

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Monday 6th August 2007 at 7.45pm.

Present: Mr J Jarvis. (Chairman), Mrs B Ditcham and Mr C Smith.

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

1. **Public Questions** – Various questions were raised and concerns expressed about the planning application for the proposed children’s centre at Colleton School.
2. **Apologies** – Mr D Hymers, Mr R Mantel and Mr J Rowe.
3. **Declaration of interest in items on the agenda.** Mrs B Ditcham declared an interest in the planning application for the proposed children’s centre at Colleton School.
4. **Minutes of the meeting held on 2nd July 2007.** Proposed Mrs B Ditcham, seconded Mr C Smith and approved unanimously.
5. **Matters arising and action points**
 - 5.1 The Clerk to put Residents Parking Scheme on the Agenda of the August meeting. Completed
 - 5.2 The Clerk to ask Mr Jarvis to revamp the lighting check lists. Completed. The Clerk to type up and issue to committee members.
 - 5.3 The Clerk to reply to the WBC about proposed rights of way. Completed.
 - 5.4 Mrs Ditcham to complete the questionnaire about the Broad Hinton Play Area. Completed.
 - 5.5 The Clerk to put Broad Hinton Play area on the agenda for the September meeting. Carried forward.
 - 5.6 The Clerk to contact WBC about the hedge outside Highfield Court. Completed.
 - 5.7 The Clerk to contact WBC to get the seat in Hurst Rd cleaned. Completed.
 - 5.8 The Clerk to follow up the potholes in Springfield Court with WBC. Completed.
 - 5.9 The Clerk to reply to District Councillor Keith Baker about the Highways Consultative Board. Completed.
 - 5.10 The Clerk to contact WBC and Waitrose about the London Rd car park entrance. Completed. Road markings repainted. WBC advises that no other action is required.
6. **Planning Matters**
 - 6.1 **Current List**
 - 1558 10 Saunders Close – no comment
 - 1588 7 Station Rd – Object – in conservation area and the look of the high-level dormers and roof lights will detract from the current street scene. Inadequate off street parking for a 4-bedroom property.
 - 1643 Haweli Tandoori 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.
 - 1520 100 Hurst Rd – no comment.
 - 1597 Loddon Park Farm – Object – This is a separate dwelling. The so-called dressing area is not part of the bedroom and could easily be converted to a kitchen. The building has no connection to the main house and as such a “master suite” is not appropriate. The application should be resubmitted to show proper facilities and amenities for a separate unit.
 - 1709 27 Orchard Estate – Object – In front of building line. Could cause traffic problems due to restriction of vision to vehicles coming from the side road. Appears over development and could easily be split into two dwellings. Lack of provision of off street parking which is important as this is a corner plot.
 - 1737 15 Sycamore Drive – No objection subject to the window being fixed closed and glazed with obscure glass.
 - 1785 15 London Rd – no comment.

1881 15 London Rd – Object – no other internally illuminated signs in this area at present. If approved a condition should be imposed that the sign should only be illuminated during opening hours.

1787 17 & 154-17 Westview Drive – Object – Over development. The garden of the new house is too small – only about 8-9m against a minimum of 10m. The new access is too near the corner by a busy road. No objection to the rear extension on no 17.

1883 16 Jarvis Drive – no comment.

1901 43 Hurst Rd – No objections subject to the front dormer window to the new garage being purely aesthetic with no intermediate floor behind and that the garage is not to be used with a first floor.

1827 Colleton CP School – Mrs Ditcham left the meeting while this item was being discussed. Object – Too close to 21 Verey Close. It will have a detrimental effect on this property. As Verey Close is the main access route there is concern about parking in Verey Close, which is a small residential road. The School and its pupils will be compromised by having person who have nothing to do with the school visiting the centre. Why is the centre being located in a school when a considerable proportion of the use is not directly related to children? The location is not in the centre of the village so only a small proportion of users will walk. The majority will drive. The additional traffic will increase the congestion in Colleton Drive and jepodise the safer routes to school scheme.

6.2 Appeals

None

6.3 Notices of permission

1059 8 Wessex Gardens

1302 12 Waltham Rd

1063 27-27B Station Rd

1303 12 Heron Drive

1477 178 Broad Hinton

1523 1 Sycamore Drive

1297 39 Winchcombe Rd

1558 10 Saunders Close

1492 41 Wargrave Rd

1274 3 Sycamore Drive

1241 37 Orchard Estate

1417 6 Greenfinch Drive

1262 32 Malvern Way

1293 48 Wargrave Rd

1264 40 Malvern Way

1404 4 Longfield Rd

6.4 Notices of refusal

1263 32 Malvern Way

1508 22 Chaseside Ave

1148 9 Cheriton Ave

1509 23 Cotterell Gdns

1289 17 Kibblewhite Crescent

6.5 Other planning matters

6.5.1 WBC Planning applications and decisions:

25.06.07 – 29.06.07

02.07.07 – 06.07.07

09.07.07 – 13.07.07

16.07.07 – 20.07.07

23.07.07 – 27.07.07

6.5.2 Provision of Caravan Sites for Gypsies and Travellers. Proposed response agreed. The Clerk to complete and return.

6.5.3 WBC Town and Parish Councils Local Development Framework Briefing Update. – Noted.

6.5.4 WBC Consultation on Scoping Reports for The Highways Design Guide, Supplementary Planning Document and Sustainable Development Supplementary Planning Document. Mr Jarvis to consider and draft reply for discussion at September meeting.

7. **Twyford News** The Clerk to follow up the two advertisers who have not responded to the request to renew their advert. There are now three editors dealing with the current issue. Discussions have been held with the printers regarding the layout and having the colour printed in colour. The advertisers on the cover have agreed to cover the additional cost. Agreed the next issue to have the cover pages printed in colour.

8. Footway Lighting

8.1 Repair and fault report.

- Parish – 251 Hilltop Rd - outage
- 129 Sycamore Drive – outage
- 109 Springfield Park – outage
- 177 Wessex Gdns – day burner
- 161 Winchcombe Rd – day burner

9. General Amenity Matters

- 9.1 TVP Ringmaster message 17.07 –circulated on e-mail – noted.
- 9.2 CVA-WD Community Cohesion Conference 11/7 – circulated on e-mail – noted.
- 9.3 Campaign Against Waste Draft Strategy – circulated on e-mail –Mr Jarvis to consider and draft response if required. Mr C Smith to attend the next meeting on 1st October. The Clerk to inform WBC.
- 9.4 TVP Ringmaster message 19.07 –circulated on e-mail – noted.
- 9.5 CAB's contribution to the lives of Wokingham's older people – circulated on e-mail – noted.
- 9.6 TVP Open Day Training Centre Sulhamstead August 11th – noted.
- 9.7 Police – membership of Neighbourhood Action Group – Mr Jarvis confirmed he will remain a member. The Clerk to discuss recruitment of further representatives from Twyford with PC Glynn Wildey.

10. Highways

- 10.1 Potholes update. None
- 10.2 Residents Parking Schemes. As some committee members who have been checking the current position were not present this could not be discussed. To be carried forward to September meeting. In order for this matter to be dealt with –**any committee members who are unable to attend the September meeting to send a written report of the information they have obtained to the Clerk prior to the meeting.**
- 10.3 Street naming 86-94 Wargrave Rd – Dane Gardens suggested and agreed. The Clerk to inform WBC.
- 10.4 WBC Top 3 requests for Highways and Traffic Management – circulated on e-mail. Discussed and agreed to request that the priority is changed at the Waltham Rd /Hurst Rd junction to give the right of way to vehicles turning into Hurst Rd when coming south out of the village over the railway bridge. Mr Jarvis to discuss this with District Councillor Stephen Conway.
- 10.5 WBC Highways Consultative Board – proposed briefing by Cllr Keith Baker. Agreed Cllr Baker is invited to make a presentation at 7.30 pm before the start of the meeting on October 1st. The Clerk to reply to Cllr baker.
- 10.6 The red lamp on the set of traffic lights outside Phillips Chemist in London Rd is out. The Clerk to report to WBC.

11. Correspondence

- 11.1 Richard Leck re Hurst Rd/Waltham Rd junction. Discussed under item 10.4 above. The Clerk to reply to Mr Leck.
- 11.2 Environmental Bulletin no 24 – circulated on e-mail – noted.

- 12. Date of next meeting** – Monday 3rd September 2007.

The meeting closed at 9.45 pm.