

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Monday 4th April 2005 at 7.45pm.

Present: Mrs L Dane (Chairman), Messrs R Mantel and J. Jarvis.
In attendance: Mr J. March (Clerk) and 15 members of the public.

1. **Public Questions** – none.
2. **Apologies-** Mr D Hymers and J Rowe.
3. **Declarations of interest in items on the agenda** - none
4. **Minutes of the meeting held on 7th March 2005** – Mr R Mantel proposed and Mr J Jarvis seconded, approved unanimously.
5. **Matters arising and action points**
 - 5.1 The Clerk to write to WDC regarding the planning application for Firgrove. Reply received and read to meeting
 - 5.2 The Clerk to arrange a site meeting regarding the proposed street lighting column in Loddon Hall car park. Meeting held and revised quote received. Discussed under item 7.
 - 5.3 The Clerk to ask WDC why the council have to pay for the cost of the directional sign to Loddon Hall. Letter sent see 5.4.
 - 5.4 Mrs Dane to speak to District Councillor and ask why the council have to pay for the cost of the directional sign to Loddon Hall. Following discussions with a District Councillor WDC have agreed to pay half the cost of the sign.
 - 5.5 Committee members to check for unwanted signs around the village and report back to next meeting. The following were reported: New speed limit signs in London Rd, Wargrave Rd and Hurst Rd, various signs along the A4 near the BP garage for housing developments not in Twyford and several signs in London Rd opposite the entrance to Waitrose. The Clerk to contact WDC about getting them removed.
 - 5.6 The Clerk to send in reply to police consultation questionnaire. Completed
 - 5.7 The Clerk to write to Theresa May regarding the cross rail proposal with copies to L Ferris and J Warner. Completed. Information on proposals supplied by L Ferris.
 - 5.8 The Clerk to contact WDC regarding the repair to the bollard in Longfield Rd. Completed
 - 5.9 The Clerk to send reply to WDC regarding the proposal to resurface the footpath in London Rd. Reply sent.
 - 5.10 The Clerk to nominate Mr J Rowe to attend the University of Reading South East Plan consultation event. Completed.
 - 5.11 Repairs to lighting on Jubilee Clock. The manufacturers have had difficulty arranging for the two people required to attend but the work has now been programmed for 14th April.
6. **Planning matters**
 - 6.1 **Current List: -**
 - 6.1.1 4077 22 Broadwater Rd – the Council is concerned that the proposed extension will be very close to the boundary and a window in the neighbouring property although this window may be obscure glazed.
 - 6.1.2 3677 132 Wargrave Rd - no further comment
 - 6.1.3 3794 16 Orchard Estate – no further comment
 - 6.1.4 3955 Serangoon Byron Rd – no further comment
 - 6.1.5 3547 46-48 Wargrave Rd – no further comment

6.1.6 3432 30 Hilltop Rd – no further comment

6.1.7 3901 75 Hurst Park Rd – no comment

The Chairman suspended the meeting to allow members of the public to make their views known on the following application then recommenced the meeting.

6.1.8 4223 50 –52 London Rd the Council is concerned about the following points.

1. This is over development of the site.
2. The height and mass of the building is overpowering on the neighbouring properties and will lead to loss of privacy.
3. The car park is very close to the adjacent property and the height of the upper floor could create noise pollution.
4. The car park access is on to a narrow estate road with poor visibility. This road is used as a short cut to the traffic lights in the village centre and is very busy at peak traffic times.
5. It is out of keeping with the adjacent conservation area.
6. There is concern about the safety of school children particularly those attending the nearby Infants School due to the additional traffic.
7. Is the proposed building in front of existing building lines?
8. Inadequate parking is provided in an area where there are already serious parking problems.
9. The sewers cannot cope with the existing properties and flood during periods of heavy rain so they will not be able to cope with the additional flow created by these properties.
10. There are a number of natural springs in this area and the development may affect the local water table.
11. Loss of mature trees on the site.
12. Possible security problems could arise in an underground car park.
13. Creates a precedent for other similar developments in London Rd, which could change the character of the area.
14. No amenity area for residents who will occupy the properties.
15. There could be problems with delivery vehicles gaining access to the site.

Section 106 SAI contribution suggestions:

1. Improvement to the road junction between Springfield Park and London Rd with the possible construction of a roundabout to include the Ruscombe Rd junction.
2. Improvements to the drainage in London Rd
3. Contribution to the cost of a new library.
4. Contribution to Loddon Hall for repairs/improvements.

6.1.9 4234 90a London Rd – no comment

6.1.10 4192 36 New Rd – the proposed properties appear to be in front of the existing building line and should be moved back. The roofline is too high for the street scene, parking is inadequate for 5 bedroom properties and the balance of room sizes on the ground floor is not in keeping with the number of bedrooms.

6.1.11 4156 7 New Rd - comments made on the previous application 3550 still apply with the exception of that on the access rd.

6.1.12 4293 22 Hermitage Drive – Will there be sufficient natural light into the dining room? The internal doorways to both the proposed extension and the existing dwelling are not wide enough for disabled access.

6.2 Appeals - none

6.2 Notices of permission

3763 Durlston Longfield Rd	3726 9 Llewellyn Park
3906 30 Byron Rd	3677 132 Wargrave Rd
3979 8 Hurst Park Rd	3770 16 Colleton Drive

6.4 Notices of refusal

3785 53 Hurst Park Rd

6.5 Other planning matters: -

6.5.1 WDC Meeting of Development Control Committee 16.03.05 - noted.

6.5.2 Planning applications and decisions 28.02.05 – 04.03.05 – noted.

6.5.3 Planning applications and decisions 07.03.05 – 11.03.05 – noted.

6.5.4 WDC Approved Wokingham District Local Development Scheme 2005-2008 Mrs L Dane reported on the contents of this, which is in two parts. The first is a forward planning work programme detailing when documents etc will be issued. The second part is a summary of the consultations to date including a survey of new home households, a land use vision survey and community strategy consultation.

6.5.5 WDC Draft Scoping Report for the Sustainability Appraisal including a Strategic Environmental Assessment for the Wokingham District Council Local Development Framework. Mrs L Dane reported on the contents and gave details of her proposed comments. Agreed the Clerk sends her comments to WDC.

6.5.6 WDC Tree felling permission 1 Station Terrace – Twyford Conservation Area. Noted.

6.5.7 WDC Development Control Meeting 06.04.05 – noted.

6.5.8 WDC Funding for preparation of Village Design Statement. Noted. The Clerk to reply that there are no plans at present to produce a Village Design Statement for Twyford.

6.5.9 Planning applications and decisions 21.03.05 – 25.03.05. - Noted

7. Footway Lighting

7.1 Repair and fault report – the following faults have been reported:
Parish – various lights Chaseside Ave and Arnside Close – mains fault
185 Amberley Drive
95 Hilltop Rd
204 Kibblewhite Crescent

WDC – none

7.2 Street Lighting Joint Funding. WDC have agreed to pay for the erection of an additional column in the footpath from Wensley Close to London Rd. The Parish Council to be responsible for the energy and maintenance.

7.2 Quote for new column in Loddon Hall car park. Erect new column - £347.32+vat. Revised quote for new supply £724.50 + vat. Agreed the Clerk to place an order and inform the adjacent residents in Sycamore Drive.

8. General Amenity Matters:

8.1 Police – part funding for Police Community Support Officers. The clerk has spoken to the police regarding the report referred to in their letter. They are going to send a copy. Agreed this will be discussed when the report has been received.

- 8.2 WDC Campaign Against Waste. Mrs L Dane reported on the meeting held on 21st March. There is no budget for Christmas tree recycling collections but WDC will do it if they can. Charges have been increased for the collection of large items and fridges/freezers. A trial collection of garden waste is to be started soon. It will cover about 800 properties in the south of the village
- 8.3 Strategic Rail Authority – Twyford to Henley branch line. Mrs L Dane to read and comment at the next meeting.
- 9. Highways**
- 9.1 Potholes update -none
- 10. Chairman’s report to the Annual Parish Meeting.**
Mrs L Dane handed out her draft report for consideration by committee members
- 11. Correspondence:**
- 11.1 Keep Mobile AGM – noted.
- 11.2 DEFRA Partnership in rolling out Broadband to Rural Communities – noted.
- 11.3 Community Council For Berkshire Membership 2005-2006. The Clerk has made enquiries and is waiting for more information on the benefits of membership. To be considered when this is received.
- 12. Twyford News –** The Spring copy is about to be distributed.
- 13. Date of next meeting – Tuesday 3rd May 2005**

The meeting closed at 10.05 pm