

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Tuesday 2nd October 2018 at 7:45pm.

Present: Mrs B Ditcham (Chair), Messer's C Wickenden, R Abeywardana, M Alder, M Boniface, M Bray, J Jarvis & R Mantel

Minutes: Lynn Povey (Assistant Clerk)

1. **Public Questions** – None.
2. **Apologies** – Mr J Bowley.
3. **Declaration of interest in items on the agenda** – None.
4. **Dispensations** – None.
5. **Minutes of the meeting held on 4th September 2018.**
Approval of the minutes proposed Mr M Bray, seconded Mr C Wickenden. Motion carried nem con.
6. **Matters arising and action points**
 - 6.1 Rural Footpath, Stanlake Lane (Ruscombe Down) - The Traffic Management Team at WBC have stated that the installation of a footway is not practicable due to the impact on the tree roots. The Clerk sent a letter to the residents of Ruscombe Down explaining outcome & Mr M Alder investigated the possibility of putting in a footpath on the other side of the road. Please find Mr M Alder's report at the end of the minutes. Clerk to arrange a meeting between Mrs B Ditcham, Mr M Alder & Mr G Wiseman of WBC.
 - 6.2 Invite sent to Cllr Stuart Munro & Cllr Wayne Smith to attend the October Full Council Meeting. They have both confirmed that they can attend the meeting on 23rd October 2018. Manjeet Gill has also confirmed attendance at the Full Council meeting therefore Clerk to explain to Cllr Munro & Cllr Smith and reschedule them for November if possible.
 - 6.3 Library car park – A new sign has gone up for the car park stating it is for the use of Library users and patrons of The Duke. Clerk asked to contact WBC and find out the reasoning for the change from sole use for the Library users to dual use for the Library users and the patrons of The Duke. Awaiting a response from WBC. Noted.
 - 6.4 Broad Hinton – Boundary Fence. WBC admitted fault at not noticing the fencing within the plans when permission was granted therefore, no further action on their part. Clerk looked up the original plans from 2015. The Parish passed no comment on this application on 7th July 2015. Noted.
 - 6.5 Defibrillator – PAD deployed on 16th September. The unit has been sent off for testing. Report hopefully available next month. Noted.
 - 6.6 WBC Development Management meeting 27th September (RA,CW). An interesting meeting. TPC will be given one log on to use and any comments will be able to be seen immediately.
7. **Planning Matters - Current List**
 - 7.1 Householder Prior Notification – None.
 - 7.2 182162 6 Station Road – No Comment.
 - 7.3 182400 103 Wargrave Road – No Comment.
 - 7.4 182435 2 Montreal Terrace – No Comment.
8. **Notices of permission**

* denotes applications that the Council has previously commented on.

 - 8.1 181970 7 Hilltop Road
*Possible overdevelopment of site due to the reduction of the garden.
 - 8.2 182182 19 Cheriton Avenue
 - 8.3 182156 8 Kibblewhite Crescent
*Concern regarding the change of street scene with the erection of a front porch.
 - 8.4 182320 9 Westview Drive
9. **Notices of refusal** – None.
10. **Notice of appeal** – None.
11. **Neighbourhood Plan meeting 1/10/18 & 2/10/18** – Minutes circulated by the Clerk for the 3/9/18 & 4/9/18 were approved and signed within the sub-committee meeting (2/10/18). The minutes from 1/10/18 (working group meeting) circulated by Mrs B Ditcham on 2/10/18 and the sub-committee minutes from 2/10/18 to be circulated by the clerk.
 - 11.1 Twyford Neighbourhood Plan – The next meeting of the working group is on 5/11/18 at Stanlake Meadow (19.30) & the Neighbourhood Plan Sub-Committee is on 6/11/18 at Loddon Hall (19.00).

12. Other planning matters

13. Footway Lighting

13.1 Repair and fault report

Parish – lamps 42 Orchard Estate & 69 Station Terrace (reported 22/8/18). Confirmation received no faults. Noted.

13.2 Twyford Works Inventory – Councillors to report if lights have been converted to LED. All Councillors have reported back regarding conversion to LEDs. Clerk liaising with WBC to ensure last remaining street lamps are changed.

13.3 Electricity Contract Renewal – 2-year contract arranged by the Clerk. Noted.

13.4 Clerks Forum – Street Lights. Mrs L Moffatt has taken our wish to explore the possibility of WBC taking over ownership of our street lamps back to the Clerks Forum. Awaiting update. Noted.

14. General Amenity Matters

14.1 Website Update – Ongoing problems. Fault being investigated & quotes being obtained for a company to manage the website. Clerk to provide Mr J Bowley with the log in details and a document that requires loading onto the website. If this is unsuccessful, Mr J Bowley will contact the supplier of the website.

14.2 Gateway signage – 2m Farmgate Style Gateway. No further actions until April 2019. Noted.

14.3 Clock – The cost to change this to LED will be £620 plus vat (using the same company that installed the clock & currently services it). Clerk asked to get further quotes to change the bulb in the clock to LED and to also get quotes for the servicing the clock. Carried forward.

14.4 Air quality action plan – Report circulated on 12/8/18. Clerk invited Claire Lockwood & Suzanne McLaughlin to our September meeting to discuss actions going forward but no response or acknowledgement. Councillors to make a list of the local effects and look up EU standards. Another invite sent for November. Clerk to follow this up and arrange a day time meeting. Clerk also to invite Anthony Pollock to the December meeting. Councillors to think about how TPC can be more active with assisting resolution of the pollution issues & raise awareness within the community?

14.5 How do we contact CPE to discuss parking issues (Brook Street, Broad Hinton etc). Clerk to contact Anthony Pollock at WBC.

15. Village Maintenance

15.1 Speed sign on Wargrave road not working for northbound traffic – reported 2/1/18. WBC have confirmed that a replacement has been ordered and should hopefully be installed over the next few weeks. Noted.

15.2 Light on the side of the toilet block (Polehampton Close) has been pulled off the wall. WBC advised 18/7/18. Awaiting repairs. Chased 7/8/18. Mr J Jarvis has stated that this repair has been actioned. Noted.

15.3 Light at the side of Halcyon needs to be repaired. New occupiers are aware and will be repairing the light. This has now been actioned. Noted.

15.4 New Road, Twyford – Overgrown Hedges. Reported to WBC. Awaiting action. Chased 7/8/18. Noted.

15.5 Twyford in Bloom – Awarded the Silver Gilt. Noted.

16. Highways

16.1 Speedwatch volunteers (circulated 31/5/18). Mr R Mantel has signed up. Mr C Wickenden will investigate. Carried forward.

17. Correspondence circulated by email:

17.1 Silk Lane – proposed waiting restrictions (circulated 11/9/18). Noted.

17.2 Charvil Meadow plots for sale by Mullie (circulated 11/9/19). Noted.

17.3 GWR – TfL Crossrail Announcement (circulated 11/9/18). Noted.

17.4 WBC Closure Notification – Scarletts Lane, Hare Hatch (circulated 11/9/18). Noted.

17.5 GWR – Access for all funding, call for nominations (circulated 13/9/18). Noted.

17.6 WBC – Major project stakeholder engagement meeting (circulated 19/9/18). Noted.

17.7 WBC – Flood risk assessment (circulated 20/9/18). Noted.

17.8 M4 J3-12 Upgrade to smart motorway, September 2018 news (circulated 20/9/18). Noted.

17.9 WBC Closure Notification – Whistley Mill Lane, Hurst (circulated 20/9/18). Noted.

17.10 Subdivision dispute (circulated 24/9/18). Noted.

17.11 WBC – Key changes to WBC planning services (circulated 24/9/18). Noted.

17.12 M4 J3-12 Upgrade to smart motorway, latest works update (circulated 27/9/18). Noted.

17.13 WBC – Letter to residents regarding street lighting replacement (circulated 28/9/18). Noted.

17.14 Dr Phillip Lee MP, 5-year land supply & planning matters (circulated 28/9/18). Noted.

18. Date of next meeting – Tuesday 6th November 2018.

Meeting Closed at 21:00

Footpath along the Stanlake Lane from the B3018 to the B 3024

Martin Alder

The issue

The existing footpath runs along the south side of the Stanlake Lane. It exists from the roundabout at the junction of the B2018 with Stanlake lane, as far as the entrance to the house on the southside of Stanlake lane at about 50 metres from the railway bridge. Beyond this point, there is no footway until the railway bridge. Then there is a restricted, but usable width footway across the bridge. From there onwards towards the intersection with the B3024 Waltham road towards Waltham St Lawrence, there is no footway. In particular there are safety concerns for pedestrians from the point where the existing footway ends, until reaching the Waltham road. This is due to both road width and sightline issues. Topography and physical constraints, i.e. the railway bridge, embankments, trees act to restrict the provision of an adequate footway by more traditional means.

Initial Proposal

A proposal has been made to extend the existing footway eastwards towards the railway bridge. This does appear at first sight to be a sensible option, but has both constraints, but also does not provide a complete solution. This has also encountered issues over cost and trees. It does not address issues as to what happens after a pedestrian has crossed the bridge either. There has been an unfavourable report from the borough highways department, such as to effectively stop the proposal as originally made. It seems to pose a significant hurdle to this proposal, such that any further progress with this version seems unlikely.

Alternative Solution

The issue was viewed as an end to end one, not just a minor variation on the existing provision. A number of photographs are available to help if requested.

The proposed solution to the issue, also solves some other minor issues regarding road width at certain points along the route at the same time.

There are two variations possible, both involving abandon the existing footway on the south side of Stanlake Lane and releasing it for vehicular use, with the reason becoming apparent later. It would also enable the elimination of a narrow pinch point at the west end of Stanlake Lane, where the road has an S bend at the entrance/exit to the roundabout.

Variation A

A new footway within Stanlake Meadow, from the end of the existing car park, along the meadow side of the hedge up to the gateway and pedestrian entrance at the east end of Stanlake meadow. Access to it from the pavilion area, or by an extension of the existing footway at the roundabout along the verge up to the gateway. The verge is more than wide enough to accommodate this

From that point, ie the eastern gate to Stanlake meadow, construct a new footway along the verge on the north side of Stanlake lane up to to the railway bridge, joining with the footway over the bridge. The vehicular carriageway be reduced to a single lane to accommodate it from the point where the gardens of the houses on the north side of Stanlake meadow commence and the verge becomes too narrow to accommodate it. The traffic lights controlling the bridge be re positioned accordingly to a position where the footway moves on to what is currently the carriageway.

After the bridge, the footway be placed on the north/west side of Stanlake lane carriageway until beyond the reverse curves. The vehicular carriageway would be reduced to a single lane. The traffic lights be repositioned accordingly at the end/ commencement of the single carriageway section. At the point the verge increases, the footway be moved on to the verge and continued up to the B3024 intersection.

Variation B

Same as the above, apart from a new footway being laid from the end of the existing footway alongside Stanlake Lane on the existing verge for the whole length of Stanlake Lane until the gate at the east end of Stanlake meadow, thence the same as variant A.

Advantages

- Improved and safer pedestrian access from the B3108 to the B3024.
 - Clear of road and generally wider footway for anyone using a mobility scooter, baby buggy etc
 - No need to cross the carriageway at a point with restricted sightlines at all to cross the bridge.
- Footway inside Stanlake has the advantage of not being part of any highway design requirements at all but does take some land.
 - Not sure if it would be legally possible due to covenants
- Better accommodate traffic without damaging verges
 - The existing road way is already clearly not wide enough for two lane traffic near to the bridge, as demonstrated by the ad hoc patching and surfacing carried out to repair dangerous subsidence at the verges.
- Elimination of standing traffic outside the cottages on Stanlake Lane
- No trees of any note affected, just scrub requiring to be cleared to be considered
- Meets the ambitions of both Twyford and Ruscombe PCs.