

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Monday 4th September 2006 at 7.45pm.

Present: Mr J Jarvis (Chairman), Mrs L Dane, Mr C Smith, Mr J Rowe, Mr D Hymers and Mrs B Ditcham

In attendance: Mr J. March (Clerk)

1. **Public Questions** - None
2. **Apologies** - Mr R Mantel.
3. **Declaration of items of interest on the agenda** - None
4. **Minutes of the meeting held on 7th August 2006** – Proposed by Mrs B Ditcham seconded by Mr C Smith, - approved unanimously.
5. **Matters arising and action points**
 - 5.1 Mrs Dane to follow up replies to renewal letter for Twyford News advertisers. Completed. Some new advertisers taken on to replace those that have dropped out.
 - 5.2 The Clerk to find out details of the price increase for street lighting energy. Increase 8%. Quote waited for 2 year fixed price contract.
 - 5.3 Mrs Ditcham to report to the next meeting on the implications of the Twyford Neighbourhood Partnership Group to the council. There are two sections. Children's centre for 0 – 4 years and an extended services section for 5 – 19 years. Roll out for these is some time in the future. Twyford is in phase 3. Mrs Ditcham to attend networking event on 15th September.
 - 5.4 Mrs Dane to draft comments on the Thames Valley Journey Time questionnaire for consideration by the Full Council. Completed.
 - 5.5 Mr Jarvis to attend the police briefing meeting on Neighbourhood Policing and Community Support Officers. Noted in his diary.
 - 5.6 Mrs Dane to check the information supplied on the WDC veteran tree project. The information provided indicated a charge would be made depending on the size of the workload in each parish but it appears a standard charge is being applied to all parishes. The Clerk to query this with WDC.
 - 5.7 Mr C Smith to check what changes there are to the WDC Highway Design Guide. No apparent changes identified. The Clerk to ask WDC for details of the changes.
 - 5.8 The Clerk to ask Mr Jarvis to raise the parking issues raised by Mr Phillips at the next Neighbourhood Policing meeting. Noted by Mr Jarvis.
 - 5.9 The Clerk to copy Mr Sunley's letter to WDC Highways Dept. Completed.
6. **Planning Matters**
 - 6.1 **Current List**

7868 1 Station Rd – Object

 1. Over development of site.
 2. Insufficient parking in relation to the number of proposed bedrooms.
 3. No visitor parking.
 4. No external amenity space.
 5. Exit on to Waltham Rd is not suitable due to difficult sight lines and the high volume of traffic in Waltham Rd.
 6. No provision for deliveries to the shop.
 7. In conservation area. Dormers will not match existing properties.

8277 Loddon Park Farmhouse. Object – this is a bad precedent and agricultural workers are being housed in temporary accommodation adjacent to the premises.

8451 3 Church St – no comment.

6768 81 Hurst Rd – no comment.

8515 53 Wessex Gardens – no comment.

8571 Polehampton Junior School – no comment.
8522 49 Malvern Way - no plan provided showing details of the proposal.
8549 108 Broad Hinton – Mr J Jarvis to make site visit to check details.

6.2 Appeals –

7647 Mulberry Mead – the following comments were submitted to the appeal hearing.

1. The extension is not a remodelling of an existing extension. It is a complete replacement. The small lean-to conservatory was demolished and has been replaced with a much larger brick built permanent living room, set with a higher floor level and a much higher roof line than before.
2. The vegetation which masks the ground floor windows is not of good quality and is very likely to be removed by anyone occupying the house in order to clear the access around the extension. It cannot therefore be relied on to provide permanent privacy to no 34 Winchcombe Rd. Even the fence is in poor condition.
3. The new roofline lends itself to becoming a walkway or balcony and therefore will invade the privacy of no 34.
4. No 34 has a very short garden and this extension is on the south side thus affecting the light in the garden.
5. There would be fewer objections if the roofline was redesigned to start at a lower level adjacent to no 34 and to slope continuously and gently up to the existing house with no flat roof area and no windows capable of overlooking no 34.

6937 7 New Rd

7199 7 New Rd

6704 Mulberry Mead – appeal dismissed.

6.3 Notices of permission

7805 154 Broad Hinton

8102 148 Broad Hinton

8239 33 Poundfield Way

6.4 Notices of refusal

8092 2 South View Close

8178 2 Verey Close

6.5 Other planning matters

6.5.1 WDC Planning applications and decisions:

17.07.07 – 28.07.06

31.07.06 – 04.08.06

07.08.06 - 11.08.06

14.08.06 – 18.08.06

21.08.06 – 25.08.06 – all noted.

6.5.2 WDC Meeting of Planning Committee 06.09.06 – noted

6.5.3 WDC Developing a Land Use Strategy – to be brought forward to October meeting.

6.5.4 WDC Residential Design Guide. – CD version of report to be requested by the Clerk

6.5.5 WDC Planning Commitments for Housing at March 2006. Details available on the following website for committee members to view –

<http://www.wokingham.gov.uk/planning/news-and-information/housingmonitoring>

7. Twyford News. – Checking meeting planned for 07.09.06.

8. Footway Lighting

8.1 Repair and fault report.

Parish - 101 Longfield Rd– outage

149 Amberley Drive – intermittent fault.

9. General Amenity Matters

9.1 WDC Review of play areas – The clerk to submit comments on the play areas listed.

9.2 EnCams Local Environmental Quality – a Town and Parish Council guide. Mrs L Dane to report back to the next meeting.

9.3 WDC Campaign Against Waste meeting 25.09.06. Mr J Jarvis to attend.

9.4 Thames Valley Police – posters about vandalism. The Clerk to place them on the notice boards.

10. Highways

10.1 Potholes update. None.

10.2 Parking in Orpington Close – letter from resident to WDC noted.

10.3 A4/London Rd junction. Mrs Dane reported that Wargrave PC have raised a petition asking for improvements to be made.

10.4 WDC Meeting of Highways Consultative Board 04.09.06 – noted.

10.5 Mr D Hymers asked the Clerk to arrange for the Village Ranger to clear out the ditch adjacent to Stanlake Meadow in Waltham Rd.

11. Correspondence

11.1 R Oldham rubbish left by refuse collectors – noted.

11.2 Crossrail Project Update – circulated on e-mail - noted

11.3 WDC Environmental Bulletin – circulated on e-mail

12. Date of next meeting – 2nd October 2006.

The meeting closed at 9.38 pm.