

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Tuesday 7th February 2017 at 7:45pm.

Present: Mrs B Ditcham (Chair), Messrs M Boniface, J Bowley, R Mantel, R Morris & C Wickenden.

In attendance: Mr M Bray & 5 members of the public.

1. Public Questions – Mr O’Neil of Carlisle Gardens spoke about the retrospective planning application 170278 - Land adjacent to 130 Wargrave Road. He expressed concern as to the change of amenity which was an open plan entrance to the village. He asked about the nature of the application described as a gypsy site enquiring ‘does this have a bearing on the application?’. He also expressed concern as to this application setting a precedent around the village.

Mrs Dixon of Carlisle Gardens said that the plans are for 1 static caravan but it is in fact a substantial mobile home. With a traditional caravan next to it.

Mr Loyd commented that hardstanding had been put in and the residents queried whether there would be more caravans moving in. Access to and from the site was also a concern.

2. Apologies – Mr J Jarvis.

3. Declaration of interest in items on the agenda – Mr Wickenden declared an interest in planning application 170278 - Land adjacent to 130 Wargrave Road and withdrew from discussions on this application.

4. Minutes of the meeting held on 3rd January 2016. Proposed by Mr C Wickenden, seconded Mr M Boniface, motion carried unanimously.

5. Mark Ashwell WBC Executive Member for Planning & Ian Bellinger, WBC Land Use and Transport Team - Local Plan & call for sites

Mr Mark Ashwell and Mr Ian Bellinger spoke about the Local Plan timetable and Preferred Options Consultation. They want to know what options the Towns and Parishes like/don’t like and are encouraging a conversational approach.

Concern was raised that there is not the infrastructure in Twyford to cope with development in Twyford or the surrounding areas. Mark Ashwell responded that substantial subs for infrastructure have been secured - as much as £25,000 per dwelling. The Councillors asked if the infrastructure could go in before the developments. Mark Ashley used Grazeley as an example where the infrastructure is fundamental to the scheme and will go in first. The Greenbelt Review and reports on agricultural land will be considered.

Resident Stephen Loyd asked about the other issues such as schools and health. How will the Royal Berks cope with the projected population? Discussion followed.

Mark Ashford invited members to a training session on 27th March on the Local Plan Update.

6. Matters arising and action points

6.1 Relocation of Village Centre Noticeboard – awaiting response from the owners of Apsley House. Letter sent 05.01.17.

6.2 GWR Meeting – awaiting a response from Tom Pierpoint and Matthew Golton as to whether they have investigated the land behind Hurst Road. Email 03.11.16 & followed up 03.01.17.

6.3 Disruption by Waitrose lorries. Response circulated 7.01.17.

6.4 1, Kibblewhite Crescent (strip of land) – responses from WBC. WBC stated that permission can be granted on land owned by someone else however the applicant would still need consent from the owner to commence works. Highways confirmed that they have updated their system to show that the strip of land is not adopted highway.

7.0 Planning Matters

7.1 Current List

161795 50, London Road (revised / additional details) – the committee repeat their previous comment that the access road onto Springfield Park is narrow and should be widened for the length of the development. They also object to the entrance from Springfield Park which is narrow.

163224 Kingsbridge House, Wargrave Road – no comment.

163371 The Old Police House, Station Road – the committee consider this to be overdevelopment, unsuitable and inappropriate. There are no facilities for this development.

163599 11, Jarvis Drive – the committee consider the dormer to be unneighbourly.

163620 74, Wargrave Road – no comment

170148 14, Paddock Heights – no comment

170164 43, Malvern Way – no comment

170200 Wits End, Ruscombe Road – no comment

170222 14, Gooch Close – no comment

170278 Land adjacent to 130 Wargrave Road – the committee consider this to be inappropriate development and unacceptable in the Green Belt. They object to the impact of the street scene which is out of character with the area. They feel that the process has been abused in respect of this being a retrospective planning application and comment that enforcement action should be taken. They query the definition of a 'gypsy site' commenting that providing gypsy sites in sites of 1 is not strategic. Concerns were expressed about this causing a precedent.

The committee also note that plans are not available on the website and question why was this so given the new procedures for viewing plans. As a result committee members were not able to view the plans in advance of the meeting.

7.1.1 Householder Prior Notification – none

7.2 **Notices of permission** - none

7.3 **Notices of Refusal**

163046 18, Colleton Drive – noted.

7.4 **Other planning matters**

7.4.1 TPO 170135 19 Sycamore Drive – application for tree works. Noted.

7.4.2 Local Plan – Letter from Northern Parishes. It was agreed that the Northern Parishes should meet after the training on 27th March to continue the co-ordinated approach.

8. Footway Lighting

8.1 Repair and fault report – lamps in Malvern Way & The Pines were reported. Agreed to consider renumbering of the lamps once they have been changed to LED.

8.2 Longfield Road lamp. The hedge completely engulfs the column. The resident needs to cut access through the hedge in order that the contractors can get to the column.

9. General Amenity Matters

9.1 Air Quality – Mrs Ditcham reported on the Air Quality meeting that she, Mr Bray and Mrs Ramsden had attended. A continuous pollution monitor will be installed and it was suggested this should be located by the URC Church or on Bell Corner. The plans for changes to the village centre have been forwarded again to WBC's David Wilby and Suzanne Mclaughlin.

9.2 Website update & alternative Internet Server Providers – the committee were pleased with the website although some feedback was that it was slow. Mr R Morris and the clerk had received a mornings training however the clerk had subsequently had difficulties uploading items and following the manual instructions. Agreed to hold off paying the final invoice subject to Emily carrying out a general tidy up removing un-used plugins, ensuring plug ins are the latest version and with the system on the latest version of wordpress. All these may have been done however the clerk should check with Emily.

9.3 'No cold calling zone' – Yewhurst & Gooch Close. Awaiting distribution of letters.

9.4 Twyford in Bloom – Mrs T Ramsden was attending the meeting.

9.5 Gateway signage – carried forward.

10. Highways

10.1 Potholes update. None to report.

10.2 Broad Hinton commuter parking. No further reports.

11. Correspondence circulated by email:

11.1 Resident – unsatisfactory repair of Kerb by WBC. Noted.

11.2 Royal Berkshire Fire and Rescue Service Redesign Consultation. Noted.

11.3 Member, Town & Parish Council Workshop- Transport Vision to 2036

Wednesday 25th January 2017, 7.00 pm to 8.00 pm, Shute End, David Hicks Room. Noted.

11.4 Rural Crime Action Group. Noted.

11.5 Notification of Temporary Closure - B4446 Sonning Lane, Sonning. Noted.

11.6 Planning application Duke of Wellington. Noted.

11.7 Notification of Temporary Closure - A327 Arborfield Road, Arborfield/Shinfield. Noted.

11.8 Letter From the Northern Parishes re the Local Plan Assessment – response from Keith Baker. Noted.

11.9 Resident David Atkinson - Car parking in Broad Hinton Twyford. Noted.

11.10 Gypsy and Traveller Accommodation Assessment Update 2017. Noted.

11.11 Local Plan Update – Issues and Options Consultations Main Issues Raised. Noted.

11.12 Gypsy and Traveller Accommodation Assessment Update 2017 - Stakeholder Consultation – Extension to 17th Feb. Noted.

11.13 Street Lighting Upgrade - Works Programme. Noted.

11.14 Emailing Decision Notice & Report - Duke of Wellington, 31 High Street, Twyford. Noted.

11.15 WBC - 2017/18 Blue Bag Delivery Schedules. Noted.

12. Date of next meeting – Tuesday 7th March 2017

The meeting closed at 09:53 pm