

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Monday 1st March 2004 at 7.45pm.

Present Mrs L Dane (Chairman), Mrs B Herbertson, Messrs D Hymers, R Mantel, K Hogg, J Bowley. Mrs G Wright

In attendance: Mr J. March (Clerk), Trudi Collis Youth Centre and one member of the public.

1. Twyford Youth Service – Cost of Street workers

Trudi Collis explained the rationale relating to the provision of street workers, the work they do and the cost to provide a local service for Twyford. Following discussions on payments already made for this service and the perceived value it was proposed by Mrs L Dane and seconded by Mr R Mantel that the Committee **RECOMMENDS** a section 137 grant of £1670.42 is made in the financial year 2004/5 to cover the cost of a street worker for Twyford. Carried, for 3, against 1, abstentions 2.

2. Apologies- Miss P Lawrence, Mr T Le Mare, Mr A Parkin-White,

3. Declarations of interest in items on the agenda - none

4. Minutes of the meeting held 2nd February 2004 – Mr D Hymers proposed and Mrs G Wright seconded, approved unanimously.

5. Matters Arising:

- 5.1 Phasing of traffic lights on crossroads – WDC chased again, still waiting for reply
 - 5.2 WDC – Parish Council website – meeting with WDC arranged for 4th March.
 - 5.3 Name for footpath at rear of Wessex Gdns - L Dane to follow up with district councillors.
 - 5.4 Thames Valley Police –publicity for new number – poster received and placed on notice boards
 - 5.5 Brown Sugar –reply received from Enforcement Officer and noted.
 - 5.6 Cleaning and renumbering streetlights – order placed with SEC.
 - 5.7 Minor works on streetlights by Village Ranger – he is working through the list. The removal of ivy on no 137 in The Grove is too large a job for him The Clerk to obtain a quote from our gardening contractor.
 - 5.8 WDC – provision of a new library. The Clerk gave details of the current position as outlined by Chris Hamilton of WDC.
 - 5.9 Dates/location of Amenity lorry. The location will be at the junction of Broad Hinton and Hurst Rd. The lorry will start on 17th April and then come the second Saturday in each even month. The Clerk to put the dates on the council notice boards.
 - 5.10 Date for litter pick has been set as 24th April. Meet 10am at Loddon Hall. Members to suggest suitable sites for attention.
 - 5.11 WDC proposed waiting restrictions. Reply from WDC read to meeting.
- #### 6. Planning matters
- ##### 6.1 Current List:-
- 6.1.1 0962 9 London Rd – no comment
 - 6.1.2 1026 17 Harrison Close – no objection but there may be mature oak trees affected by the proposal.
 - 6.1.3 0979 18 Wagtail Close – little different to the last application which was refused.
 1. Forward of building line will detract from the street scene.

2. The length of the drive will be inadequate especially as it is on a slope.
 3. Will mean a loss of amenity land, part of the original development and could be a precedent to similar developments
 4. Concern it might interfere with the sight lines at the junction.
 5. Concern it might get used as a separate dwelling
- 6.1.4 0998 17 New Rd – The neighbours at 3 Malvern Way are unhappy with this, as their garden is very short.
1. There will be a loss of privacy and amenity to 3 Malvern Way particularly from the proposed dining room window and access door to the kitchen.
 2. No objection to removing the hawthorn tree as it blocks sunlight to no 3.
 3. Suggest a smaller extension with no windows facing no 3 and not coming so close to the boundary would be acceptable
- 6.1.5 1111 Fairview Longfield Rd – no objection in principal but it would be better if the garage was built alongside the existing garage at Silver Mist. It would then have no effect on the neighbour. Any consent should include the condition that the building be for domestic use only.
- 6.1.6 1070 23 Wargrave Rd – This has been refused previously. The council are concerned that the dormer goes back a long way, the garden is short and there could be a loss of privacy to no 7 Old Mill Court.
- 6.1.7 0996 3 Longfield Rd –
1. As the precedent has been set by the neighbouring house we have no objection to the principal of building a house here although the dwelling will be very small. It should not be more than two bedrooms. It would be better if the applicant could buy the triangle of waste land between his house and the shop and include that in the development.
 2. Is two parking spaces adequate for two dwellings? This is a dangerous place for on street parking with the shops, the bend, the junction with Hilltop road and buses turning. For the same reason any increase in traffic using the existing access could be dangerous especially if it requires reversing movements. The parking spaces shown are quite small. Any consent should include a requirement to pay for additional waiting restrictions in the area.
 3. The dimensions need to be carefully checked to ensure there is adequate room for the proposed dwelling and parking.
 4. There could be a problem of noise pollution for the proposed dwelling with the extractor fans on the neighbouring shop. The applicant has complained about the noise on numerous occasions.
 5. There could be a problem of privacy for the proposed dwelling as it is overlooked by the balcony of the flats over the shops, which has public access.
 6. It would be better if this application was a full application as then all problems could be sorted out before any permission was given. There is a risk that giving outline permission will result in a sub-standard development. Any consent should remove all permitted development rights.
- 6.1.8 0913 – Orchard Cottage Ruscombe
Object to the increase in traffic on a dangerous bend.
Concerned that vehicles may not be able to turn within the site.
- 6.1.9 0995 – 6 Church St – No objection but parking must be provided for the flats. No parking should be permitted in Church St during construction works.
- 6.1.10 1132 – Land adjoining 6 The Grove.

1. This land was originally the garage block and car parking for the terraced houses in The Grove that have no parking spaces or garages of their own. Over the years, as each property came on the market the estate agent handling the sale purchased the garages separately until none remained in the ownership of a resident of The Grove. When planning permission for the shops /offices at 6 Church St was sought the site was included as parking for the new building. The Parish Council objected as it should still have been used by the residents of the Grove but the District Council chose to ignore the objection. Now the owners of 6 Church St are trying to build a house on the site leaving both the residents of The Grove and 6 Church St with nowhere to park. This is an area where there are serious parking problems for residents and people who work in the village. This area is always full of cars and the Parish Council maintains this area should remain a car park.
 2. This site is on the boundary of the Conservation Area and this should be taken into consideration.
 3. The height of the roof appears to be higher than those of The Grove, which will detract from the street scene.
 4. The dimensions of drawing no 343/1 do not agree with the site plan shown on the same page.
 5. Bedroom 3 does not appear big enough to accommodate a full size single bed.
 6. The internal layout will not satisfy the requirements for disabled access.
 7. The proposed dwelling will be too close to no 3 Waltham Rd and will therefore be unneighbourly.
 8. With the sister proposal to convert 6 Church St into flats over the shops it is even more imperative that this land remains as car parking. It should be used by the occupants of the flats as well as the tenants of the shops.
 9. There is a query on the diagram showing site ownership in front of 6 The Grove.
- 6.1.11 1189 – 11 Waltham Rd – no comment
- 6.1.12 1158 – Mulberry Mead –
1. Plot 3 is too close to the bungalow in Winchcombe Rd
 2. Still concerned about the narrow access. The width of hedges proposed seems impractical. Their removal (even short-term) will affect the privacy of nos 34 and 36 Winchcombe Rd.
 3. Plot 1 has a substandard garden, Plots 2 and 3 have short gardens backing on to a main road, which could lead to noise problems.
 4. The access for vehicles is still a major problem being so close to the junction of Winchcombe Rd and Waltham Rd.
- 6.2 Appeals -**
- 15 Lincoln Gardens: The Council objects as they did not want a dwelling this close to the recreation ground and they can see no reason to approve this.
BP Garage New Bath Rd – appeal details awaited.
- 6.3 Notices of permission**
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|----------------------|-----------------------------------|
| 0718 4 Willow Drive | 0801 10 Stephen Close |
| 0872 19 Cheriton Ave | 0746 93 London Rd |
| 0760 24 Waltham Rd | 8399 Castle House Willow Drive |
| 0734 5 Waltham Rd | 0543 BP Garage New Bath Rd (part) |
- 6.4 Notices of refusal**
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| 0290 130 Wargrave rd | 0833 68-74 Wargrave Rd |
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6.5 Other planning matters:-

- 6.5.1 WDC Local Plan – notice of intention to adopt - noted
- 6.5.2 WDC Special meeting of Development Control Committee 24.02.04 - noted
- 6.5.3 WDC Planning applications and decisions 02.02 –06.02.04 - noted
- 6.5.4 WDC Meeting of Development Control Committee 18.02.04 - noted
- 6.5.5 WDC Consultation on draft of supplementary guidance on the design of new residential schemes. – noted
- 6.5.6 WDC Development Control Users Panel 04.02.04 L.Dane to report back on discussions at next meeting.
- 6.5.7 Berkshire Structure Plan 2001-2016 – noted
- 6.5.8 WDC Planning applications and decisions 09.02 – 20.02.04. – noted
- 6.5.9 WDC Liaison and Consultation on Planning Matters – noted. The Clerk to reply indicating more information on section 106 charges would be helpful

7. Footway Lighting

- 7.1 Repair and fault report – the following faults have been reported:
 - Parish – 82 Sycamore Drive lamp flashing
 - WDC – Column 29 Broad Hinton roundabout head missing

8 General Amenity Matters:

- 8.1 Condition of the pedestrian footbridge at the railway station – repair work being carried out at present
- 8.2 WDC Spring Clean 2004 and Twyford litter pick - noted
- 8.3 WDC Meeting of the Housing Consultative Forum 11.02.04 - noted
- 8.4 Street nameplates - The Clerk to report a leaning sign in Broadwater Rd and faults on signs at both ends of Springfield Park.
- 8.5 Street Naming – Castle House Willow Drive – name confirmed as 1-10 Salix Gardens – noted.
- 8.6 Wessex Gardens top play area has been closed for some time following fire damage to safety tiling under the slide. The Clerk to chase WDC to repair/re-open in time for Easter.
- 8.7 Graffiti on the end of the building above the barbers shop near Waitrose. The Clerk to find out who owns the building and to ask them to have it removed.

9 Highways

- 9.1 Potholes – outside 27 Springfield Park
- 9.2 WDC Route alert A4 - noted
- 9.3 WDC Meeting of the Highways Board 25.02.04 - noted
- 9.4 Speed limits introduced – noted
- 9.5 Thames Crossings – noted The Clerk to reply indicating the Council's support in principle subject to no increase in traffic through Twyford.

10. Correspondence:

- 10.1 Countryside Service meeting minutes and Biodiversity News - noted
- 10.2 WDC Corporate Plan 2004-2007 noted
- 10.3 WDC Community Conference 27.03.04 – noted.
- 10.4 WDC Services for carers - noted

11. Twyford News –

The contents of the spring issue is being collated and checked and will go to the printers in the near future.

12 Date of next meeting – Monday 29th March 2004.

The meeting closed at 10.00 pm