

# Twyford Parish Council

## Planning and Amenities Committee Agenda

A meeting of the Committee will be held at 7.30pm on Tuesday 4<sup>th</sup> August 2020 via Zoom (online meeting facility).

**1. Public Questions.**

**2. Apologies.**

**3. Declaration of interest in items on the agenda.**

**4. Dispensations.**

**5. Minutes of the meeting held on 30<sup>th</sup> June 2020.**

These minutes were approved as a true and accurate record at the Full Council meeting held via Zoom on the 28<sup>th</sup> July 2020.

**6. Matters arising and action points.**

6.1 Living Lampposts – Update. Twyford Together have confirmed that there is a delay on production but hope they will be installed soon.

6.2 Defibrillator on-going maintenance & finance.

6.2.1 Loddon Hall & Stanlake Pavilion Defib Devices – New batteries for both devices have been received and installed.

6.3 Get ready for the Great British September Clean (circulated 22/7/20).

**7. Assistant Clerks Report**

**8. Planning Matters - Current List**

8.1 201520 4 Stephen Close

8.2 201649 26 Hubbard Close

8.3 201742 128 Wargrave Road

8.4 201746 12 Lincoln Gardens

8.5 201784 72 Hurst Park Road

8.6 201827 51 Paddock Heights

**9. Notices of permission**

\* denotes applications that the Council has previously commented on.

9.1 201119 22 London Road

9.2 200938 Loddon Park Farm

9.3 200073 47 Station Road

\* No comment subject to WBC checking the plans are in accordance with Station Conservation Area rules and restrictions.

9.4 201313 62 Hurst Park Road

\* Overdevelopment of the site.

**10. Other planning matters**

10.1 Enforcements

10.2 Tree Protection Orders – Would the Committee like to consider applying for TPO's to be placed on any trees throughout the village?

10.3 201561 3 Wargrave Road (Shine Dentist) – Application for advertisement consent for 2no. internally illuminated fascia signs (retrospective).

10.4 201586 186 Broad Hinton – Application for works to protected tree(s), TPO 769/1995, T2. T2, Oak – Reduce crown by max 2-3m all the way round.

10.5 201678 14 Wagtail Close – Application for works to protected tree(s) TPO 54/1972, Group 2. T1, Norway Maple – Crown reduction by 2.5m. Raise canopy to gain 5m clearance from ground level. Remove deadwood 40mm and above. T2, Holm Oak – Crown reduction by 2.5m. Raise canopy to gain 5m clearance from ground level. Remove deadwood 40mm and above.

10.6 201684 63 London Road – Application for works to protected tree(s) TPO 258/1984, Group 1. T1, Yew – crown lift to approximately 4m over drive and 2.5m over footpath, by removing secondary growth only where possible. Reduce & reshape to give good form. T2, Evergreen Oak – Re pollard at previous pollard knuckles, leaving 0.5-1-inch stubs to aid regrowth. T3, Evergreen Oak - Re pollard at previous pollard knuckles, leaving 0.5-1-inch stubs to aid regrowth.

10.7 201705 47 Brook Street – Section 211 notification for works in Twyford Station Conservation Area. T1, Conifer – Fell & replace with one fruit tree in same position.

10.8 WBC - Addressing - Temporary dwelling - Rosebarys Farm Twyford (circulated 22/07/20).

10.9 WBC – Notification of Application for new premises licence - Rural Pie Co Ltd (circulated 22/07/20).

**11. Notices of refusal.**

11.1 193191 Loddon Park Farm

\* TPC comment on application – Should not set a precedent for future development.

WBC Reasons for the refusal:

1. The dwelling house/log cabin is outside development limits and in the designated Countryside. It is an unsustainable and unacceptable form of development resulting in excessive encroachment and expansion of

buildings away from original buildings, outside the historic envelope of built form at Loddon Park Farm, increasing built form in the Countryside and along with the urbanising impact results in harm to its character. The Council does not consider that sufficient justification exists for the dwelling and can demonstrate a housing land supply in excess of 5 years. As such, the log cabin is contrary to the National Planning Policy Framework, Core Strategy Policies CP1, CP3 and CP11.

2. The extent of land/residential curtilage included within the red line is excessive in size and leads to potential spread of residential paraphernalia and a more suburban character detrimental to the character and appearance of the countryside. As such, the log cabin is contrary to the National Planning Policy Framework, Core Strategy Policies CP3 and CP11.

3. The dwelling does not provide adequate internal space and is not in accordance with the Borough Internal Space Standards, to the detriment of the amenity of the occupier and future occupiers. The development is therefore contrary to the national Planning Policy Framework, Policies CP1 and CP3 of the Core Strategy and TB07 of the MDD Local Plan.

4. In the absence of satisfactory details relating to access and parking, the Local Planning Authority is not satisfied that there is an appropriate vehicular access or that an appropriate level of car parking can be provided, in accordance with the parking standards. This is contrary to the National Planning Policy Framework, CP1, CP3 and CP6 of the Core Strategy and CC07 of the MDD Local Plan.

#### 11.2 193205 Loddon Park Farm

\* TPC comment on application – Should not set a precedent for future development.

##### WBC Reasons for the refusal:

1. The dwelling house/log cabin is outside development limits and in the designated Countryside. It is an unsustainable and unacceptable form of development resulting in excessive encroachment and expansion of buildings away from original buildings, outside the historic envelope of built form at Loddon Park Farm, increasing built form in the Countryside and along with the urbanising impact results in harm to its character. The Council does not consider that sufficient justification exists for the dwelling and can demonstrate a housing land supply in excess of 5 years. As such, the log cabin is contrary to the National Planning Policy Framework, Core Strategy Policies CP1, CP3 and CP11.

2. The extent of land/residential curtilage included within the red line is excessive in size and leads to potential spread of residential paraphernalia and a more suburban character detrimental to the character and appearance of the countryside. As such, the log cabin is contrary to the National Planning Policy Framework, Core Strategy Policies CP3 and CP11.

3. The dwelling does not provide adequate internal space and is not in accordance with the Borough Internal Space Standards, to the detriment of the amenity of the occupier and future occupiers. The development is therefore contrary to the national Planning Policy Framework, Policies CP1 and CP3 of the Core Strategy and TB07 of the MDD Local Plan.

4. In the absence of satisfactory details relating to access and parking, the Local Planning Authority is not satisfied that there is an appropriate vehicular access or that an appropriate level of car parking can be provided, in accordance with the parking standards. This is contrary to the National Planning Policy Framework, CP1, CP3 and CP6 of the Core Strategy and CC07 of the MDD Local Plan.

#### 11.3 201101 33 Hurst Road

\* TPC comment on application – Change of the street scene from a green rural scene.

##### WBC Reasons for the refusal:

1. The proposed fencing on Paddock Heights would obstruct pedestrian visibility for vehicles using the driveway of No. 2 Paddock Heights and this would adversely affect highway safety. This would therefore be contrary to paragraph 109 of the NPPF & policies CP1, CP3 and CP6 of the Core Strategy.

2. Insufficient information has been submitted to demonstrate that the proposed fencing on Hurst Road would not have an adverse impact on the visibility from the adjacent Paddock Heights/Hurst Road junction and this could adversely affect highway safety. This would therefore be contrary to paragraph 109 of the NPPF & policies CP1, CP3 and CP6 of the Core Strategy.

3. The proposed fencing, due to its height and close proximity to the back of the footpath in this very prominent location will be detrimental to the visual amenities of the street scene and the character of the area. As such the proposal is contrary to the National Planning Policy Framework, Core Strategy policies CP1 and CP3.

#### 11.4 201100 33 Hurst Road

\* TPC passed 'no comment' on this application.

##### WBC Reasons for the refusal:

1. Insufficient information has been submitted to demonstrate that acceptable vehicular and pedestrian visibility splays can be provided at the proposed access onto A321 Hurst Road. In the absence of such, the Council cannot be satisfied that there will not be adverse impact on highway safety. This is therefore contrary to paragraph 109 of the National Planning Policy Framework and policies CP1, CP3 & CP6 of the Core Strategy.

2. The proposed layout does not comply with the council's standards in respect of turning and this could lead to reversing movements onto A321 Hurst Road, which is not in the interests of highway safety. This is therefore contrary to paragraph 109 of the National Planning Policy Framework and policies CP1, CP3 & CP6 of the Core Strategy.

#### **12. Notices of withdrawal – None.**

#### **13. Notice of appeal**

13.1 200584 4a Longfield Road – This appeal is proceeding under the Commercial Appeals Service. There is no opportunity for comments (This item was included within the April 2020 meeting as information only: - please refer to item 2.3 of the Planning & Amenities items noted section).

#### **14. Neighbourhood Plan**

14.1 Minutes/Notes from the Working Group Meeting (2/3/20) to be circulated.

- 14.2 Minutes from the Sub-Committee Meeting (3/3/20) to be approved.
- 14.3 Community Led Housing (BD) (presentation documents circulated 21/7/20).
- 14.4 Next Meetings:  
Sub-Committee – 1/9/20 via Zoom (19:00)  
Working Group – TBC
- 14.5 Approval of any Neighbourhood Plan expenses – None.
- 14.6 Grant update (CW).
- 15. Footway Lighting**
- 15.1 Repair and fault report (1 New, 11 outstanding).
  - Church Road – Island outside Miles & Daughter (Repair scheduled 6/8/20) (W195051).
  - London Road – Island near Polehampton School (W2011559).
- 15.2 Councillor streetlight checks reports.
  - Loddon Hall Car Park (Lamps X2) (W195047 & W195048) (MA).
  - Lamp 47 Hurst Road (MB).
  - Lamp 21 Hurst Road (MB).
  - Lamp 29 Waltham Road (BD).
  - Longfield Road (opposite 1 Longfield Road – Connection box access door open) (JB).
  - Longfield Road/Jarvis Drive (JB).
  - Wargrave Road (westbound side of the A4 from the roundabout to the crossing) (JB).
  - Lamp 84 Sycamore Drive (W207769) (RM). Checked – Repaired. No further fault.
  - Lamp 2 Sycamore Drive (W207771) (RM). Checked – Repaired. No further fault.
- 15.3 Part-night lighting – Turn off streetlights between about 12 midnight and 5.30am in appropriate locations to save money (Assistant Clerk Investigating).
- 16. General Amenity Matters**
- 16.1 Gateway signage – to consider quote received for £9,454.35 (circulated 1/4/20).
- 16.2 Air quality – Meeting held 13/2/20. Minutes circulated 15/4/20.
- 16.3 Bench & Bus Stop inventory for Twyford (CW).
- 16.4 GWR – opens bidding for £750,000 community fund (circulated 1/8/19). Application submitted by Mr M Alder (circulated 24/9/19). Confirmation that application has been received. Awaiting results.
- 16.5 GWR to discuss car parking provisions – Nicola Scott from GWR to join September meeting.
- 16.6 'Twinned with Quincy' sign at Bell Corner. Order placed following approval.
- 16.7 Bench requested by a resident within the open space between Colleton Drive & Wessex Gardens (monies assigned in the 2020/21 budget) – Assistant Clerk is liaising with WBC for approval of the proposed positioning of the bench.
- 16.8 Local Green Space – Recommended areas (circulated 24/6/20). Feedback/Update from WBC.
- 17. Village Maintenance**
- 17.1 Railway Bridge (High Street (between Bridge Park & Old Mill Court)). Rotten fencing. Network Rail have been advised. Awaiting action and a response.
- 17.2 Weeds down the Waltham Road siding on to Stanlake Meadows – WBC have confirmed that the clearance of weeds from the ditch is TPCs responsibility. The strimmer that the Ranger has is not industrial enough to clear the ditch. Referred to the Parish Lands Committee.
- 17.3 Bus Stop being obscured by a resident's hedge along the Waltham Road. WBC have been informed and will take the necessary actions.
- 17.4 Meeting with Mark Morris, Community Environmental Officer (11/3/20) – Assistant Clerk to forward meeting notes and provide an update on actions.
- 18. Highways**
- 18.1 Speedwatch:
  - Mrs T Ramsden – Application submitted. Requested an update on the progression of the application.
  - Updates
- 18.2, 18.3, 18.4 & 18.5 – WBC Official Martin Heath met with Councillors; Mrs B Ditcham, Mr C Wickenden and Mr R Mantel to discuss the below along with any other suggestions on how to improve Twyford (Meeting notes circulated 4/2/20).
- 18.2 Second Speed Indicator – Resident asked for another device to be installed on either Waltham Road or Hurst Road.
- 18.3 A321 Hurst Road - Cllr Lindsay Ferris has been communicating with WBC following concerns of large vehicles using the village (circulated 27/6/19). Response received from WBC (Traffic Management) confirming that there is nothing wrong with the Central Refuge and advising the resident that the information has been passed to the Highways Asset Team to reply. Suggestion sent to WBC that a weight limit through the village is applied.
- 18.4 A4 – Consideration of the speed limit. Suggestion sent to WBC for a speed restriction of 40mph 100m both sides of the A4 Wargrave roundabout be applied.

18.5 A resident has asked the Committee for their consideration to support a request for a crossing near Stephenson Close.

Assistant Clerk to arrange a follow up meeting.

**19. Climate Emergency Action** - Joint working with the Parish Lands Committee (BD/JB).

**20. Twyford In Bloom**

20.1 Twyford In Bloom. All hanging baskets are up and in their correct locations.

20.2 Hanging Basket near the bike shop on the Waltham Road came down during the weekend of the 18<sup>th</sup> July. Contractors have since rehung the basket.

20.3 Rewilding

20.3.1 WBC correspondence - News & pictures: Wildflower meadows provide path for insects (circulated 22/07/20). Awaiting details of potential sites from WBC.

**21. Correspondence circulated by email:**

21.1 WBC – Planning Enforcement Outstanding Cases (circulated 02/07/20).

21.2 TRHA – July's Newsletter (circulated 02/07/20).

21.3 WBC – Notification of temporary closure, Wargrave Road (circulated 02/07/20).

21.4 GTR – Passenger Benefit Fund Update (circulated 02/07/20).

21.5 TRHA – Virtual Summer Show (circulated 08/07/20).

21.6 GWR – Timetable changes to support easing lockdown (circulated 20/07/20).

21.7 WBC – Get ready for the Great British September Clean (circulated 22/07/20).

21.8 GWR – Department of Transport asks for ideas to decarbonise transport (circulated 22/07/20).

21.9 WBC – News & pictures: Wildflower meadows provide path for insects (circulated 22/07/20).

21.10 TVP - Police & Crime Bulletin July 2020 (circulated 30/07/20).

**22. Date of next meeting – Tuesday 1<sup>st</sup> September 2020.**