

**Twyford Parish Council**  
**Planning and Amenities Committee Agenda**

A meeting of the Committee will be held at 7.30pm on Tuesday 6<sup>th</sup> October 2020 via Zoom (online meeting facility).

- 1. Public Questions.**
- 2. Apologies.**
- 3. Declaration of interest in items on the agenda.**
- 4. Dispensations.**
- 5. Minutes of the meeting held on 1<sup>st</sup> September 2020.**
- 6. Matters arising and action points.**
  - 6.1 Defibrillator on-going maintenance & finance. Chased details from Twyford Together 28.09.20.
  - 6.2 The phone box at Bell Corner – Request for its removal submitted, awaiting an update.
  - 6.3 Changes to the current planning system (27.08.20). Deadline for comments to the GOV.UK Consultation was 1/10/20. Submission made to NALC on behalf of TPC by Mr C Wickenden was circulated 17/09/20 in accordance with the NALC deadline, submission contents noted by Full Council on the 22/09/20. Submission to the GOV.UK consultation made by Mr C Wickenden.
  - 6.4 White Paper – Planning for the Future (15.09.20). Deadline for comments to the consultation is the 15/10/20 for NALC and the 29/10/20 for GOV.UK. Zoom meeting to be held on the 08/10/20 to discuss the consultation.
  - 6.5 Transparency and Competition (15.09.20). Deadline for comments to the consultation is the 16/10/20 for NALC and the 30/10/20 for GOV.UK.
  - 6.6 Twinning sign – Installation date TBC.
  - 6.7 Notification of application for new premises licence - Beauty in Blooms Ltd (circulated 28.09.20).
  - 6.8 Planning Process – Housing Numbers. Letter sent to the Minister of Housing as a group response from several local Parish Councils (circulated 23.09.20).
- 7. Assistant Clerks Report**
- 8. Planning Matters - Current List**
  - 8.1 201918 41 Station Road (Victoria Cottage)
  - 8.2 202061 33 Coleridge Close
  - 8.3 202340 8 Springfield Park
- 9. Notices of permission**

\* denotes applications that the Council has previously commented on.

  - 9.1 201966 16 Broad Hinton
  - 9.2 201742 128 Wargrave Road
  - 9.3 201827 51 Paddock Heights
- 10. Other planning matters**
  - 10.1 Enforcements
  - 10.2 Tree Protection Orders
    - 10.2.1 WBC – Tree Management Document
    - 10.2.2 WBC - TPO-1725-2020 confirmed trees to the east of 2 to 6 Bridge Park and 38 High Street (circulated 28.09.20).
  - 10.3 202011 39 Station Road – Section 211 notification for works in the Twyford Station Conservation Area. T1, Ash (*Fraxinus excelsior*) – Fell to ground level and stump grind. T2, Hazel (*Corylus Avellana*) – Fell to the ground and stump grind (Information Only).
  - 10.4 202138 33 Brook Street - Section 211 notification for works in the Twyford Station Conservation Area. T1, Fig – Cut by approx. 5 ft away from the path. T2, Hawthorn – Fell to ground level. T3, Dead Tree (growing within Fig tree) – Fell to ground level. T4, Eucalyptus – Re-pollard to just above previous points (approx. 10 metres to be removed. T5, Climber – Cut back away from the roof and windows – consent not required (Information Only).
  - 10.5 202273 23A High Street – Section 211 notification for works in the Twyford Conservation Area. T1, Sycamore – 30% reduction (Information Only).
  - 10.6 202215 Welford Cottage, 14 London Road – Regulation 14(2) notification for works in the Twyford Conservation Area. T1, Acacia – Crown raise to maximum height of 3m by removal of secondary and tertiary growth. T2, Eucalyptus – Fell and replace or pollard or remove branches overhanging 16 London Road. T3, Eucalyptus – Fell and replace or pollard or remove branches overhanging 16 London Road.
  - 10.7 202322 Chiswick House, 32 High Street - Section 211 notification for works in the Twyford Conservation Area. T1, Holly – Fell to ground level. T2, Plum – Fell to ground level.

## **11. Notices of refusal**

11.1 201784 72 Hurst Park Road

\* TPC comment on application – Concern regarding the loss of back garden.

### WBC – Reasons for the Refusal:

1. By virtue of the scale, mass and layout of the single storey rear extension, there would be an unacceptable impact on the size of the rear amenity space. As such, the proposal would subsequently contribute to the overdevelopment of the site. The proposal would therefore be contrary to policy CP3 of the Core Strategy, Borough Design Guide and the National Planning Policy Framework.

11.2 201649 26 Hubbard Close

\* TPC comment on application – No Comment.

### WBC – Reasons for the Refusal:

1. The proposed first floor rear dormer window extension, by reason of its size, form, design, positioning on the roof slope and clear visibility within the public realm, would result in an incongruous and contrived extension that would have a detrimental impact on the character and appearance of the main dwelling, the semidetached properties as a whole and the local area, contrary to policy CP1 and CP3 of the Core Strategy, the Borough Design Guide SPD and section 12 of the NPPF.

11.3 201969 Loddon Park Farm

\*TPC comment on application - The Committee wish to express their objection to this development as it is outside of the village envelope.

### WBC – Reasons for the Refusal:

1. Prior approval is hereby refused as adequate provision of natural light in all habitable rooms of the proposed dwellinghouse cannot not be achieved contrary to the requirements of Class PA, Part 3 Schedule 2 of General Permitted Development Order as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020.

## **12. Notices of withdrawal – None.**

## **13. Notice of appeal**

13.1 193191 Loddon Park Farm

\* Should not set a precedent for future development.

13.2 193205 Loddon Park Farm

\* Should not set a precedent for future development.

## **14. Neighbourhood Plan**

14.1 Minutes/Notes from the Working Group Meeting (2/3/20) to be circulated by a Working Group Member (Assistant Clerk was not in attendance).

14.2 Minutes from the Sub-Committee Meeting (6/10/20) to be circulated.

14.3 Next Meetings:

Working Group – 2/11/20 via Zoom (19:30)

Sub-Committee – 3/11/20 via Zoom (19:00)

14.4 Approval of any Neighbourhood Plan expenses – None.

14.5 Grant update (CW).

## **15. Footway Lighting**

15.1 Repair and fault report (1 New, 5 outstanding).

- Church Road – Island outside Miles & Daughter (Repair scheduled 28/09/20) (W195051).
- London Road - The junction box to the side of Age Concern charity shop on the London Road is hanging off and exposing wires. Reported to WBC (W2014334).

15.2 Councillors reports on routine streetlight checks (plus weeds in gutters) and to confirm if the faults at the below locations have been actioned:

- Lamp 29 Waltham Road (BD/MA).
- Longfield Road (opposite 1 Longfield Road – Connection box access door open) (JB).
- Longfield Road/Jarvis Drive (JB).
- Wargrave Road (westbound side of the A4 from the roundabout to the crossing) (JB).

## **16. General Amenity Matters**

16.1 Gateway signage – Awaiting confirmation from WBC regarding quote received for £9,454.35 (circulated 1/4/20).

16.2 Air quality – 2019 published results (circulated 29/9/20). Follow up meeting to that held in February 2020 to be held in November.

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

16.4 GWR – opens bidding for £750,000 community fund (circulated 1/8/19). Application submitted by Mr M Alder (circulated 24/9/19). Confirmation that application has been received. Awaiting results.

16.5 GWR Provisions

16.5.1 Car Parking Provisions – Update

16.5.2 Cycle storage provisions – P&A Committee to provide suggestions to GWR as to possible locations for secure cycle parking.

16.6 Bench requested by a resident within the open space between Colleton Drive & Wessex Gardens – Bench ordered. Awaiting delivery & installation dates.

16.7 Local Green Space – Recommended areas (circulated 24/6/20). Feedback/Update from WBC.

## **17. Village Maintenance**

17.1 Railway Bridge (High Street (between Bridge Park & Old Mill Court)). Rotten fencing. Network Rail have been advised. Awaiting action and a response.

17.2 Meeting with Mark Morris, Community Environmental Officer (11/3/20) – Assistant Clerk to forward meeting notes and provide an update on actions.

17.3 Resident Complaint – The rural path down Stanlake Lane is becoming very narrow. WBC have been advised and we are awaiting action.

17.4 Umbrella Alley (In between La Fontana & Ballards Estate Agents) – Report received that one of the suspension wires has become detached. Reported to Twyford Together to organise the repairs.

17.5 Overflowing waste bin down the walkway between Colleton Drive and Wessex Gardens. Mrs B Ditcham to report.

## **18. Highways**

18.1 Speedwatch:

- Mrs T Ramsden – Application submitted but progression of these have been currently put on hold. Awaiting further update from Thames Valley Police.
- Updates (RM).

18.2, 18.3, 18.4 & 18.5 – WBC Official Martin Heath met with Councillors; Mrs B Ditcham, Mr C Wickenden and Mr R Mantel to discuss the below along with any other suggestions on how to improve Twyford (Meeting notes circulated 4/2/20).

18.2 Second Speed Indicator – Resident asked for another device to be installed on either Waltham Road or Hurst Road.

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.

Meeting held on Friday 11<sup>th</sup> September (Andy Glencross (WBC), Martin Heath (WBC), Matt Gould (WBC), Bridget Ditcham (TPC)). Notes circulated 01/10/20. Follow up meeting to be held on 20/11/20.

18.6 Fly-Tipping

18.7 Parking

18.7.1 Resident Complaint addressed to Cllr Ferris & Cllr Conway - WBC giving out more permits than spaces, London Rd (circulated 28.09.20) – To note.

18.7.2 Parking on the pavement survey – Deadline 22.11.20 (Open to members of the public).

## **19. Twyford In Bloom**

19.1 Rewilding

19.1.1 WBC correspondence - News & pictures: Wildflower meadows provide path for insects (circulated 22/07/20). Twyford in Bloom Group's suggestions circulated 30/09/20. TPC to agree on potential sites and provide details to WBC.

## **20. Correspondence circulated by email:**

20.1 TRHA Virtual Autumn Show (circulated 15.09.20)

20.2 NALC - REBUILDING COMMUNITIES (circulated 15.09.20)

20.3 GWR - Rail improvement works in your area (circulated 15.09.20)

20.4 TRHA Virtual Autumn Show (circulated 15.09.20)

20.5 Thames and Chilterns in Bloom – September Newsletter (circulated 15.09.20)

20.6 WBC - Central and Eastern Berkshire Authorities – Joint Minerals and Waste Plan Regulation 19 Proposed Submission Consultation (circulated 15.09.20)

20.7 Police and Crime Commissioner newsletter - September 2020 (circulated 24.09.20)

20.8 GWR - Extension to GWR's Emergency Measures Agreement (circulated 24.09.20)

20.9 WBC - Enforcement statistics reports (circulated 25.09.20)

20.10 TRHA – September Newsletter (circulated 25.09.20)

20.11 WBC - Housing numbers consultation (circulated 25.09.20)

20.12 WBC - News release: Joint Minerals and Waste Plan consultation begins (circulated 25.09.20)

20.13 GWR – World Cup of Stations (28.09.20)

20.14 TRHA Autumn Show Results (28.09.20)

**21. Date of next meeting – Tuesday 3<sup>rd</sup> November 2020.**