

TWYFORD PARISH COUNCIL

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

Present: Mrs L Dane (Chairman), Messrs D Hymers, J Rowe, R Mantel. 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** - Mr J Rowe on the planning application for 47 & 49 Wargrave Rd and Mrs L Dane on the planning application for 99 – 101 Wargrave Rd.
4. **Minutes of the meeting held on 6th June 2005** – Mr J Jarvis proposed and Mr D Hymers seconded, approved unanimously.
5. **Matters arising and action points**
 - 5.1 The Clerk to reply to Shiplake PC regarding Strategic Rail Authority proposals for the Henley branch line. Completed
 - 5.2 The Clerk to copy Cross Rail bulletin to committee members. Completed
 - 5.3 The Clerk to reply to Reading Museum of Rural Life. Completed
 - 5.4 The Clerk to write to WDC, with a copy to S Conway, about outstanding planning enforcement action. Letter sent and reply received. The Clerk to reply on points raised in the WDC letter.
 - 5.5 The Clerk to write to the owner of Bell Corner about the condition of the forecourt. Letter sent.
 - 5.6 The Clerk to contact Network Rail about missing stones on the parapet of the railway bridge. Completed – repair carried out.
 - 5.7 The Clerk to contact Reading Buses about the temporary bus stop outside the Catholic Church. Completed.
 - 5.8 Mrs Dane to make enquiries about the ownership of the walkway adjacent to J W Greens. On going.
 - 5.9 The Clerk to chase payment of outstanding invoices for Twyford News. Completed.
 - 5.10 Signing for Loddon Hall Rd. Revised details from WDC shown to meeting. The Clerk to reply requesting Loddon Hall remains on the sign.
6. **Planning matters**
 - 6.1 **Current List:** -
 - 6.1.1 4665 Denmark House Old Bath Rd. Object - Loss of flood plain as the area floods regularly. Increased volume of traffic onto the Old Bath Rd.
 - 6.1.2 4933 Haweli Tandoori 15 Church St. Object – High level sign is dangerous. It is above a narrow footpath on a very busy road. Pedestrians or car drivers looking at the signs could cause an accident. Too large and obtrusive. Out of keeping with the conservation area.
 - 6.1.3 4812 22 Malvern Way – no comment
 - 6.1.4 4906 15 New Rd – no comment.
 - 6.1.5 4902 67 Wargrave Rd – no comment.
 - 6.1.6 4863 169 Broad Hinton – no comment.
 - 6.1.7 5030 25 Verey Close – no comment
 - 6.1.8 5078 48 Hurst Park Rd – no comment.
 - 6.1.9 4849 KGVR Skate Park – the lowest noise option should be chosen.

- 6.1.10 5014 89 Wessex Gardens – Is there adequate parking for a property with 5 bedrooms? It is assumed drawing 3058 showing that the building does not go to the boundary is correct as this conflicts with the site plan.
- 6.1.11 4976 19 Wessex Gardens – Is the access to the utility room adequate?
- 6.1.12 5041 47 & 49 Wargrave Rd – Mr Rowe left the meeting during discussions on this application - The rear properties should be move forward to increase the distance from the railway line boundary to at least 10m. There should be one access to the properties from Wargrave Rd rather than three.
- 6.1.13 4968 34 New Rd – The conservatory will be unneighbourly to the adjacent property due to its depth and brick side wall. Will the only window in the master bedroom have to be obscure glazed and if so will there be sufficient light in this room? Is there a fire risk on the ground floor as the exit route from rooms has to pass the open plan kitchen area?
- 6.1.14 4844 15 Church St – Object - Over development of the site. Fire escape route not adequate. Inadequate toilet facilities. No disabled facilities. There is no parking for customers and the provision of extra seating will cause additional parking problems in the area.
- 6.1.15 5079 24 Hurst Park Rd – no comment.
- 6.1.16 5131 99-101 Wargrave Rd – Mrs L Dane left the room during discussions on this application - Over development of the site. Three of the four plots are not large enough. Suggest the site should only have three new dwellings. Concern at an additional multi vehicle access on to Wargrave Rd.

6.2 Appeals -

- 7 New Rd - dismissed
- 84 London Rd – noted.

6.3 Notices of permission

- | | |
|-----------------------------|-----------------------|
| 4558 St Barts Byron Rd | 4543 187 Broad Hinton |
| 3547 rear 46&48 Wargrave Rd | 4575 36 Chaseside Ave |
| 4377 rear 6 Church St | 4503 URC Church St |

6.4 Notices of refusal

- 4413 The Grove

6.5 Other planning matters: -

- 6.5.1 WDC Meeting of Development Control Committee 29.06.05 – noted
- 6.5.2 WDC Planning applications and decisions 30.05.05 – 03.06.05 - noted
- 6.5.3 WDC Planning applications and decisions 06.06.05 – 10.06.05 - noted
- 6.5.4 WDC Planning applications and decisions 13.06.05 – 17.06.05 – noted
- 6.5.5 WDC Planning applications and decisions 20.06.05 – 24.06.05 – noted
- 6.5.6 WDC Developing a Land Use Planning Strategy for Wokingham District – agreed option 4 preferred. Mrs L Dane and Mr J Jarvis to discuss and agree the comments to be submitted.

7. Footway Lighting

- 7.1 Repair and fault report – the following faults have been reported:
 - Parish – 70 Station Rd – outage
 - 99 Longfield Rd – day burner
 - 127 Southview Close day burner
 - Car Park Stanlake Meadow – lantern hanging off
 - 110,112 Springfield Park – outages
 - 108 Springfield Park – day burner.
 - 250 Station Rd - outage
- WDC – None

- 7.2 Joint Funding – the order has been placed for the installation of the additional light on the footpath from Wensley Close to London Rd.
- 8. General Amenity Matters:**
- 8.1 Police Press Release – noted.
- 8.2 Police – Liaison Group meetings – noted.
- 8.3 Funding for Cemetery provision the Clerk outlined initial discussions between the Clerk for Earley Town Council and WDC where it was suggested that section 106 funds could be allocated for this. Agreed that section 106 should not be used for this purpose. The Clerk to inform the Clerk of Earley Town Council
- 8.4 Litter and graffiti by JW Greens. Letter from resident noted. The Clerk has replied indicating the action already taken.
- 8.5 WDC Meeting of Housing Consultative Forum 28.06.05 - noted
- 8.6 Draft Housing Strategy for Older People – noted.
- 9. Highways**
- 9.1 Potholes update
Wargrave Rd –outside the entrance to Kings Gardens. Recent repairs are poor standard and breaking up. Still not dealt with by WDC.
O/S 26 Station Rd drain cover in footpath raised.
- 9.2 Highways Consultative Board 06.06.05 - noted
- 9.3 Privet Hedge on A321. E-mail from resident noted. The Clerk has already arranged for WDC to deal with this.
- 9.4 Hedges outside various properties in Wargrave Rd overgrowing on footpath. The Clerk to report to WDC.
- 9.5 Vegetation growing through the fence on the railway line boundary and obstructing the footpath from Springfield Park to Waltham Rd. The Clerk to report to Network Rail.
- 10. Correspondence**
- 10.1 Department of Transport Consultation on night flying at Heathrow, Gatwick and Stansted. Mrs L Dane and Mr J Rowe to read and consider comments to be submitted.
- 10.2 defra Clean Neighbourhoods and Environment Act 2005 - noted
- 10.3 WDC What's Going On for Young People - noted
- 10.4 CVA – Training Opportunities – noted
- 10.5 Wokingham Job Support Centre notice of AGM – noted.
- 11. Twyford News** – There is just one invoice remaining to be paid for the spring issue.
- 12. Date of next meeting – Monday 1st August 2005.**

The meeting closed at 10.03 pm