

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Stanlake Pavilion, Twyford on Tuesday 1st March 2022 at 7:45pm.

Present: Mrs B Ditcham (Chair), Mr M Bray, Mr J Jarvis & Mr R Mantel.

Minutes: Mrs Lynn Povey (Assistant Clerk).

1. **Public Questions** – None.
2. **Apologies** –Mr R Abeywardana, Mr M Alder, Mrs A Evans & Mr C Wickenden.
3. **Declaration of interest in items on the agenda** – None.
4. **Dispensations** – None.
5. **Minutes**
- 5.1 Minutes of the meeting held on 1st February 2022 – Approval of the minutes as a true and accurate record. Proposed by Mr J Jarvis, seconded by Mr R Mantel, carried nem con.
6. **Matters arising and action points.**
- 6.1 Keep Britain Tidy – Spring Clean 2022. Update. Mrs L Jarvis is happy to organise the event. Form to be sent to WBC requesting use of equipment. Councillor support to be requested at the Full Council Meeting.
- 6.2 Wokingham Borough Council – consultation on Ruscombe’s draft neighbourhood plan (deadline 25th March 2022). Mr J Jarvis to write a response on behalf of Twyford Parish Council by 18.03.22. To be reviewed by the Committee and submitted to WBC by the deadline date.
7. **Climate Change** – Mr J Jarvis to liaise with Mr R Abeywardana regarding the possibility of him taking over as lead on this project. Ongoing P&A actions as below:
- 7.1 Transport.
 - * P&A looking at new permitted footpath from New Road Twyford to New Road Ruscombe. Clerk to contact the landowner to discuss the possibility of having a permitted footpath through the suggested land.
 - * To consider pursuing the idea of having a railway stop (platform only) at The Piggott School. To be included in discussions with GWR under item 12.4.
- 7.2 Air Quality.
 - * TPC have put in a grant request for design consultancy to demonstrate how Twyford can become more pedestrian friendly. Village Centre Pedestrianisation discussed at regular Highways meetings with Andy Glencross, Martin Heath & Matthew Gould. (BD, CW, LP) Next meeting 6th May. Meeting notes can be found on the TPC website.
- 7.3 Local Plan & New Development.
 - * P&A Committee constantly considering climate change implications when reviewing development applications. Action ongoing.
 - * Neighbourhood Plan are working on appropriate policies to protect the environment. Draft plan available on the TPC website.
- 7.4 Sustainable Schools.
 - * Air Quality sustainable school meetings. Mrs B Ditcham & the Assistant Clerk to receive minutes and updates. Assistant Clerk to circulate minutes within item 17.
- 7.5 Reduce & Recycle.
 - * Keep Britain Tidy – Spring Clean 2022 – 2nd April 2022. Please refer to item 6.1.
- 7.6 Meetings – Next meeting date TBC.
8. **Planning Matters - Current List**
- 8.1 220047 40 Kibblewhite Crescent – Twyford Parish Council Planning & Amenities Committee wish to object to this application due to the double storey front extension being out of character with the street scene. The Committee also ask that any neighbours concerns are taken into account.
- 8.2 220429 30 Wensley Close – No comment.
- 8.3 220235 94 Hurst Road – No comment.
- 8.4 214053 1 Wagtail Close – Twyford Parish Council Planning & Amenities Committee wish to object to this application due to unacceptable impact on the loss of amenity land in this residential area.
9. **Other planning matters**
- 9.1 220131 1 Chiswick House - Application for Listed Building consent for the proposed replacement of gutters and new downpipes, cleaning, and repointing brickwork on the north

elevation, rebuilding of main stack following dismantling, replacement of modern window in south elevation with timber four panel door, replacement of modern glazed door in west elevation with window, removal of partition in dining room, insertion of two partitions at ground floor (one in kitchen dining room and one in former rear office), removal of concrete slab in ground floor and replacement with insulated solid floor, new limestone flags in principal rooms on ground floor and removal of modern infill to fireplaces in ground and first floors (Information Only). Noted.

- 9.2 220305 The Hollies, Ruscombe Lane - Householder application for the proposed erection of a single storey rear extension, following demolition of existing conservatory, alterations to roof to create first floor habitable accommodation, garage conversion to create habitable accommodation, plus the erection of covered terrace area and changes to fenestration (Information Only). Assistant Clerk asked to pass the following comment to WBC – Although this application has come to Twyford Parish Council as ‘Information Only’, it is felt that due to the proximity to the Parish borders, that it should have been open to observations.

10. Neighbourhood Plan

10.1 Neighbourhood Plan expenses:

- 10.1.1 For Approval from grant monies – Oneill Homer Consultants Fees (for follow up actions and document production) - £1650.00. It was proposed by Mr J Jarvis and seconded by Mr M Bray and unanimously agreed for the payment of the Consultants Fees to be made.

11. Footway Lighting

11.1 TPC owned streetlamp checks (Councillor action). Carried forward for remaining reports.

12. General Amenity Matters

- 12.1 Gateway signage – update from WBC on remaining gateway. WBC advised of an approximate 6 week wait for the London Road gateway following an order error.
- 12.2 Air quality. Awaiting date of next meeting from WBC. Mr J Jarvis to forward email advising of the next meeting date to the Assistant Clerk for circulation.
- 12.3 Bench & Bus Stop inventory for Twyford (CW). Carried forward.
- 12.4 GWR & Network Rail Meetings – Discussion points:
- Car Parking Provisions - Coal Yard Parking.
 - Secure Cycle Parking.
 - CCTV – Expansion of the current system.
 - Hurst Road Allotment fence.
 - Missing fencing – Alleyway from Waltham Road to Station.
 - Fencing at Stanlake.
 - Possibility of a cycle path from Twyford to Henley using the disused track alongside the local line. Entry point to this path from The Piggott School (form part of the safe route to school scheme).
 - Invitation to take part in the ‘In Bloom’ event.
 - Poor road surface and litter.
 - Landscaping.
 - Community Funding Scheme.

Meeting notes available on the Twyford Parish website (www.twyfordparishcouncil.gov.uk). No further updates at present.

- 12.5 Bins (BD). Mrs B Ditcham reported that the bins are continuing to be emptied on a regular basis. No further actions.
- 12.5.1 Reinstatement of bin next to A4 footbridge. Carried forward.

13. Village Defibrillators

- 13.1 Replacement Pads (KGVR). No charge (Worry-Free Package). Noted – Assistant Clerk to place order.
- 13.2 Replacement Battery - Longfield Road & Bell Corner (£532.00). It was proposed by Mr M Bray, seconded by Mr R Mantel, and unanimously approved for the Assistant Clerk to purchase the replacement batteries.

14. Village Maintenance

14.1 Broken fencing surrounding wildflower area outside Hurst Road Allotments. Reported to WBC (W2128783) – Awaiting repairs. Carried forward.

15. Highways

15.1 Highways Meeting – Update on meeting held 4th February 2022. Next meeting to be held 6th May 2022. Meeting notes available on Twyford Parish website (www.twyfordparishcouncil.gov.uk).

16. Twyford In Bloom

- 16.1 Twyford in Bloom Working Group Meeting – Update on meeting held 17th February. Meeting notes available on Twyford Parish Council Website (www.twyfordparishcouncil.gov.uk). Noted.
- 16.2 Hanging Basket Costs 2022 - £72.50 per basket, £27.50 per bracket (Building) & £33.00 per bracket (Lamppost). Carried forward to next meeting to finalise quantities.

17. **To Review the Planning & Amenities Report** (circulated with the agenda). The report was reviewed and noted (Report can be found following item 19)
18. **Correspondence circulated:**
- 18.1 TRHA – February Newsletter (circulated). Noted.
- 18.2 WBC - Winter Olympic themed walking trail Twyford (circulated). Noted.
- 18.3 WBC - Robust and Balanced Budget set to be considered (circulated). Noted.
- 18.4 WBC - Employment support available to residents who need it (circulated). Noted.
- 18.5 WBC - Press release: Waste and food waste bag delivery starts soon (circulated). Noted.
- 18.6 WBC – Highways - Notification of Temporary Closure – New Road, Ruscombe (circulated). Noted.
- 18.7 WBC - Wokingham Borough Council asking residents for view on taxi fare increases (circulated). Noted.
- 18.8 WBC - Wokingham borough residents thanked for helping to shape its future (circulated). Noted.
- 18.9 WBC - £280,000 Boost for Prevention Services in Wokingham Borough (circulated). Noted.
- 18.10 WBC - New charity and community hub opens its doors (circulated). Noted.
- 18.11 WBC - Wokingham Borough Council celebrates LGBT+ History Month this February (circulated). Noted.
- 18.12 WBC - Make your views heard through Adult Social Care survey (circulated). Noted.
- 18.13 WBC – Highways - Notification of Temporary Closure - A321 Wargrave Road, Wargrave (circulated). Noted.
- 18.14 WBC – Highways - Notice of Road Closure - A321 Waltham Road, Twyford (circulated). Noted.
- 18.15 WBC - Council announces they are joining UNICEF UK Child Friendly Cities & Communities Programme (circulated). Noted.
- 18.16 WBC - Stay vigilant against rise in distraction thefts (circulated). Noted.
- 18.17 WBC - Changes to funding approach for Gorse ride regeneration (circulation). Noted.
- 18.18 WBC - One Blue Bag Challenge (circulated). Noted.
- 18.19 WBC - Moving with Confidence scoops up Physical Activity Hero award (circulated). Noted.
- 18.20 WBC - New Covid-19 vaccination centre to open in Wokingham this weekend (circulated). Noted.
- 18.21 WBC - Council sets out to eliminate rough sleeping (circulated). Noted.
- 18.22 WBC - Opening of new Woodley community hub (circulated). Noted.
- 18.23 WBC - Keeping communities safe with Prevent strategy (circulated). Noted.
19. **Date of next meeting – Tuesday 5th April 2022.** Noted.

February's Planning & Amenities report

Tuesday 1st March 2022

- **Notices of Permission:**

* Denotes applications that the Council has previously commented on.

- 213873 18 Station Road
- 220073 29 Lincoln Gardens
- 213976 6 Wagtail Close
- 213864 89 Hurst Park Road
- 220097 42 Hurst Road
- 220080 82 Broad Hinton

- **Notices of Refusal:**

- 214137 25 Cheriton Avenue
 - * **TPC Comment** – No comment.
 - * **WBC Comment** – By virtue of its forward projection of the established first floor building line, the proposal would appear as alien and strident feature that would detract from the character and appearance of the host dwelling and the visual amenity of the street scene. The proposal, by virtue of its design, will cause harm to the established single storey porch character of the street scene. As such the proposal is contrary to the National Planning Policy Framework, policies CP1 and CP3 of the Wokingham Borough Core Strategy and within design guidance contained within the adopted Supplementary Planning Document – Wokingham Borough Design Guide and the NPPF.

- **Notices of Appeal:**

- 212245 11 Jarvis Drive
 - * **TPC Comment to Application** – Twyford Parish Council wish to object due to the change of street scene.

* **WBC Comment to Application –**

1. The proposed loft conversion, by virtue of the form, size and positioning on the building would result in unacceptable harm to the visual appearance and character of the host dwelling. The extension would appear incongruous and would result in harm to the street scene and character of the area therefore contrary to CP3 and Borough design guide etc.
2. The proposed extension would not meet the minimum required separation distance between it and neighbouring 2 and 3 Salix Gardens, therefore would cause an unacceptable overlooking affect towards the properties. This would be to the detriment of the local area and contrary to the National Planning Policy Framework, Core Strategy policies CP1 and CP3, Policy CC01 of the adopted Managing Development Delivery Local Plan, and the advice contained in the Borough Design Guide.

- **Other planning matters**

- Enforcement Notification from WBC (circulated).

- **Neighbourhood Plan**

- Minutes from the Sub-Committee Meeting (01/03/22) to be circulated.
- Next Meetings:
 - Working Group – 21/03/22 (19:30) via Zoom.
 - Sub-Committee – 05/04/22 (19:00) Stanlake Pavilion.

N.B. An amendment was made to the above meeting time and venue for the Neighbourhood Plan Sub-Committee. Revised details as follows:

Sub-Committee – 05/04/22 (19:15), Twyford Room, Loddon Hall.

- **General Amenity Matters**

- Air Quality Steering Group 18.02.22 minutes (circulated).
- Air Quality Steering Group Tree Strategy Update (circulated).
- Network Rail – Henley line maintenance (circulated).

Items to be carried forward:

- **Matters arising and action points.**

- Fibre broadband roll out - Report (Assistant Clerk).

N.B. Mr J Jarvis suggested contacting Giga Clear regarding broadband within the Village.

- **Footway Lighting**

- Fault Report (0 New, 2 outstanding).
 - Lamp between 232 & 238 – Alleyway to the side of the Catholic Church (TPC). Awaiting works to be carried out.
 - Lamp 148 Amberley Drive – Resident's correspondence advising of the lamp's removal by the electrical company. Remedial works meant the lamp had to be removed. WBC have arranged for the lamp to be reinstated.
- To consider re-stencilling the lamp numbers onto each TPC owned column. WBC have provided a quote of £1912.30 for the printing and placing of the numbering stickers. Awaiting outcome of group letter from Wokingham Parishes to WBC requesting their consideration to take over the ownership of all streetlamps within the Borough before considering quote.

Meeting Closed at 20:35