

## TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Monday 2<sup>nd</sup> October 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, Mr R Mantel from Item 5.3.

In attendance: Mr J. March (Clerk) and one member of the public.

1. **Public Questions** - None
2. **Apologies** - None
3. **Declaration of items of interest on the agenda** - None
4. **Minutes of the meeting held on 4<sup>th</sup> September 2006** - item 5.3 extended services section age range corrected to 5-19 years. – Proposed by Mr C Smith seconded by Mrs L Dane, - approved unanimously.
5. **Matters arising and action points**
  - 5.1 The Clerk to write to WDC about the veteran tree project – Completed.
  - 5.2 The Clerk to write to WDC about changes to the WDC Highways Design Guide. Completed – details of changes provided. No significant impact.
  - 5.3 Mrs Ditcham to report back on the Twyford Neighbourhood Partnership networking meeting. Mrs Ditcham reported on this meeting, an extended services meeting and a drop in session held at Colleton School. She outlined the proposals for each of the age groups and the service arrangements to be established in Twyford. She will be attending the next meeting of the Twyford Neighbourhood Partnership Group.
  - 5.4 Mr Jarvis to attend the police-briefing meeting on Neighbourhood Policing and Community Support Officers. Meeting due later this month.
  - 5.5 The Clerk to place WDC - Developing a land Use Strategy on the agenda of the October meeting – Completed.
  - 5.6 The Clerk to request a CD version of the WDC Residential Design Guide. Completed.
  - 5.7 The Clerk to reply to WDC about play areas – Completed.
  - 5.8 Mrs Dane to report on the EnCams Local Environment Quality – a Town and Parish Council Guide. This is a guide that gives details of the legislation and areas of responsibility. It will be a useful reference in case any problems arise in Twyford.
  - 5.9 The Clerk to arrange for the village ranger to clear the Waltham Rd ditch by Stanlake Meadow. Completed.
  - 5.10 Post boxes – there are no indicators in the boxes at Broad Hinton, Winchcombe Rd and the Hurst Rd/Broadwater Rd junction. The Clerk to report this to Royal Mail.
6. **Planning Matters**
  - 6.1 **Current List**

8549 108 Broad Hinton – object as part of the amenity land is being used.

8576 Top Flat Loddon Park Farm – no comment.

8624 34 Cotterell Gdns – no comment.

8629 39 Kibblewhite Cres – no comment.

8633 3 Longfield Rd – no comment.

8665 76 Broad Hinton – Object

    1. Over development of site.
    2. Extension comes right up to the boundary of the property and reduces the open plan effect of the area.
    3. Effect on no 78 – too close, unneighbourly and the windows overlook this property.

8570 15 Old Mill Court – Object. Loss of car parking in an area where there have been complaints about inadequate parking.

8672 3 Amberley Drive - no comment

8694 15 Hurst Park Rd – no comment

8695 rear 46-48 Wargrave Rd – no comment

8703 36 Winchcombe Rd –Object 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 and 7 is out-of-keeping with neighbouring dwellings. No. 34 is a bungalow and no. 51 opposite is a chalet. These dwellings in particular should only be chalets.
3. 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.
4. 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.
5. 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.
6. 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.
7. The lack of front gardens for plots 1 to 4 is not an acceptable layout.
8. The internal living space is not adequate for the number of bedrooms proposed.
9. The private rear gardens are below the minimum guideline and are too small for what are presumably dwellings for families with children.
10. The plan proposes to hard-surface too great a proportion of the site. There is insufficient scope for adequate soft landscaping.
11. 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.

8730 5 Broadwater Rd – no comment

7328 Weighbridge House – This is in the Conservation Area. The sign should only be illuminated when the office is occupied.

8522 49 Malvern Way – no comment. Note the plans do not match the description in the application regarding the number of bedrooms.

8710 2 South View Close – Object. The proposal is too large and is unneighbourly to adjacent properties.

## **6.2 Appeals –**

2006208 15 Church St

7391 6 Church St

## **6.3 Notices of permission**

7983 10 Yewhurst Close

8304 11 Weavers Way

## **6.4 Notices of refusal**

7939 15 Hurst Park Rd

## **6.5 Other planning matters**

### **6.5.1 WDC Planning applications and decisions:**

28.08.06 – 01.09.06

11.09.06 – 15.09.06 - noted

### **6.5.2 WDC Meeting of Planning Committee 27.09.06 - noted**

### **6.5.3 WDC Developing a Land Use Strategy. Proposed reply discussed. Mr Jarvis to complete the questionnaire and forward it to the Clerk. The Clerk to send it to WDC and copy it to committee members for information.**

- 6.5.4 Partial Review of South East Plan – Provision for Gypsy and Traveller Caravan Sites. Noted
- 6.5.5 WDC Flood Risk Assessment – The Clerk to reply that the River Loddon and Twyford brook are the areas at risk.
- 7. Twyford News.** – Autumn issue due from the printers.
- 8. Footway Lighting**
  - 8.1 Repair and fault report.
    - Parish - 220 Lincoln Gardens– outage
    - 140 Hermitage Drive – intermittent fault.
    - 100 Longfield Rd – outage
    - 194 Chaseside Ave - outage
    - 185 Amberley Drive – outage
    - 187 Amberley Drive – outage
    - 226 Loddon Hall Rd - outage
    - WDC 10 Wargrave Rd – outage
    - London Rd opposite Thai restaurant – outage.
- 9. General Amenity Matters**
  - 9.1 Police – Burglary report - noted
  - 9.2 Police – posters and flyers for Halloween and fireworks season – noted.
  - 9.3 WDC Extended Services for Children and Young People. Reported on by Mrs Ditcham under item 5.3.
  - 9.4 WDC Community Care 50+ conference “Life is for Living” – noted.
  - 9.5 CCB Carers Healthy Living Days in Oct and Nov – noted.
  - 9.6 Notes of Rural towns and Parish Plans Roundtable 11.09.06 – noted.
  - 9.7 Voluntary and Community Sector Representation – noted.
  - 9.8 WDC Environmental Services Bulletin – noted.
  - 9.9 Youth Work Solutions – noted.
  - 9.10 Social Enterprise Berkshire Training Programme – noted.
  - 9.11 CVA Voluntary and Community Sector Conference – noted.
  - 9.12 Notes of WDC Local Strategic Partnership Meeting 29.09.06 – noted.
  - 9.13 Parish councils and Wildlife – the Clerk has requested a copy of the explanatory notes.
- 10. Highways**
  - 10.1 Potholes update. None.
  - 10.2 Traffic Speed in Wargrave Rd - raised by resident with WDC – noted.
  - 10.3 WDC Meeting of Highways Consultative Board 02.10.06 – noted.
  - 10.4 Disabled parking bay adjacent to Bowling Green – the markings are very faint. The Clerk to ask WDC to renew them.
- 11. Correspondence**
  - 11.1 Defra – Rural Services Review. - noted
  - 11.2 Wharf Land Investments – Sandford Farm Woodley - noted
  - 11.3 WDC removal of hedge at Colleton School – noted.
  - 11.4 WDC Safer Routes to School. Reply from WDC noted.
  - 11.5 Daly International proposed alterations to Vodafone mobile phone mast. – noted.
  - 11.6 WDSF Invite to Community Lunch – noted.
- 12. Date of next meeting – 2<sup>nd</sup> October 2006.**

The meeting closed at 10.02 pm.