

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Tuesday 3rd December 2019 at 7:45pm.

Present: Mrs B Ditcham (Chair), Miss C Scull, Messer's M Bray & R Mantel.

Also present: N/A

Minutes: Lynn Povey (Assistant Clerk)

1. **Public Questions** – None.
2. **Apologies** – Mr C Wickenden, Mr M Alder, Mr J Bowley & Mr J Jarvis.
3. **Declaration of interest in items on the agenda** – None.
4. **Dispensations** – None.
5. **Minutes of the meeting held on 5th November 2019.**

Approval of the minutes as a true and accurate record. Proposed Mr M Bray, seconded Miss C Scull, carried nem con.

6. **Budgets and Precepts.**

Street furniture amended from £0 to £1000. Carried forward to January to discuss any further amendments needed.

Mr M Bray asked about the electrical power unit at Jubilee Corner. The Committee suggested that this should be referred to Parish Lands for the consideration of any upgrade. Mr M Bray to raise this with the Lands Committee.

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

7.1 Cleaner Greener Initiative:

Green Wall – Miss C Scull had heard from Cllr Stephen Conway that Bridge Park was being considered at a possible location for the Living (Green) Wall.

Green Prescription – Carried forward.

7.2 Assistant Clerks Report:

- Report received from Mr J Bowley that the electrical box at the top of the Wargrave Road was open – This was reported to WBC on the 1/12/19. Noted.
- Report received from Mr J Bowley that several used dog waste bags have been thrown onto the side of the Wargrave Road opposite the small car parking area – This was reported to WBC on the 1/12/19. Noted.
- Request via 'Meet your Councillor'. A resident wished to ask about access to the recycling centre for people of reduced mobility. The problem of physically getting to the tip at all was an issue. Would it be possible to use the recycling allowance when using someone to dispose of anything for them, either commercially (man with a van) or someone else? – This has been referred to the waste disposal team at WBC.

7.3 Twyford In Bloom – To set up a Sub-committee/Working Group and agree a terms of reference.

[Assistant Clerk note: If the Committee opts for a Sub-Committee, Committee members & budget to be agreed. If, however a Working Group is opted for committee members to be agreed and any expenditure to be recommended to Planning & Amenities]. Mrs B Ditcham suggested that Twyford In Bloom is a Working Group rather than a Sub-Committee but wished to carry this forward to January when more Committee members will hopefully be present.

7.4 Feedback from the Planning Training Session held at Shute End on 27/11/19 (CS & MB). Miss C Scull & Mr M Bray said that it was a good session. The Planning Application Process, Enforcement Process, Policies & Guidelines were all discussed. Please refer to the presentation slides circulated on 28/11/19. WBC to send a timetable in January.

8. **Planning Matters - Current List**

8.1 Householder Prior Notification

8.2 192280 Land to the rear 20 & 22 Station Road (previous application 181852 & appeal reference APP/X0360/W/19/3221229) – No comment.

8.3 192414 Loddon Park Farm, Barn Studios (Please also refer to item 14.1) - The Committee has asked that more detailed information in terms of materials, measurements, entrance and exit etc is supplied to Twyford Parish Council to enable the Planning & Amenities Committee to pass any necessary comments.

8.4 192793 47 Brook Street – No comment.

8.5 192894 73 Colleton Drive – No comment.

8.6 192930 76 Hurst Road (previous applications 182780 & 191881) - Concern that the fenestration of the ground floor windows at the side of the property could cause loss of privacy for the neighbouring property - suggest use of obscured glazing. The Committee also wish for it to be noted that the preapplication advice is not documented within the documents. As a result, the Committee are unable to see if it has been reflected within the revised planning application.

8.7 193096 15 New Road – No comment.

8.8 193098 9 Hurst Road – No comment.

9. Notices of permission

* denotes applications that the Council has previously commented on.

9.1 190783 57 Wargrave Road

* The Committee would like to ensure that it is written into the regulations and deeds that the hedging at the front of the property must be retained in keeping with the street scene.

9.2 191512 16 Hubbard Close

9.3 191684 186 Broad Hinton

9.4 192215 23 Church Street

9.5 192441 6 Cheriton Avenue

9.6 192444 17 Sycamore Drive

9.7 192508 7 Salix Gardens

9.8 192740 5 Stephenson Close

10. Notices of refusal

10.1 191887 Land adjacent to Longfield House, Shop unit 1, Longfield Road:

* Refused by virtue of the excessive height and inappropriate materials of the extraction flue, the piecemeal design of the extension and its inappropriate projection forward of the established building line, the proposal would appear as an incongruous and alien feature within the street scene that would significantly detract from the character and appearance of the surrounding area contrary to core strategy policies CP1 and CP3, MDD policy TB20 and with guidance contained within the NPPF and the Council's Borough Design Guide.

* Inadequate parking provision and cycling information in line with the Borough standards have been submitted in support of this application contrary to Core Strategy policies CP3 & CP6 and managing development delivery local plan policy CC07 and TB20 and with guidance contained within the NPPF.

* The proposal would generate an increase in local parking demand that would have an adverse impact of the safe operation of the highway network and be contrary to Core strategy policies CP3 and CP6 and managing development delivery local plan policy CC07 and TB20 and with guidance contained within the NPPF.

* The proposal fails to demonstrate that adequate ventilation and extraction measures in order to protect the residential amenities of neighbouring properties from excessive noise, odour and vibration pollution and disturbance caused by operation of the A5 use contrary to Core strategy policies CP1 and CP3, MDD policy TB20 and the Council's Borough design guide and with guidance contained within the NPPF.

11. Notices of withdrawal

11.1 192372 9 Carlile Gardens – Noted.

12. Notice of appeal – None. Noted.

13. Neighbourhood Plan

13.1 No meetings to be held in December. Noted.

13.2 Next Meetings:

Working Group – 6/01/20 at Stanlake Pavilion (19:30)

Sub-Committee – 7/01/20 at Loddon Hall (19:00)

13.3 Approval of any other Neighbourhood Plan expenses.

- 1-year on event Colleton School Insurance (£8.61) – This amount was not taken into consideration when booking the school hall. The addition of the insurance meant the original budget of £82 was exceeded by £8.61. Final venue costs - £90.61. Mr M Bray proposed for the additional amount of £8.61 be approved. Seconded by Miss C Scull and unanimously agreed.

13.4 To consider amending the Neighbourhood Plan Sub-Committee Terms of Reference to provide the Committee with its own budget. This would give delegated authority for the budget to avoid duplication of discussions. At present the same items of expenditure are discussed in the Working Group & Sub-Committee Neighbourhood Plan meetings before items are finally authorised in Planning & Amenities. Mr R Mantel suggested no action. The Committee agreed therefore no action to be taken.

14. Other planning matters

14.1 192282 Loddon Park Farm, Barn Studios – Application for a certificate of existing lawful development for the use of the walled car park (15 spaces) by the adjacent offices, stores and workshops (information only). Noted.

14.2 192418 Artists Studio, 16 Loddon Park Farm – Application for a certificate of existing lawful development for the use of an existing portacabin as an artist studio (information only). Noted.

14.3 192864 & 192887 Lionel Court, Wargrave Road – Works to a conservation area. Application for works to protect tree(s) TPO 1507/2015, T1 & T2. T6, Lime (TVH000531) – fell, leaving stump just above ground level and poison stump. T7, Lime (TVH000532) – crown lift over footpath 2.5m, 5.2m over road and remove epicormic growth. Section 211 notification for works in the Twyford Conservation Area T1, silver birch (TVH000523) – crown lift to 2.5m. T2, plum (TVH000525) – fell, leaving stump just above ground level. T3, beech (TVH000527) – lift over carpark to 2.5m. T4, horse chestnut (TVH000528) – lift to 2.5m over carpark only. T5, birch (TVH000530) – crown reduce by 30% and shape, and crown lift to 2.5m. T8, dead tree (TVH002939) – fell, leaving stump just above ground level (Information only). Noted.

14.4 192993 21 Lincoln Gardens – Application for works on protected trees(s) TPO 846/1996, T5 & T6. T1, lime (TPO T5) – thin crowns by 20-30%. Raise crowns on your side by 2-3m. Remove deadwood. T2, lime (TPO T6) – thin crowns by 20-30%. Raise crowns on your side by 2-3m. Remove deadwood (Information Only). Noted.

14.5 192994 23 Lincoln Gardens - Application for works on protected trees(s) TPO 846/1996, T1-T4. T1, lime – thin crowns by 20-30%. Remove deadwood. T2, lime – thin crowns by 20-30%. Remove deadwood. T3, lime – thin crowns by 20-30%. Remove deadwood. T4, lime – thin crowns by 20-30%. Remove deadwood (Information Only). Noted.

15. Footway Lighting

15.1 Repair and fault report (1 New, 10 outstanding).

15.1.1 Lamp 84, Sycamore Drive. This lamp is the responsibility of Twyford Parish Council. Assistant Clerk arranged with Volker Highways to carry out the necessary repairs. Repairs were carried out on 2/12/19. Noted.

15.2 Councillor streetlight checks reports. Assistant Clerk to resend the list to the Councillors to show the areas they are responsible for.

15.3 Lighting reassessment – Is the level of lighting ok? When the Councillors are doing their checks for item 15.2, they are to check the coverage area that the lights illuminate. Carried forward to January.

15.4 Electricity Prices. The current contract for the streetlights expires in November 2020 however the Council can secure prices now. The charges are detailed below:

	<u>Current (Expires Nov 2020)</u>	<u>New 2-year fixed (Nov 2020 – Nov 2022)</u>
Continuous (A)	£2.72/mth (standing charge) 14.306p/kwh (unit charge)	£2.72/mth (standing charge) 14.732p/kwh (unit charge)
Dawn to Dusk (B)	£2.72/mth (standing charge) 14.306p/kwh (unit charge)	£2.72/mth (standing charge) 14.732p/kwh (unit charge)

On the new tariff, it would mean an increase of 15p/mth for 'A' and 27p/mth for 'B'.

Mr R Mantel proposed that we agree to the new 2-year fixed prices to take effect from November 2020. Seconded by Mr M Bray and unanimously agreed. Assistant Clerk to make the necessary arrangements.

16. General Amenity Matters

16.1 Gateway signage. Still awaiting a revised quote. Noted.

16.2 Air quality action plan – Result for the period January to June 2019 circulated 25/11/19. It was agreed for the Assistant Clerk to arrange a follow up meeting in February 2020 once we have a full years' worth of results.

16.3 Bench & Bus Stop inventory for Twyford (CW). Carried forward.

16.4 GWR – opens bidding for £750,000 community fund (circulated 1/8/19). Application submitted by Mr M Alder (circulated 24/9/19). Awaiting response. Carried forward.

16.5 Closure of Twyford Police Station. Update on building. It has been confirmed that the police have been trying to sell the building for the past 18 months without success. Cllr Lindsay Ferris is liaising with the police and will keep the Committee updated. Noted.

16.6 To consider purchasing a village electronic noticeboard (Referred from Full Council). The Committee do not wish to explore this. No further actions.

16.7 To consider evolvment/promotion of the nature reserve (Referred from Full Council). The Committee feel that this is a good idea and would like details regarding the nature reserve added to the website. Assistant Clerk to action.

16.8 To consider Climate Emergency actions such as producing a leaflet for the website to outline Twyford's commitment to climate change (Referred from Full Council). The Committee felt that this is a good idea and asked the Assistant Clerk to refer it to the Parish Lands Committee.

17. Village Maintenance

17.1 Fly-Tipping / Countryside Watch – WBC have confirmed that Gas Lane, Twyford has been added to their hotspot areas to be investigated. Noted.

17.2 Jubilee Clock – Conversion to LED. Awaiting response from the clock company. Noted.

17.3 Waltham Road – Weeds overlapping the pavement from the ditch. Assistant Clerk to notify WBC's Cleaner and Greener team.

17.4 London Road – Resident complaint about the weeds along the path by Polehampton Infants. Assistant Clerk to notify WBC's Cleaner and Greener team.

18. Highways

18.1 Speedwatch volunteers. No further updates. Assistant Clerk to find out how the applications are progressing for Mrs T Ramsden & Mr C Wickenden.

18.2, 18.3 & 18.4 – An invite has been sent to WBC Official Martin Heath to meet with Councillors; Mrs B Ditcham, Mr C Wickenden, Mr M Alder, Mr J Jarvis and Miss C Scull to discuss 18.2, 18.3 & 18.4 along with any other suggestions on how to improve Twyford. Mr Martin Heath provided his availability on the 11th and 18th of December. The Committee have asked the Assistant Clerk to book a meeting room on the 18th December at 12pm and liaise with Mr Martin Heath.

18.2 Second Speed Indicator – Resident asked for another device to be installed on either Waltham Road or Hurst Road. Email sent to the resident advising them that their request has been added to the Traffic Regulation request works programme for 2019/2020 and a meeting with a Wokingham Official has been requested.

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.

19. Correspondence circulated by email:

19.1 WBC – Recent Planning Issue (circulated 7/11/19). Noted.

19.2 Residents Correspondence – Twyford Crossroads Air Pollution (circulated 12/11/19). Assistant Clerk to respond to the resident passing on thanks from the Committee and advising we will be in contact in due course.

19.3 Green Prescription – Residents Offer of help (Circulated 20/11/19). Noted.

19.4 GWR – Christmas programme of updates (circulated 12/11/19). Noted.

19.5 WBC – 2019-2020 Carriageway Structural Maintenance Schemes (circulated 12/11/19). Noted.

19.6 Police & Crime Bulletin November 2019 (circulated 18/11/19). Noted.

19.7 Twyford Crossroads – Residents letter (circulated 27/11/19). Noted.

19.8 Re3 – A-Z Plastic Recycling Wheel (circulated 28/11/19). Noted.

20. Date of next meeting – Tuesday 7th January 2020.

Meeting Closed at 21:27