

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Monday 6th February at 7.45pm.

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

In attendance: Mr J. March (Clerk) and 10 members of the public.

1. **Public Questions** – none.
2. **Apologies**- Dr M Garrard.
3. **Declarations of interest in items on the agenda** - None
4. **Minutes of the meeting held on 3rd January 2006** – Correction made to item 9.3. The date should be 17.01.06. Mr J Jarvis proposed and Mr C Smith seconded, approved unanimously.
5. **Matters arising and action points**
 - 5.1 The Clerk to write to Royal Mail about the collection time for London Rd and the use of indicators on all post boxes. Awaiting reply,
 - 5.2 The Clerk to obtain prices for trimming and/or removing the sycamore trees in Loddon Hall car park adjacent to the new lighting column. Quotes received from Beechwood Tree Care: Trim trees £160, cut down and remove £305.50 and from Agricultural Estates: Cut down and remove £360. All prices ex VAT. Proposed by Mr J Jarvis, seconded by Mr D Hymers to accept the quote from Beechwood Tree Care to cut down and remove the trees. Agreed unanimously.
 - 5.3 The Clerk to send comments to WDC on Statement of Community Involvement. Completed
 - 5.4 The Clerk to send comments to WDC on Review of Section 106 policy. Completed
 - 5.5 The Clerk to send completed questionnaire on Rights of Way Improvement Plan to WDC. Completed
 - 5.6 The Clerk to reply to WDC about the proposed Virtual Children’s Centre. Completed
 - 5.7 The Clerk to poster about the police non-emergency number on the main notice board. Completed
 - 5.7.1 Planning enforcement enquiries 68-74 Wargrave Rd, Junction of Muddlers Lane and Wargrave Rd and Mulberry Mead. Reply received from WDC regarding action taken.
6. **Precept**

Final figures agreed without any changes.
7. **Planning matters**
 - 7.1 **Current List**

6544 Rear 9 High St The original approval was for conversion of the existing building rather than demolition and replacement. It is not clear from the plans what they propose to put in place of the demolished building and they give no reason for the demolition. The Council objects until more information is available. Any approval should have conditions with strict hours of working because of nearby residential properties and in particular, restricted hours of deliveries and collections, i.e. no lorry movements on peak periods because of the congestion at the traffic lights.

6535 79 Wargrave Rd This property has permission for a single storey rear extension and work is well in hand on this. The council objects to this proposal because it appears to be yet another attempt to sub divide the dwelling which has already been refused more than once. In addition the site plan is misleading, as it does not show the new houses at the rear. If approved, there should be a condition that no part of the dwelling should be in separate use.

6556 5 Waltham Rd This must already be the house with the most extensions in Twyford. It is already considerable development of the plot and they are currently building a two storey extension. The council objects on the following grounds:

1. The proposed development will receive inadequate lighting as only a single roof light is proposed.
2. The parking area is only just big enough to accommodate three cars and they will have to reverse in or out and play musical cars to get the ones nearer the house out.
3. The access is on to a cul-de-sac which does not have a turning area and is close to other drives, therefore excessive vehicle manoeuvring necessitated by this proposal will cause inconvenience and noise to neighbours and other road users.
4. This is in an area where there are many dwellings without of-street parking and the few resident's spaces are inadequate to satisfy the demand. Any increase in the number of bedrooms on this site, along with the loss of garage parking will only cause more on-street parking problems. The plan does not indicate how many bedrooms/potential bedrooms the house already has.

6635 41 Hurst Rd This is effectively a five bedroom house despite one bedroom being called a study and should be treated as such. A condition should be added that the side windows should have obscure glass to protect the privacy of neighbours.

6606 Loddon Park Farm: This is a large ugly building isolated from other buildings.

1. Sheeplands Farm already has a number of buildings let out to non-agricultural users so there appears to be no justification for erecting another. (Sheeplands owns more land than is shown on the plan).
2. If the building is justified it should be sited closer to the other buildings and properly screened with mature planting.
3. What vehicular access is proposed for the building? Any increase in traffic, particularly lorries or tractors, onto the A4 at this point would be unacceptable.

6703 Waitrose London Rd - no comment

6681 8 Saunders Close – Object. The extension should not extend beyond the rear line of the existing building. Is there adequate parking for a 5 bedroom property?

6653 24 Springfield Park – This looks as if it is an attempt to sub-divide the property so a condition should be imposed that the extension is not to be used as a separate dwelling.

6727 15 Hurst Park Rd - There is concern that this will be unneighbourly to the adjacent property in Broadwater Rd, as light to their side window will be reduced.

6774 36 Winchcombe Rd – Object to burning materials on site on environmental grounds. The hours of working should be restricted so they

do not include Saturday pm and Sunday. All vehicles to be parked on site off the road.

6704 Mulberry Mead and 36 Winchcombe Rd – Mrs L Dane suspended the meeting to allow members of the public present to make comments on this application. She then re-convened the meeting and the following comments from the council were agreed.

Object

1. All gardens are sub standard in length, particularly no 5 which is very short with a communal bin store too close to the property.
2. There is lack of sufficient car parking spaces. One visitor parking space is not enough and there is concern about overflow parking into adjacent roads, which are part of a safer route to school.
3. The rumble strips could cause noise nuisance to no 34 Winchcombe Rd.
4. The access to the site is very close to the Winchcombe Rd/Waltham Rd junction, which gets very congested at school times and vehicles will have to cross the safer routes to school route.
5. In view of the number of properties will the road be adopted and will street lighting be installed?
6. The proximity of plot 7 to Waltham Rd is a possible cause of noise nuisance.
7. The height of the properties and chimneys facing Winchcombe Rd is too high with respect to neighbouring properties.
8. Plots 1-4 are not good street design, as they have no front garden.
9. The sewer from Mulberry Mead is connected to that in no 34 Winchcombe Rd. A new connection needs to be established for the site.
10. Building work is already taking place on site is this permitted?

Withdrawn applications

6358 1-3 Westview Drive

6334 97 Wargrave Rd

7.2 Appeals

None

7.3 Notices of permission

6239 27 Springfield Park

6240 Stanton Longfield Rd

6263 30 Sycamore Drive

6300 Rear 46 High St

6252 Loddon Acres New Bath Rd

6321 53 Hurst Park Rd

6357 Loddon Nurseries

6425 5 Yewhurst Close

6458 20 Yewhurst Close

7.4 Notices of refusal

6457 6 Church St

6424 62-64 Wargrave Rd

6606 Loddon Park Farm – Full planning application required.

7.5 Other planning matters

7.5.1 WDC Planning applications and decisions:

19.12.05 – 30.12.05 - noted

02.01.06 – 06.01.06 - noted

09.01.06 – 13.01.06 - noted

16.01.06 – 20.01.06 - noted

7.5.2 WDC Meeting of Development Control Committee 11.01.06 - noted

7.5.3 WDC Meeting of Development Control Committee 01.02.06 - noted

7.5.4 WDC Wokingham Residential Design Guide. Meetings to discuss to be attended by Mrs L Dane and Mr J Jarvis.

- 7.5.5 Berkshire Unitary Authorities Joint Minerals and Waste SA Scoping Report Consultation – noted.
- 7.5.6 Tree preservation Order 79 London Rd – noted.
- 7.5.7 Tree preservation Order 91 Wargrave Rd - noted.
- 7.5.8 Tree preservation Order 11 Lansdowne Terrace - noted.
- 7.5.9 Tree preservation Order 28 Springfield Park – noted.
- 7.5.10 WDC Scoping Report for Residential Design Supplementary Planning Document. Proposed comments discussed and agreed. The Clerk to send to WDC.
- 7.5.11 Government consultation on revision to planning policy on housing and flooding. To be forwarded to committee members by the Clerk.

8. Footway Lighting

- 8.1 Repair and fault report – the following faults have been reported.

Parish	40 Orchard Estate - outage
	182 Amberley Drive - flashing
	37 Ruscombe Rd – intermittent fault.
	138 Hermitage Drive - outage
	85 Sycamore Drive – loose column
WDC	27 Waltham Rd - outage

9. General Amenity Matters

- 9.1 WDC Twyford Virtual Children’s Centre. The Clerk reported on the last meeting. They are supporting the case for improved library facilities.
- 9.2 Report on Police Neighbourhood Action Groups. Mr Jarvis reported on the first meeting held in January.
- 9.3 WDC Meeting of Housing Consultative Forum 02.02.06 – noted.
- 9.4 WDC ODPM/Traveller Gypsy Count 16.01.06. A nil return has been submitted for Twyford.
- 9.5 The bus shelter in Wargrave Road has been vandalised. Mrs Dane will inspect the damage and suggest a course of action at the next meeting. She will also investigate the appearance of a second bus stop in the vicinity.

10. Highways

- 10.1 Potholes update – none.
- 10.2 Report on Thames Crossing Councils Group meeting 18.01.06. Mrs Dane gave a report on the meeting.

11. Correspondence

- 11.1 CVA Wokingham Newsletter – noted.
- 11.2 Home-start 10th Anniversary Charity Ball – noted.
- 11.3 Wokingham District Sports Council AGM - noted.
- 11.4 WDC Environmental Services Bulletin No 6 – circulated to committee on e-mail.
- 11.5 WDC Telecommunications Roll –out Meeting 19.01.06 – noted.

- 12. **Twyford News** - the articles for the spring issue are being put together. Advertisers have been contacted and a number of replies have been received.

- 13. **Date of next meeting – Monday 6th March 2006.**

The meeting closed at 9.57 pm.