

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Tuesday 5th November 2019 at 7:45pm.

Present: Mrs B Ditcham (Chair), Mr C Wickenden (Vice-Chair), Miss C Scull, Messer's M Alder, J Bowley, M Bray, J Jarvis & R Mantel.

Also present: Mr & Mrs Pope, Ms E Young, Ms I Rock & Ms J Kidd from the Maidenhead Advertiser

Minutes: Lynn Povey (Assistant Clerk)

1. **Public Questions** – Mr & Mrs Pope wish to speak about planning application 191887 (item 8.4), Ms Young from Bridge House came to provide any details relating to planning application 192201 (item 8.6). The Committee agreed to bring the two items forward to allow the residents in attendance to speak after item 5.

2. **Apologies** – None.

3. **Declaration of interest in items on the agenda** – None.

4. **Dispensations** – None.

5. **Minutes of the meeting held on 1st October 2019.**

Approval of the minutes as a true and accurate record. Proposed Mr J Jarvis, seconded Mr C Wickenden, carried nem con.

Planning Applications 191887 (8.4) & 192201 (8.6) – Public discussion:

8.4 Mr Pope introduced himself as the homeowner of the property above the existing convenience store in Longfield Road which is immediately next to the proposed site. He wished to express how concerned both he and his wife are and how this would greatly affect their quality of life. Details of which are as follows:

- Very concerned about the extraction of the fumes – they feel that they would be unable to have their windows open, hang washing out or sit out on their decking. The flue, they believe will be fan assisted and if not maintained properly would also cause issue. It also enhances their concerns about not being able to use their property as they do currently.
- The increased noise levels.
- No provisions have been made for parking for both staff and patrons. There is likely to be 6 members of staff on site, plus delivery vehicles, plus patrons. It is already a very difficult area for parking.
- They plan to be open 13 hours a day, 7 days a week, all year. No let up for residents
- No provisions for any disasters.
- No provisions for rainwater runoff.

Mrs B Ditcham thanked Mr Pope for his comments and read through some of the other comment's residents had made (All comments made by residents etc can be found on WBC's website using planning reference 191887). Please see item 8.4 under 'Planning Matters' for the comment from the Planning & Amenities Committee relating to this application.

8.6 Ms Young introduced herself from Bridge House. She confirmed that the original planning application was made in 2009, amended in 2014 and are now applying for this final amendment for Phase 2. Ms Young provided the committee with an overview of the proposed amendments. These being; more parking as they will be moving the swimming pool from the basement of a building to the ground floor thus opening the basement level for parking; there will be less units due to feedback stating more 2 bed properties needed. With reference to the parking arrangements, historically, residents of the High Street used the spare parcel of land in front of the old factory. Once phase 1 of Bridge House was completed, Bridge House provided several reserved parking spaces for residents of the High Street. Ms Young confirmed that they intend to keep the reserved spaces for these residents for the duration that they are living in their property.

Mrs B Ditcham thanked Ms Young for clarifying the amendments especially surrounding parking. Please see item 8.6 under 'Planning Matters' for the comment from the Planning & Amenities Committee relating to this application.

6. **Budgets and Precepts** – Carried forward.

7. **Matters arising and action points.**

7.1 Cleaner Greener Initiative:

Green Wall – John Halsall confirmed that there is no definite scheme (no proposal at present).

Green Prescription - Carried forward.

7.2 Assistant Clerks Report:

- Report received from a resident of a couple of street lighting issues in Hilltop Road and Longfield Road – This will be investigated and actioned accordingly. Noted.
- Jubilee Clock – The light is not lit up. Repair needed. Option 1 – Get a replacement bulb. Option 2 – Have a service carried out alongside getting the replacement bulb. Option 3 – Use this as the opportunity to convert the bulb to LED. It was proposed by Mr M Alder, seconded by Miss C Scull for the Assistant Clerk to proceed with option 3 as previously quoted for by our existing clock maintenance company (£620 for the conversion to LED). Motion carried.

7.3 Twyford In Bloom – Awarded Gold for 2019. To consider being the lead umbrella organisation for Twyford In Bloom as requested by Twyford Together. Twyford Together to take on the supporting role. Mrs B Ditcham informed the Committee that it is usual for the organisers of the local In Bloom event to be either the Parish or Town Council and that Mr Cassidy & Mr Storey suggested that the time they spend on the event is around 20 hour per annum. The Committee felt that this was a huge underestimation despite the number of volunteers they also have helping. Mr J Bowley feels that it is a good event to take part in however, he still has concerns. He stated that both the Clerk & Assistant Clerk have a list of outstanding actions that are not being completed within their contracted hours already and does not wish for any additional monies to be spent on administration. He also stated that Twyford Together are viewed differently to Twyford Parish Council and doesn't feel that the council would get the same volume of volunteers. Mr J Bowley closed by saying that if the council were to take on the project then it would need to be set up as a Sub-Committee. Mr M Alder agreed with the setup of a sub-committee and facilitate this community event.

Mr M Alder proposed that the council take on the ownership of the 'In Bloom' event, set up a Sub-Committee of the Planning & Amenities Committee and organise a plan. This was seconded by Mr J Jarvis. Motion carried. Mrs B Ditcham to advise Twyford Together of the decision.

7.4 Defibrillators – Village Ranger has been completing the weekly checks for all the units within the village (apart from Colleton) since July. Awaiting confirmation of Neil Robertson resuming responsibility. Confirmation from Neil Robertson received. Village Ranger to revert to checking just the units at Loddon Hall and Stanlake Meadow as of 5/11/19. Noted.

8. Planning Matters - Current List

8.1 Householder Prior Notification

8.2 191512 16 Hubbard Close – No comment.

8.3 191684 186 Broad Hinton – No comment.

8.4 191887 Land adjacent to Longfield House, Shop Unit 1, Longfield Road

*The proposed development would be unneighbourly to surrounding residents particularly the flue emitting fumes and cooking smells.

*Serious concerns that it will increase traffic around an already busy junction.

*Lack of parking provisions.

*Impact to the safer route to school especially for Polehampton Junior School due to the increase of traffic and lack of parking.

*Due to the suggested opening times, this would result in an increase of noise.

*Loss of amenities for the residents due to the increase in noise, smells & parking.

*It would be an overdevelopment of the site.

8.5 192006 51 Wargrave Road – No comment.

8.6 192201 Bridge House Nursing Home – No comment.

8.7 192372 9 Carlile Gardens – No comment.

8.8 192391 19 Broadwater Road – An extension on the observation date was submitted on 1/10/19 requesting that the date of 22/10/19 be extended until after our next meeting on the 5/11/19.

WBC made a decision on this application on 28/10/19. The Planning & Amenities Committee wish to have it noted that they would have liked our request for an extension to have been upheld.

8.9 192441 6 Cheriton Avenue – No comment.

8.10 192444 17 Sycamore Drive – No comment.

8.11 192459 28 Longfield Road - Concern regarding potential parking over the pavement & ask for WBC to take in the consideration of the neighbouring residents request for a visit by the planning officer.

8.12 192508 7 Salix Gardens – No comment.

8.13 192576 The Barn, 40 Wargrave Road – No comment.

8.14 192736 24 New Road – No comment.

8.15 192740 5 Stephenson Close – No comment.

9. Notices of permission

* denotes applications that the Council has previously commented on.

- 9.1 183216 3 Troutbeck Close
- 9.2 191748 4 Springfield Park
- 9.3 192269 Yorkland, Byron Road

*Recommendation for the use of obscured glass on the laundry room windows and side elevation windows as appropriate.

- 9.4 192275 24 Sycamore Drive
- 9.5 192300 20 Coleridge Close
- 9.6 192365 1 & 3 Church Street
- 9.7 192377 99 Colleton Drive

10. Notices of refusal

- 10.1 191754 30 Wargrave Road.

WBC - Refused by virtue of its scale & inappropriate siting forward to the principal building line, the proposed detached garage would have an intrusive impact on the street scene. Also refused by virtue of its height, scale & design, the vehicular gates would result in an incongruous form of development which detracts from the general street scene.

- 10.2 191881 76 Hurst Road.

WBC - Refused by virtue of height, bulk, scale & proximity to a window to a habitable room of a neighbouring property, the proposal would lead to a harmful overbearing impact & sense of enclosure to its occupants.

11. Notice of appeal

- 11.1 182382 7 New Road – The appeal is dismissed (circulated 28/10/19). Noted.

12. Neighbourhood Plan

- 12.1 Working Group meeting notes (4/11/19) & Sub-Committee meeting minutes (5/11/19) to be circulated. Noted.

- 12.2 Next Meetings:

Working Group – 06/01/20 at Stanlake Pavilion (19:30)

Sub-Committee – 03/12/19 at Loddon Hall (19:00)

- 12.3 Approval of any other Neighbourhood Plan expenses.

- 1-year on event printing – The additional request for A1 sized poster meant the original budget of £120 was exceeded by £47.23. Due to the request for these posters being submitted during the week of the event, Mr R Mantel approved these additional costs as Chairman of the Council. Final promotion costs - £167.23. Mr J Jarvis proposed for the additional amount of £47.23 be approved. Seconded by Mr M Alder and unanimously approved.

13. Other planning matters

- 13.1 192413 Vision Express – Application for advertisement consent for an illuminated fascia sign. Application details supplied to the Committee as requested (2/10/19). Noted.
- 13.2 192464 Ruscombe House – Application for a certificate of lawfulness for the proposed replacement of the front door and associated fenestration (Information Only). Noted.
- 13.3 192679 7 Troutbeck Close – 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 4.0m, for which the maximum height would be 3.6m and the height of the eaves 2.4m (Information Only). Noted.

14. Footway Lighting

- 14.1 Repair and fault report (2 new faults and 7 outstanding). Noted.
- 14.1.1 Polehampton Close & Car Park lights – Fault reported to WBC. Noted.
- 14.1.2 Westbound side of A4 (Wargrave Road roundabout up to the crossing) – Lighting fault reported to WBC. Noted.
- 14.2 Electricity Prices. Carried forward.

15. General Amenity Matters

- 15.1 Gateway signage. Still awaiting a revised quote. Noted.
- 15.2 Air quality action plan – Awaiting results from the tests before arranging a follow up meeting. Noted.
- 15.3 Bench & Bus Stop inventory for Twyford (CW). Carried forward.
- 15.4 GWR – opens bidding for £750,000 community fund (circulated 1/8/19). Application submitted by Mr M Alder (circulated 24/9/19). Awaiting response. Noted.
- 15.5 Closure of Twyford Police Station. Noted. Assistant Clerk to investigate what the plans are for the building and report back to the Committee.

16. Village Maintenance – Nothing to report. Noted.

17. Highways

- 17.1 Speedwatch volunteers. No further updates. Carried forward.

17.2 Second Speed Indicator – Resident asked for another device to be installed on either Waltham Road or Hurst Road. WBC have added this Traffic Regulation Order request to their works programme 2019/2020 for review. Assistant Clerk to update the resident.

17.3 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.

17.4 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.

Both items **17.3** and **17.4** have been added to WBC's works programme 2019/2020 for review. Mr Martin Heath from WBC would be happy to meet to discuss the concerns we have as a Council. Mr C Wickenden, Mrs B Ditcham, Mr M Alder, Mr J Jarvis and Miss C Scull have all expressed a wish to meet with Mr Heath. Assistant Clerk to arrange a meeting on a Wednesday.

17.5 Waltham Road Closure. Correspondence circulated and drop in sessions made available by Network Rail. Details provided on TPC Facebook page. No further actions. Noted.

18. Correspondence circulated by email:

18.1 Neighbourhood Planning Newsletter (circulated 8/10/19). Noted.

18.2 WBC Highways – Wokingham Micro surfacing Programme 2019 (circulated 8/10/19). Assistant Clerk to find out when WBC are going to come a sweep the roads following the micro surfacing.

18.3 WBC Highways – M4 junctions 3 to 12 upgrade to smart motorway (circulated 8/10/19). Noted.

18.4 TRHA newsletter – Twyford In Bloom (circulated 9/10/19). Noted.

18.5 WBC Highways – Updated Highway design guide for developers (circulated 9/10/19). Noted.

18.6 Re3 – New Trade Waste Services at the Re3 Recycling Centres (circulated 9/10/19). Noted.

18.7 Police & Crime Bulletin – October 19 (circulated 14/10/19). Noted.

18.8 WBC Highways – 2019-2020 Carriageway Structural Maintenance Schemes (circulated 14/10/19). Noted.

18.9 SLCC Berkshire – Youth (circulated 14/10/19). Noted.

18.10 WBC – Planning Enforcement Stats (circulated 21/10/19). Noted.

18.11 Notice of Railway Work (circulated 21/10/19). Noted.

18.12 GTR – Passenger benefit fund (circulated 21/10/19). Noted.

18.13 WBC – Fly-tipping / Countryside Watch (circulated 28/10/19). Assistant Clerk to advise WBC of the constant use of Gas Lane, Twyford for fly-tipping especially for builders' rubble.

18.14 WBC Highways – 2019/2020 Carriageway Structural Maintenance Scheme (circulated 28/10/19). Noted.

18.15 WBC – Central & Eastern Berkshire Authorities (circulated 28/10/19). Noted.

18.16 Parking at Twyford Train Station (circulated 28/10/19). Noted.

18.17 Twyford Award Citations (circulated 8/10/19). Noted.

18. Date of next meeting – Tuesday 3rd December 2019.

Meeting Closed at 21:47