

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Monday 5th January 2004 at 7.45pm.

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

In attendance: Mr J. March (Clerk).

1. **Apologies-** Miss P Lawrence, Mr A Parkin-White.
- 2 **Declarations of interest in items on the agenda** – none
- 3 **Minutes of the meeting held 1st December 2003** – Mrs G Wright proposed and Mr D Hymers seconded, approved unanimously.
4. **Matters Arising:**
 - 4.1 Phasing of traffic lights on crossroads – reply received from WDC. They are waiting for a report from their consultants.
 - 4.2 Road names for developments at 70 Wargrave Rd and Willow Drive. Suggested name for 70 Wargrave Rd sent to WDC. The Clerk to write with suggested name of Salix Gdns for Willow Drive and enquire if a name will be required for the development at 75-81 Wargrave Rd
 - 4.3 WDC – Parish Council website – follow up meeting planned for end of January. The Clerk to attend.
 - 4.4 Name for footpath at rear of Wessex Gdns - reply received from WDC stating they feel two “playground” signs would be more appropriate. L Dane to speak to D Bounds of Ramblers Association.
 - 4.5 Thames Trains re village map at station. Letter sent
 - 4.6 Low branches on tree at Waitrose – They have been trimmed back.
 - 4.7 Railings on foot bridge at Old Silk Mill – reply received from Berkeley Homes stating they have carried out repairs – The Clerk to send letter of thanks.
 - 4.8 Position of traffic light pole in High St by Bell Corner – reply received from WDC stating filter arrow is to be removed. No action to date – The Clerk to follow up.
5. **Planning matters**
 - 5.1 **Current List:-**
 - 5.1.1 0651 – 33 Station Rd
The Council objects on the following grounds
 1. Over development of the site, the property has already been substantially extended.
 2. The living room will have no direct natural light as it relies on roof lights only.
 3. The cooker extract will be unneighbourly to no 31.
 4. Neighbours have already asked the Parish Council to investigate the use of the building in the rear garden as they suspect it is being used as additional living accommodation.
 - 5.1.2 0705 – 72 Wargrave Rd
The Council is concerned that the proposed conservatory may be obtrusive to no 74 but it is hard to be sure from the plans.
 - 5.1.3 0398 – 21 Hurst Rd
The council welcomes the reduction of the extension at first floor level but is of the opinion that the whole extension could be reduced still further to reduce the impact on neighbours. The en-suite and dressing room remains excessively large.

- 5.1.4 0564 – Natwest 1 Church St
A new facility to be welcomed in the village.
- 5.1.5 0734 – 5 Waltham Rd
1. The proposed front elevation will spoil the balanced look of the two semi-detached properties.
 2. Over development of the site
 3. Unneighbourly effect on the adjacent property
 4. Is there sufficient on site parking for an additional vehicle?
 5. This property is in the Twyford Conservation Area.
- 5.1.6 0760 – 24 Waltham Rd - no comment
- 5.1.7 0579 – 28 Hilltop Rd – no further comment
- 5.1.8 0348 – Ruscombe Works Ruscombe Park – no comment
- 5.1.9 0578 – 10 High St
No objection to the change of use but the Council queries where it is intended that the staff should park?
- 5.1.10 0640 –18 London Rd
No objection to the change of use but will an extraction system be required? It will be difficult to install an extraction system on this site. To the rear it would cause a nuisance to the occupants of the first floor flat and to the side it would be obtrusive particularly as the neighbouring property is a listed building and the site is in a Conservation area.
Can any permission be made personal to the applicant/use requested to avoid the risk of the use being changed to something less amenable than a tea shop?
- 5.1.11 0590 – 20 Hilltop Rd – no objection
- 5.1.12 0356 – 29 Broadwater Rd – no comment
- 5.1.13 9881 – 103-105 Wargrave Rd – Application withdrawn – noted
- 5.1.14 0543 – BP Garage –additional comments sent
- 1 The proposed height of signs HD20 and MID7 appears excessive. HD20 will be particularly obtrusive when seen from nearby properties.
 - 2 The garage does not have a good record of adhering to the hours of operation for the car wash and frequently "forgets" to turn off the car wash lighting. For this reason the Council objects to any additional lighting on the car wash.
 - 3 It should be noted that the work is already well under way and has been going on both day and night.
 - 4 The work is more than just erecting advertising signs. The applicant should be required to submit a planning application for the other works including removing the canopy link, raising the height of the frontage of the building, and forming a hole in the wall of the shop presumably for an extraction fan to be fitted. The extent of the internal works are not known, nor whether the intended use still falls within existing permissions.
- 5.1.15 0746 – 93 London Rd – no comment
- 5.1.16 9870 – Woods Warehouse Ruscombe – no comment
- 5.1.17 0763 – 46 Station rd – no comment
- 5.1.18 0718 – 4 Willow Drive – no comment

5.2 Appeals - None

5.3 Notices of permission

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|------|---------------------------|------|-------------------|
| 0052 | The Old Bakehouse High St | 0351 | 50 Poundfield Way |
| 0370 | 15 Harrison Close | 0398 | 21 Hurst Rd |
| 0412 | 17 New Rd Twyford | | |

5.4 Notices of refusal

0165 15 New Rd Twyford 9658 136 Wargrave Rd
0507 9 London Rd

5.5 Other planning matters:-

- 5.5.1 WDC meeting of Development Control Committee 3.12.03 - noted
- 5.5.2 WDC special meeting of Development Control Committee 11.12.03 - noted
- 5.5.3 Tree preservation order 1056/2003 Mulberry Mead - noted
- 5.5.4 Tree preservation order 1055/2003 103 Wargrave Rd - noted
- 5.5.5 Tree preservation order 792/1996 4 Llewellyn Park - noted
- 5.5.6 Invite to attend Development Control Users Panel 4th Feb 2004 – L Dane will try to attend – Clerk to reply to invitation.
- 5.5.7 WDC meeting of Development Control Committee 7.1.04 – L Dane to attend to make the Council's views known on Mulberry Mead.

6 Footway Lighting

- 6.1 Repair and fault report -
Parish – Column 43 Orchard Estate – outage plus top leaning.
WDC – Column outside 28/29 Cotterell Gardens still day burning.
- 6.2 Condition of lighting columns – survey to be made to record current condition. Arranged for Saturday 10th January. Meet at L Dane's house 96 Wargrave Rd at 10am
- 6.3 To date one quote received for cleaning and numbering –£1108.88+vat

7 General Amenity Matters:

- 7.1 WDC Waste Watch – Recycling Survey - noted
- 7.2 Batching plant Old Bath Rd – Reply received from Chris Buggy WDC explaining the problems of converting this area to a car park. The main one being the poor sight lines on the access to Old Bath Rd. Committee members asked for suggestions for possible alternative uses.

8 Highways

- 8.1 Potholes – none
- 8.2 WDC Meeting of Highways Board 16.12.03 - noted

9 Budget 2004-5

Figures for projections of year end expenditure discussed. More information now available on cost of cleaning and renumbering lighting columns and it was agreed that the cost of this is included. Also agreed that the cost of providing a refuse lorry for residents use 6 times a year is included subject to agreement by the Finance and General Purposes Committee on total costs. If they are too high this can be taken out. Revised advertising rates for Twyford News agreed. Delivery cost for Twyford News to be confirmed. Proposals for 2004-5 agreed.

10 Correspondence:

- 10.1 Thames Valley Police – update on non-emergency call handling – noted. The Clerk to enquire how the new telephone number will be publicised.
- 10.2 Wokingham CVS December Newsletter - noted
- 10.3 Berkshire Structure Plan 2001-2016 Report of Panel – copy obtained. - noted
- 10.4 Berkshire Unitary Authorities Berkshire Landscape Character Assessment – Final Report - noted
- 11. **Twyford News** – a few invoices for adverts are still outstanding. The Clerk is following these up.

12. Date of next meeting – Monday 2nd February 2004.

The meeting closed at 9.15 pm