

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Monday 3rd October 2005 at 7.45pm.

Present: Mrs L Dane (Chairman), Messrs R Mantel, D Hymers, C Smith, J Rowe and J Jarvis

In attendance: Mr J. March (Clerk).

1. **Public Questions** – none.

2. **Apologies**- None

3. **Declarations of interest in items on the agenda** - Mrs L Dane declared an interest in the appeals submitted for the planning applications at 86-94 Wargrave Rd.

4. **Minutes of the meeting held on 5th September 2005** – Spelling correction made in item 6.1. Mr D Hymers proposed and Mr J Jarvis seconded, approved unanimously.

5. **Matters arising and action points**

5.1 Mrs Dane to have further discussions about the walkway adjacent to J W Greens with Greene King. Still waiting for Greene King to complete the purchase of the premises.

5.2 Mrs L Dane to attend the Twyford and Ruscombe Community Association AGM. Meeting rescheduled for 4th October.

5.3 Mrs L Dane to check WDC website for details of 1 Longfield Rd. No details on the web site. The Clerk to write to WDC requesting details.

5.4 Mrs Dane to supply comments on Night Flying Restrictions at Heathrow to the Clerk to send off. Completed

5.5 The Clerk to send additional comments to WDC on Developing a Land Use Planning Strategy. Completed

5.6 Mrs Dane to draft letter on Crossrail to be sent to MP Theresa May. Completed. Reply received read to the meeting.

5.7 The Clerk to put Townlands Hospital on the agenda of the Sept Full Council Meeting. Completed

5.8 The Clerk to reply to WDC Planning Enforcement regarding 6,8,10 Wargrave Rd. Completed

5.9 The Clerk to place WDC Access Working Group of the Disability and Sensory Needs Partnership Board on Sept Full Council agenda. Completed

5.10 The Clerk to contact WDC regarding the gas main installation in Hermitage Drive. Completed

5.11 The Clerk to reply to WDC regarding street naming. Completed

5.12 The Clerk to place the order for the installation of a new direction sign in Loddon Hall Rd with WDC. Completed. Confirmation received that work will be put in hand.

5.13 Waltham Rd resident's enquiry about parking. District Councillor Mrs D Tomlin has dealt this with and the resident has been written to.

6. **Planning matters**

6.1 **Current List:** -

5688 Mulberry Mead - Twyford Parish Council objects to this application on the following grounds:

1. The proposal is gross over-development of the site.

2. The height of the proposed dwellings, particularly plots 5 and 6, is out-of-keeping with neighbouring dwellings. No. 34 is a bungalow and no. 51 opposite is a chalet. These two dwellings in particular should only be chalets.
 - 3 The proposed height of plots 5 and 6 will obscure the attractive view of Mulberry Mead from public highway.
 - 4 The proposed access is only 30 metres from the junction with Waltham Road and therefore not suitable for the use of seven dwellings with the possibility of more than 20 cars regularly using the access.
 - 5 The junction of Waltham Road and Winchcombe Road is reported to have been the scene of at least five accidents in recent months (some involving personal injury) and any increase in traffic would be undesirable.
 - 6 Winchcombe Road is a bus route and the route to the local primary school. The proposed access so close to the junction, along with the likely increase in traffic will add to the danger for schoolchildren.
 - 7 The proposed parking is inadequate for the number of bedrooms proposed and there is insufficient parking proposed for visitors to the site. Parking is likely to spill out into Winchcombe Road.
 - 8 The lack of front gardens for plots 1 to 4 is not an acceptable layout.
 - 9 The proposal to include gates to the development is not acceptable as they are an obstacle for disabled visitors and do not encourage the residents to feel part of the wider community.
 - 10 The internal living space is not adequate for the number of bedrooms proposed.
 - 11 The proposed flint finish is not in keeping with neighbouring properties.
 - 12 The private rear gardens are below the minimum guideline and are too small for what are presumably dwellings for families with children.
 - 13 The plan proposes to hard-surface too great a proportion of the site. There is insufficient scope for adequate soft landscaping.
 - 14 The market for four and five bedroom houses in Twyford is saturated as the for sale signs up Wargrave Road on houses that have been built up to two years ago, testify. There is considerable demand for two and three bedroom dwellings in the area which this site would be ideally placed to satisfy.
 - 15 Bedroom 5 of plot no. 6 appears to have no window.
 - 16 What arrangements are to be made for sewer connections – the existing properties are served by a sewer that passes through no. 34, which already has four manhole covers, and it would be unneighbourly to connect more properties on to this sewer.
- 5721 38 Hurst Rd – no comment
- 5813 28 Amberley Drive – no comment
- 5828 20 Paddock Heights – no comment
- 5547 1 High Street – require an elevation drawing showing the proposed relationship between the camera and the Jubilee Clock.
- 5776 21 London Rd – no comment. Waste disposal facilities should be provided for the smokers that use this area.
- 5862 195 Broad Hinton – no comment.

6.2 Appeals -

50-52 London Rd – Mr Jarvis reported he had not been notified about the appeal although he had written to WDC commenting on the original application. The Clerk to contact WDC. The Clerk to write to the planning inspectorate noting that there appear to be various alterations to the original proposal that local residents have not seen or had the opportunity to comment on. These should have been the subject of a new application not an appeal.

7New Rd - appeal dismissed

Mrs L Dane left the room during discussions on the following two appeals.

86-94 Wargrave Rd – 5 dwellings – noted

86-94 Wargrave Rd – 12 dwellings - noted

6.3 Notices of permission

5467 27 Hurst Park Rd

4906 15 New Rd

5232 6 Byron Rd

5339 50 Hurst Rd

5296 36 New Rd

5437 35 Poundfield Way

6.4 Notices of refusal

5264 20 Paddock Heights

5419 Stanton Longfield Rd

4844 Haweli Tandoori 15 Church St

6.5 Other planning matters: -

6.5.1 WDC Meeting of Development Control Committee 21.09.05 - noted

6.5.2 WDC Planning applications and decisions 29.08.05 – 02.09.05 - noted

6.5.3 WDC Planning applications and decisions 05.09.05 – 09.09.05 - noted

6.5.4 WDC Consultation Questionnaire “Where should our new homes go?” The council has already made comments so it was left to individual councillors to make their own comments.

6.5.5 Tree preservation order The Barn Wargrave Rd. - noted

6.5.6 Tree preservation order 7A Hilltop Rd. – noted

6.5.7 WDC Planning applications and decisions 12.09.05 – 16.09.05 - noted

7. Footway Lighting

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

Parish – 250 Station Rd – outage

95 Hilltop Rd – outage

238 Loddon Hall Rd – top leaning

WDC – 24 Wargrave Rd – intermittent fault

22 London Rd – outage

Outside The Hermitage London Rd – day burner

7.2 Notification of increase in electricity charges. No details given about the size of the increase. The Clerk to make further enquiries.

8. General Amenity Matters

8.1 Police Safer Streets Campaign. –noted

8.2 Police request for volunteers for independent custody visitors – noted.

8.3 Police staff changes. Police Community Support Officer George David has left. There appears to be some confusion over who will be replacing him. Mrs L Dane to make further enquiries.

8.4 Police – information on Crimestoppers – noted

8.5 Wokingham CAB. Request for information on pockets of deprivation in the parish. The Clerk to reply that there is no informed information available.

8.6 The main post box in London Rd outside the Chemists was found to be completely full on Sunday morning after it should have been cleared. This

has been reported to Royal Mail. The situation to be monitored by committee members.

- 8.7 Mrs Dane reported on a recent visit to Beenham recycling processing centre operated by Grundons. She gave details of the process involved in cleaning and sorting refuse.

9. Highways

9.1 Potholes update - none

9.2 Street naming and numbering – 8A, 8B London Rd – noted.

9.2.1 The street name sign on the right hand side of Springfield Park as you enter from London Rd is missing. The Clerk to report this to WDC.

9.3 Thames Co0uncils Crossing Councils Group meeting 28.09.05. – noted.

10. Correspondence

10.1 CVA – Training Courses. – noted

10.2 WDVSF – Invitation to launch of Partnership Development Project – noted.

10.3 WDC – Environmental Services Bulletin – noted.

10.4 Mental Health Services Forum – noted.

10.5 Voluntary and Community Sector Survey – noted.

11. Twyford News –update. The autumn issue is at the printers and will be distributed in the near future.

12. Date of next meeting – Monday 7th November 2005.

The meeting closed at 9.45pm