

Twyford Parish Council

Planning and Amenities Committee Agenda

A meeting of the Committee will be held at 7.45pm on Tuesday 5th October 2021 at Stanlake Pavilion, Twyford.

1. **Public Questions.**
 2. **Apologies.**
 3. **Declaration of interest in items on the agenda.**
 4. **Dispensations.**
 5. **Minutes**
 - 5.1 Minutes of the meeting held on 4th May 2021.
 6. **Appointment of Chairman.**
 7. **Appointment of Vice Chairman.**
 8. **Appointment of councillors to sub committees and working groups:**
 - Neighbourhood Plan sub-committee.
 - Neighbourhood Plan working group.
 - Twyford in Bloom working group.
 9. **Matters arising and action points.**
 - 9.1 Rights of Way Improvement plan consultation (circulated) (Item also linked to 10.6).
 - 9.2 WBC Draft Leisure Strategy (circulated).
 - 9.3 Electricity contract expires 2022. For discussion at the November meeting.
 - 9.4 WBC - Consultation on WBC Gambling Policy (circulated).
 - 9.5 Resident's correspondence - Assistance with fibre broadband roll out (circulated).
 - 9.6 WBC - Engagement on Local Bus Services (circulated).
 - 9.7 Resident's correspondence - Access from Woodpecker Close to Broad Hinton park (circulated).
 - 9.8 WBC - Halloween trail in Twyford 22nd - 31st Oct (circulated).
 10. **Climate Change.**
- Meeting to be held on Wednesday 13th October 2021 at 7.30pm.
- 10.1 Transport.
 - 10.2 Air Quality.
 - 10.3 Local Plan & New Development.
 - 10.4 Sustainable Schools.
 - 10.5 Reduce & Recycle.
 - 10.6 Public Rights of Way - Suggested new route.
 11. **Planning Matters - Current List**
 - 11.1 213006 54a Hurst Road
 - 11.2 213041 4 Wagtail Close
 - 11.3 213189 21 Gooch Close
 - 11.4 213214 18 Chaseside Avenue
 12. **Other planning matters**
 - 12.1 Commercial address - Brook Street, Twyford.
 - 12.2 Enforcements (circulated).
 - 12.2.1 Erection of a gate within a conservation area. WBC Investigation closed – permission would likely be granted.
 - 12.2.2 Resident's correspondence - General Enforcement Query (circulated).
 - 12.3 Resident's correspondence – Copy of representations to the agents of the prospective developers of this site (Bridge Farm, Twyford) (circulated).
 - 12.4 18-32 London Road - Proposed shared mobile telecommunications radio equipment (circulated).
 - 12.5 WBC - Slides from Planning Training for Town and Parish Council (circulated).
 - 12.6 Resident's correspondence - Unwanted antenna installation - behind The Grove (circulated).
 13. **Notice of appeals/decisions**
 14. **Neighbourhood Plan**
 - 14.1 Minutes/Notes from the Working Group Meeting (2/3/20) to be circulated by a Working Group Member (Assistant Clerk was not in attendance).
 - 14.2 Minutes from the Sub-Committee Meeting (05/10/21) to be circulated.
 - 14.3 Minutes from the Working Group Meeting (04/10/21) to be circulated.
 - 14.4 Next Meetings:
 - Working Group – 01/11/21 (19:30)
 - Sub-Committee – 02/11/21 (19:00)
 - 14.4 Approval of any Neighbourhood Plan expenses
 - 14.4.1 Christmas Market Stall Fee (£35) – Approved within the Full Council meeting on 14.09.21 (see item 9.1 of the Full Council Minutes). Assistant Clerk to book pitch.

14.4.2 Consultants Fees (£1100.00) – Approved within the Full Council meeting on 14.09.21 (see item 9.4 of the Full Council Minutes).

15. Footway Lighting

15.1 Repair and fault report (0 New, 3 outstanding).

- Lamp 232 – Alleyway near St. Thomas More Church (**TPC**). Works have been carried out. No further actions.
- Lamp 004 – Wargrave Road (**WBC**) (W2118186). Works have been carried out. No further actions.
- Lamp 013 to 016 – Waltham Road (**WBC**) (W2118297). WBC to arrange contractors.
- Lamp 006 – Polehampton Close Car Park (At bottom end of car pk near pumping stn) (**WBC**) (W2126660). Reported leaning column to WBC.
- Lamp P168 – Colleton Drive (opposite Wessex Gardens) (**TPC**) (ORD2105812). Reported leaning column to WBC to arrange repairs in our behalf.
- Lamp outside 2 Wessex Garden (**TPC**) – Request to cut back overgrown shrubbery sent to resident 02.09.21.
- Lamp 143 – Hermitage Drive (**TPC**). Reported leaning column to WBC.

15.2 To consider re-stencilling the lamp numbers onto each TPC owned columns. Assistant Clerk to investigate costs.

15.3 To consider adoption of lamp columns by WBC. Cost breakdown received (circulated).

16. General Amenity Matters

16.1 Gateway signage

16.1.1 Resident's correspondence (circulated).

16.2 Air quality. Discussion on report from Charlie Fielder (previously circulated).

16.2.2 WBC – Air Quality Steering Group 30.04.21 minutes (circulated).

16.2.3 WBC - Air Quality Steering Group 09.07.21 minutes (circulated).

16.2.4 WBC – Air Quality Steering Group 06.08.21 minutes (circulated).

16.2.5 WBC – Air Quality Steering Group 03.09.21 minutes (circulated).

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). Amendment to community funding received (circulated).

16.5 GWR Provisions – Further update requested on items discussed in the September 2020 Planning & Amenities meeting.

- Fencing at the side of Hurst Road Allotments.
- Expansion of the current CCTV system.

16.5.1 Car Parking Provisions – Awaiting further update.

16.5.2 Cycle storage provisions – Mr M Alder & Mr C Wickenden to recommend to the P&A Committee suggested areas at Twyford Station for GWR to consider installing secure cycle parking.

16.6 Bins (BD).

16.7 Resident's Correspondence – Loddon Nature Reserve 'Loddon Long Distance Path' (circulated).

17. Village Defibrillators

17.1 Replacement Parts (Age Concern, Station & Twyford Barbers - £135.00) – Approved within the Full Council meeting on 14.09.21 (see item 9.2 of the Full Council Minutes).

17.2 Replacement Batteries (Longfield Road & Shine (Bell Corner) - £532.00) – Approved within the Full Council meeting on 14.09.21 (see item 9.3 of the Full Council Minutes). Ranger confirmed date was misinterpreted. Approved funds to be carried over to March 2022 when batteries are due to be replaced.

17.3 Replacement Pads ordered via Wel-Medical for Stanlake Pavilion Device (Parts covered under the Worry-Free Package).

18. Village Maintenance

18.1 Assistant Clerk liaising with the temporary Community Environmental Officer assigned to Twyford for updates on the items discussed within the meeting with Mark Morris on 11/3/20.

18.2 Broken fencing surrounding wildflower area outside Hurst Road Allotments. Reported to WBC.

19. Highways

19.1 Speedwatch:

- Mrs T Ramsden – Application Submission update.
- Update.

19.2, 19.3, 19.4 & 19.5

19.2 Second Speed Indicator – Resident asked for another device to be installed on either Waltham Road or Hurst Road.

19.3 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.

19.4 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.

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

19.5.1 Resident's correspondence – Crossing query (Circulated).

Meeting held with Highway Officers on Friday 11th June 2021. Meeting notes circulated.

19.7 'Keep Clear' markings at the junction of the utilities road & the Wargrave Road have not been reinstated following the resurfacing works. WBC Reference W2122993.

19.8 Parking on pavements & verges (AE).

19.9 Communication from a resident – Safety concerns in Station Road. Assistant Clerk provided WBC's and the Borough Councillors contact details to the resident (27.05.21).

19.10 Polehampton Infants Alleyway – Overgrown. WBC notified (W2124410).

19.11 Fly-tipping – Information requested from WBC regarding local hotspots (circulated).

20. Twyford In Bloom

20.1 2021 Results (circulated).

20.2 Rewilding. Three areas have been planted up.

20.3 Hanging Basket & Brackets – Baskets were put up on the 15th May 2021.

20.4 Planter at Bell Corner. Installed.

20.5 Twyford Surgery Hanging Basket. Installed.

20.6 To consider Winter Hanging Baskets (Donated funds of £2175.30 remaining).

20.7 Resident's Correspondence - Woodland along Twyford Brook (circulated). Mrs B Ditcham suggested for this area to be included within the Twyford in Bloom rewilding project. Assistant Clerk to action.

20.8 Wokingham District Veteran Tree Association newsletter (circulated).

21. Correspondence circulated:

21.1 WBC – News: Council supports Mental Health Awareness Week (circulated).

21.2 WBC – News: £4.8million resurfacing programme for 2021-22 begins (circulated).

21.3 Croudace – Land at Bridge Farm (circulated).

21.4 TRHA June newsletter (circulated).

21.5 June update from the Police & Crime Commissioner (circulated).

21.6 WBC - Cycling and Walking Infrastructure (circulated).

21.7 GWR - Annual Customer and Stakeholder Report 2020/21 (circulated).

21.8 TRHA – July Newsletter (circulated).

21.9 Police & Crime Bulletin July 2021 (circulated).

21.10 Air Quality Steering Group – 06.08.21 Minutes (circulated).

21.11 TRHA – Autumn Show Details (circulated).

21.12 Neighbourhood Planning Newsletter - July 2021 (circulated).

21.13 TRHA – September newsletter (circulated).

21.14 WBC - Planning Policy Newsletter (circulated).

21.15 Green belt for Reading (circulated).

21.16 GWR - Invitation - GWR's Annual Stakeholder Conference, Monday 18 October (circulated).

22. Date of next meeting – Tuesday 2nd November 2021.

Planning & Amenities report

Tuesday 5th October 2021

Items for the Committee to note:

1. Matters arising and action points.

- 1.1 Phone box at Bell Corner. Removed 04.06.21.

2. Planning Matters – Comments made in line with the delegated powers agreement:

- 2.1 211182 43-45 Station Road
TPC Comment made 01.06.21 - As per the comments made on the 10.05.21, the Committee wish to raise the following objection: Concern regarding the loss of commercial properties along Station Road. The Committee wish to object to the change of character to the conservation area.
- 2.2 211136 12 Wensley Close
TPC Comment made 01.06.21 - No Comment.
- 2.3 211212 6 Old Mill Court
TPC Comment made 01.06.21 - No Comment.
- 2.4 211510 28 Wargrave Road
TPC Comment made 08.06.21 - No Comment.
Revised Plans submitted to WBC – TPC Comment made 08.07.21 – No Comment.
- 2.5 211677 84 London Road
TPC Comment made 09.06.21 - No Comment.
- 2.6 211890 23 Springfield Park
TPC Comment made 23.06.21 – No Comment.
- 2.7 211314 6 Byron Road
TPC Comment - The proximity to the boundary and the neighbouring garage is overbearing.
N.B: This application had already been determined (approved) and was closed to further comments by the observation date. Assistant Clerk to raise this issue with WBC.
- 2.8 211880 Land East of Wargrave Road
Strict conditions on intensification of activities on the site must apply. In terms of change of use, TPC to follow the guidance from WBC.
- 2.9 211923 19 Chaseside Avenue
TPC comment – No Comment.
- 2.10 212076 28 Jarvis Drive
TPC comment – Concern regarding the lack of parking.
- 2.11 211934 Rosebary's Farm, Land adjoining Firgrove, New Bath Road
TPC comment - Twyford Parish Council wish to object to this application due to insufficient justification surrounding the scale of the business need. Also, if approved, a condition is requested that the building remains for the use of agricultural workers only and a time limit to be added due to being in the Greenbelt.
- 2.12 211924 The Old Bakehouse, 26 High Street
TPC comment – Twyford Parish Council wish to object to this application due to the loss of commercial space in the conservation area.
- 2.13 212129 30a Colleton Drive
TPC comment – No comment.
- 2.14 212064 38 Gooch Close
TPC comment – No comment.
- 2.15 212189 36 Wargrave Road
TPC comment – No comment.
- 2.16 212180 23 Wargrave Road
TPC comment – No comment.
- 2.17 212286 11 Cotterell Gardens
TPC comment – No comment.
- 2.18 212387 26 Wargrave Road
TPC comment – No comment.
- 2.19 212390 49 Colleton Drive
TPC comment – No comment.
- 2.20 212210 6 Broadwater Road
TPC comment - Massing effect on the neighbouring property at No.4.
- 2.21 212470 Kingswillow, Longfield Road
TPC comment – No comment.
- 2.22 212488 121 Broad Hinton
TPC comment – No comment.
- 2.23 212386 Land adjacent to Weir Pool Court, Silk Lane - Section 211 notification for works in a conservation area – T34 sycamore (Remove Ivy) & T38 Sycamore (Fell). Also, Group 7 Westernmost Goat Willow – Crown reduction by 1-2m to leave intended height after pruning at 5m, and intended spread at 4m, subject to pruning at suitable growth points. Observation deadline 12.08.21
TPC comment – Twyford Parish Council wish to make no comment but particularly asked for the felled tree to be replaced.
- 2.24 212682 44 Kibblewhite Crescent
TPC comment – No comment.

- 2.25 212537 2 Hermitage Drive
Twyford Parish Council wish to comment to this application on the grounds that it could easily be converted into two separate dwellings. The Committee would like Wokingham Borough Council to consider placing a caveat preventing such a conversion on this property in the future.
- 2.26 212533 32 High Street
General comment – TPC have no objection if the WBC conservation officer agrees that demolition of a mid 20th century is appropriate.
- 2.27 212775 12 Yewhurst Close
Twyford Parish Council wish to comment to this application due to its size and the possible effect on property number 14.
- 2.28 212808 33 Malvern Way
TPC comment – Concern regarding blocking of daylight to 35 Malvern Way. Unneighbourly.
- 2.29 212779 58 New Road
TPC comment – No comment.
- 2.30 212720 Land at Bridge Farm
Twyford Parish Council would like to object to this outline planning application. The application is premature and if approved would deny residents of Twyford their democratic right to participate fully in the development of the next Wokingham Local Plan by presupposing its outcome.

The arguments to establish a principle of development presuppose the shape and form of the emerging draft local plan. It presupposes that the 5-year supply of land situation will change and that the village developed envelope will have to change to afford sustainable development. In neither case has evidence been submitted to show that this is the case or that development needs to take place in contravention of the existing local plan. As such it takes no account of the impact of any extension of the village envelope on local services and infrastructure in the wider sense.

In terms of access, which is not a reserved matter, we object to this application as the impact on both traffic on the A4 and through the centre of Twyford have not been fully considered and should be assessed properly through the emerging local plan process. Again, this robs residents of Twyford the right to participate fully in the local plan development process and strips us of the protection of the existing local plan.

We do not wish to comment on reserved matters at this time as they do not provide any material evidence for determining this application and could change at any time if an approval was given.

- 2.31 212245 11 Jarvis Drive
Twyford Parish Council wish to object due to the change of street scene.
- 2.32 212928 11 Lincoln Gardens
TPC comment – No comment.
- 2.33 212921 50 Brook Street
TPC comment – No comment.
- 2.34 212992 16 Brook Street (Section 211 notification of works in a conservation area T1, Ash – Fell)
TPC comment – No comment.
- 2.35 213046 17 Westview Drive
TPC comment – No comment.

3. Notices of permission

* Denotes applications that the Council has previously commented on.

- 3.1 211031 2 Greenfinch Drive
- 3.2 210853 64 Wargrave Road
- 3.3 211169 51 Hurst Park Road
- 3.4 211274 39 Kibblewhite Crescent
*Concern over adequate parking. The Committee also wish for the use of permeable paving to be stipulated to assist with Climate Change and to prevent flooding.
- 3.5 211136 12 Wensley Close
- 3.6 211182 43-45 Station Road
* As per the comments made on the 10.05.21, the Committee wish to raise the following objection: Concern regarding the loss of commercial properties along Station Road. The Committee wish to object to the change of character to the conservation area.

- 3.7 211677 84 London Road
- 3.8 211314 6 Byron Road
TPC Comment - The proximity to the boundary and the neighbouring garage is overbearing.

N.B: This application had already been determined (approved) and was closed to further comments by the observation date. Assistant Clerk to raise this issue with WBC.

- 3.9 211510 28 Wargrave Road
- 3.10 210499 41 Lincoln Gardens
- 3.11 211157 20 Poundfield Way
- 3.12 212076 28 Jarvis Drive
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- 3.13 212129 30a Colleton Drive
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the scale of the business need. Also, if approved, a condition is requested that the building remains for the use of agricultural workers only and a time limit to be added due to being in the Greenbelt.

- 3.16 212286 11 Cotterell Gardens
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* Strict conditions on intensification of activities on the site must apply. In terms of change of use, TPC to follow the guidance from WBC.

- 3.19 212180 23 Wargrave Road

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TPC comment - Massing effect on the neighbouring property at No.4.

- 3.21 212488 121 Broad Hinton
- 3.22 212387 26 Wargrave Road
- 3.23 212470 Kingswillow, Longfield Road
- 3.24 212390 49 Colleton Drive
- 3.25 212682 44 Kibblewhite Crescent

4. Notices of refusal

- 4.1 202499 Land opposite 136-144 Wargrave Road

* TPC Comments - The Committee wish to raise the following objections: Inappropriate development on green space, Overdevelopment of green space, Impact to the street scene, Proximity to the safer route to school, Concern regarding conflict with safe cycling route on the Wargrave Road.

WBC Decision

1. The development is considered to be inappropriate development within the Green Belt and would result in harm to the openness of the Green Belt. It has not been demonstrated that there are very special circumstances that would outweigh the harm identified and the Council can demonstrate a sufficient gypsy and traveller housing land supply in accordance with the NPPF and PPTS. The development is therefore contrary to the NPPF, PPTS, Core Strategy Policy CP12 and Managing Development Delivery Local Plan Policy TB01.

2. The development is located outside of development limits within the countryside and within a location that would fail; to maximise the possibilities for sustainable patterns of living. The site is not identified for development and the council can demonstrate a sufficient Gypsy and Traveller housing land supply in accordance with the NPPF and PPTS. The development would result in harm to the character of the countryside, and it has not been demonstrated that special justification exists that would outweigh the harm identified. The proposal would therefore be contrary to Public: Information that can be seen and used by everyone inside and outside the Council. Core Strategy Policy CP1, CP2, CP6 and CP11 and Managing Development Delivery Local Plan Policy TB10.

3. The development results in unacceptable impacts upon visual amenity and character of the area by virtue of the prominent siting and appearance of the development which would not be sympathetic to or satisfactorily integrate with the established pattern of development and character and appearance of the locality. The proposal would be contrary to the NPPF, Core Strategy Policies CP1, CP3 and CP11 of the Core Strategy and Managing Development Delivery Local Plan (2014) Policies CC03, TB10 and TB21 and the Borough Design Guide.

4. The introduction of development in this location results in significant harm to the qualities of the landscape character of the locality and would fail to protect and enhance the borough's green infrastructure contrary to the NPPF, Core Strategy Policies CP1 and CP3 and Managing Development Delivery Local Plan Policies CC03 and TB21 and the Borough Design Guide.

5. Other planning matters

- 5.1 211525 16 Springfield Park – Application for works to protected tree(s) TPO reference: 178/1980-G6 T1 – Sycamore – (fire damage) Remove tree. Safely dismantle to ground level by cutting and removing in manageable sections. T2 – Sycamore – (fire damage) Remove tree. Safely dismantle to ground level by cutting and removing in manageable sections. Both trees are dying due to an accidental fire a number of years ago. Large portions of the tree do not have any leaves and show no signs of life. A number of branches and parts of the bark have fallen from the tree (Information Only).
- 5.2 211666 Twyford Station, Gas Lane – Section 211 notification for works to Twyford Station Conservation Area. G1 to G12, Various – To crown lift all trees shown by red lines on map by up to 3 metres to allow safe access beneath for all passengers/public/employees (Information Only).
- 5.3 211729 8 Wagtail Close - Application for works to protected tree(s) TPO 54/1972. Group 1 T1, Norway Maple - Fell to ground level to ground level and replant a Field Maple onsite, with a minimum 35ltr root ball with an approximate height of 3.5/4m (Information Only).
- 5.4 211782 9 Wagtail Close – Application for works to protected tree(s) TPO 54/1972. T1: Holm Oak (*Quercus ilex*) – Reduce and shape canopy by approximately 1-1.5m in height and evenly reduce lateral spread by 1.5-2m by selectively pruning the canopy, to reduce the branch end weight focusing on overextended sections of the canopy, ensuring all branches are taken back into suitable growth points and a neutral form as possible is maintained. Remove any major deadwood over 50mm. All work carried out in accordance with British Standards BS3998: 2010 recommendations for tree work. Therefore, containing the overall size of the canopy reducing its impact on pedestrians, passing traffic and structures for the future (Information Only).
- 5.5 211853 Bridge Farm - Screening Opinion application for an Environmental Impact Assessment for a proposed development of up to 200 dwellings, together with new points of vehicular access, internal circulation, Sustainable Urban Drainage (SuDs), green infrastructure, biodiversity enhancements and public open space, following demolition of existing agricultural buildings (please also refer to item 23.3).
- 5.6 212108 27 Hurst Park Road – Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.4m, for

- which the maximum height would be 3.4m and the height of the eaves 2.4m (Information Only).
- 5.7 212533 32 High Street – Application for Listed Building consent for the proposed erection of rear porch, following the demolition of existing porch, removal of internal walls, rebuilding of chimney, repairs to roof, external masonry repair and changes to fenestration (Information Only) – General comment – TPC have no objection of the WBC conservation officer agrees that demolition of a mid 20th century is appropriate.
- 5.8 212462 1 Firgrove, New Bath Road – Application for works to protected tree(s) TPO-0939 1998 G1. T1 Plane – Crown lift specified overhanging branches. T2 Hornbeam – Crown lift specified overhanging branches. T3 Norway Maple – Crown lift specified overhanging branches over shed. T4 Norway Maple – Crown lift specified overhanging branches over shed (Information Only).
- 5.9 213193 Land off Waltham Road – Prior approval submission for the proposed installation of a 20m high lattice tower to support 6 antenna and 4 dishes, plus associated radio equipment cabinets and fenced compound (Information Only).

6. Notice of appeals/decisions

- 6.1 202575 21 Hurst Road (Appeal Decision)

*TPC Comments – No comment.

WBC Decision – Approve

The appeal is allowed, and planning permission is granted for the extension of existing garage forward and first floor extension over to create a dressing room and en-suite bathroom at 21 Hurst Road, Twyford, READING, RG10 0AG in accordance with the terms of the application, Ref 202575, dated 12 October 2020, subject to the following conditions:

- 1) The development hereby permitted shall begin no later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 16183 003, 16183 004 and 16183 005.
- 3) The external surfaces of the development hereby permitted shall be constructed in materials to match the existing dwelling.
- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows shall be constructed in the first-floor level or above in the south elevation of the development hereby permitted.

- 6.2 203165 1-3 Church Street (Appeal Decision)

*TPC Comments – 1. Out of character and change of the street scene within a Conservation Area. 2. Out of character in terms of design within a Conservation Area. 3. Inaccurate information regarding the historical style of window.

WBC Decision – Dismissed

1. The appeal property is a two-storey corner building at the junction of London Road and Church Street. It occupies a prominent position within the TCA.
2. The significance of the TCA is in part derived from the juxtaposition of modest residential properties and the public and commercial buildings along the main roads, as well as the early street layout and early buildings which retain local building materials and features, and the staggered road junction and prominent corner buildings in the centre of the TCA. The grade II listed building adjacent to the appeal site is acknowledged as a positive contributor to the TCA. In particular, the appellant notes the symmetrical wooden sash windows at first floor and the sympathetic design of the shop front.
3. The ground floor of the appeal building consists of an attractive corner door entrance and four windows separated by rendered panels. The first floor has two windows on each road elevation with vertically proportioned window openings. Its landmark location and the building's chamfered corner design positively contribute to the character and appearance of the TCA. Further, when taken together with the adjacent listed building and No 1 High Street opposite the appeal site, with its vertically proportioned sliding sash wooden windows and attractive ground floor corner shop front, these properties form a small group of buildings prominently located at the road junction which contribute to the TCA's significance.
4. The illustrations provided indicate that the previous upper floor windows of the appeal property were sliding sash wooden windows with small panes divided by slim glazing bars set back in the window reveals. The ground floor metal windows were small paned with slim glazing bars which reflected the design of the upper window detail. The appellant indicates that the windows were not original, however, the windows contributed to the buildings visual interest, illustrated the architectural taste of the period and were evidence of its previous use. As part of a small group of buildings at a prominent junction which retain historic interest through the materials and craftsmanship of the windows, the appeal property with its previous window detail, displayed characteristics that are reflective of the significance of the TCA and thereby contributed to the TCA's character and appearance and the setting of the adjacent listed building.
5. At my site visit it was evident that the smooth, flat surface of the windows at the upper floor, their proportions, and flat profile are not comparable with the subtle detailing of the previous windows and the loss of the small panes and slim glazing bars at ground and first floor level affects the visual interest of the building. The introduction of replacement windows, with the drawbacks set out, has a negative effect on the TCA's significance resulting in harm to the character of the building, the TCA as a whole and the setting of the adjacent listed building.
6. The appellant states that the windows were in poor condition, but there is no evidence before me to suggest that they were beyond repair. Even if this had been the case, it would not justify their total replacement with unsympathetic materials in a design that does not reflect the character of the former windows, or the TCA. Although I note the other changes to the building, the harm I have described caused by the loss of the windows is not diminished. Appeal Decision APP/X3060/W/21/3271719 <https://www.gov.uk/planning-inspectorate> 3
7. The TCA is a designated heritage asset as defined in the Framework. In accordance with Paragraph 199 of the Framework the finding of harm to designated heritage assets is a matter to which I must attach considerable importance and great weight. Given the scale of the proposed development, I quantify this harm as less than substantial. Where a development would lead to less than substantial harm, in accordance with Paragraph 202 of the Framework, this harm should be weighed against the public benefits of the proposal.
8. The appellant indicates that the installation of the new windows has secured the building's optimum viable use and in turn the use positively contributes to the setting of the adjacent listed building. However, the building is occupied as a dental practice and I have no evidence before me that the viable use of the building is or was under threat. On this basis I attach limited weight to the public benefit of the building's occupation as a dental practice. This limited public benefit would not outweigh or justify the harm I have identified.
9. Overall, I conclude that the development would not preserve or enhance the character or appearance of the TCA and would be

detrimental to the setting of the adjacent grade II listed building in conflict with Policies CP1 and CP3 of the Wokingham Borough Adopted Core Strategy January 2010 and Policy TB24 of the Adopted Managing Development Delivery Local Plan February 2014. These policies, among other things, seek high-quality design and to preserve the important character and special architectural and historic interest of listed buildings and conservation areas, retaining or incorporating existing features or details of historic or architectural significance or design quality. The development would also conflict with the Framework. Other Matters

10. I accept that the original windows could have been painted in a dark colour. This is illustrated by the dark paint colour used on No 1 High Street opposite the site. However, the use of dark paint at that property does not detract from the proportions of the windows, its historic joinery or the quality of the window detail. Even if the original windows had been painted in a dark colour this would not have detracted from their contribution to the historic interest of the building and its character and appearance in the TCA.

11. The fact that the windows may need replacing in as little as 20 years does not justify the harm to the character and appearance of the TCA or the setting of the listed building.

12. The appellant suggests that the installation of applied glazing bars would overcome any perceived harm. However, I have no information about how such glazing bars would be installed and I am not satisfied that such an approach would overcome the harm I have identified.

13. Conclusion - For the reasons given above, the proposal would conflict with the development plan and there are no material considerations that would outweigh that conflict. The appeal is dismissed.

6.3 203165 1-3 Church Street (Cost Decision)

WBC Decision – The award of costs is refused.

7. General Amenity Matters

7.1 Local Green Space – Recommended areas sent to WBC by Mr C Wickenden (circulated 24/6/20). Meeting held between Mrs B Ditcham & Mr C Wickenden and WBC on 08.06.21(Meeting notes circulated).

8. Village Maintenance

8.1 Footpath leading from Wessex Gardens into the open space area (circulated). Repairs completed. No further actions required.

9. Highways

9.1 Advertisement trailer and banner at Carlile Corner. Removed by WBC.

10. Village Defibrillators

10.1 Village Defibrillators – Reports continue to be received on a weekly basis.

10.2 Station Defib pads expire 31.07.21. Replacement ordered 19.07.21.