be paid in next financial year.

6.3 Work to be carried out by the Village Ranger – a list of minor works required to various streetlights has been drawn up following the recent survey. To be passed by the Clerk to the Village Ranger to carry out.

7 General Amenity Matters:

7.1 WDC contacted regarding the current position on provision of a new library building – waiting for a reply.

7.2 Waste lorries: cost from WDC for six visits for three hours on a Saturday morning will be £574.32. Agreed to ask WDC to arrange. Dates to be the third Saturday in April to avoid Easter and then the second Saturday in each even month to February 2005. The following proposals for locations were agreed. 1st choice – entrance to Broad Hinton off Hurst Rd. 2nd choice – by the open space in Broad Hinton. The Clerk to write to WDC.

7.3 Litter Pick - to be moved to April so it can be advertised in the Twyford News – exact date to be agreed.

- 8 Highways**
- 8.1 Potholes – none
- 8.2 WDC Prohibition and Waiting Restrictions in various roads in Twyford – details discussed. Agreed the Clerk writes to WDC expressing concern that the excessive use of double yellow lines may cause parking problems elsewhere in the village and suggesting that all day parking is left in front of 77 and 79 London Rd to accommodate visitors to the school and shops.
- 8.3 Safer routes to school – a meeting has been held with the WDC consultants. It was decided no action is required on the footpath in KGVR, they will prepare proposals for markings in Loddon Hall car park to indicate the preferred route for pedestrians, proposal to ban parking outside the school gate and to ask for a footpath to be made up past the Horticultural Society building.
- 8.4 WDC Temporary prohibition of driving order Castle End Rd - noted
- 9 Budget 2004-5**
- Street lighting renumbering costs and Twyford News delivery costs agreed. Total budget costs for next year –agreed.
- 10. Correspondence:**
- 10.1 WDC Corporate Plan 2004-7 – noted
- 10.2 Exhibition of Hope - noted
- 10.3 Renewal of fencing – footpath adjacent to RC Church - noted
- 10.4 WDC Better care higher standards 2003-4 - noted
- 10.5 WDC Minutes of Committee Meetings 27.11.03 – 14.01.04 - noted
- 10.6 Mr and Mrs Archer re 18 London Rd – noted The Clerk to reply
- 10.7 Farmers Market Woodley - noted
- 10.8 Wokingham District Voluntary Sector Forum newsletter - noted
- 10.9 Wokingham Strategic Partnership conference - noted
- 10.10 NHS Questionnaire –noted. L Dane to complete and return
- 10.11 Community Advice in Action conference - noted
- 10.12 WDC Voluntary Community Compact – Draft for consultation - noted. L Dane to prepare reply.
- 10.13 English Nature Parish Plans – noted. Video available for members to view.
- 10.14 WDC Planning Applications and Decisions Dec 03 – Jan 04 – noted
- 10.15 Telecommunications register – updated version – noted.
- 11. Twyford News –**
- All invoices paid to date for adverts
- Advertisers contacted regarding continuing to advertise in issues 74 and 75
- Agreed members contact local clubs to obtain information on their forthcoming activities. List to be circulated by L Dane.
- 12 Date of next meeting – Monday 1st March 2004.**

The meeting closed at 10.00 pm