

## TWYFORD PARISH COUNCIL

### Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Tuesday 10<sup>th</sup> January 2023 at 7:45pm.

**Present:** Mrs B Ditcham (Chair), Mr C Wickenden, Mr M Andrea, Mr M Alder & Mr R Mantel.

**Minutes:** Mrs Lynn Povey (Assistant Clerk).

1. **Public Questions** – None.
2. **Apologies** – Mr R Abeywardana.
3. **Declaration of interest in items on the agenda** – None.
4. **Dispensations** – None.
5. **Minutes**
- 5.1 Minutes of the meeting held on 6<sup>th</sup> December 2022 – Approval of the minutes as a true and accurate record. Proposed by Mr M Andrea, seconded by Mr M Alder, carried nem con.
6. **Budgets and Precepts.** Figures in one drive folder.
- 6.1 To consider any cuts given that the precept is currently looking at a 35% increase. It was proposed by Mr C Wickenden, seconded by Mr M Alder, and unanimously agreed for the following amounts to be approved:
  - £26,170.00 Budget & Precept Expenditure
  - £11,000.00 Income
  - £15,170.00 Net
7. **Matters arising and action points.**
- 7.1 Strategic Action Plan updates. Planning & Amenities actions in progress – Carried forward.
- 7.2 Business sponsorship of garden areas. Carried forward.
- 7.3 Annual Risk Assessment – Carried out by the Assistant Clerk. The Committee noted the report provided by the Assistant Clerk.
- 7.4 E-Cargo Bike Trials – To consider hosting a bike within Twyford (circulated). Action to liaise with Twyford Together regarding the opportunity carried forward.
- 7.5 Village volunteer's gift – Silver Birch to be planted in March 2023. To ratify expenditure of £183.50 Net (Tree - £66.65, Plaque - £90.60, E-Card - £26.25). The expenditure was proposed by Mr M Alder, seconded by Mr M Andrea and unanimously approved.
- 7.6 Annual Litter Pick – 25<sup>th</sup> March 2023. Mrs B Ditcham to organise the event. Form to be sent to WBC requesting use of equipment. Councillor support to be requested at the Full Council meeting.
8. **Climate Change** – Mr J Jarvis to provide an update. Carried forward.
9. **Planning Matters - Current List**
- 9.1 223577 18-32 London Road – Twyford Parish Council's Planning & Amenities Committee wish to raise concerns regarding the potential of this development being overbearing however recognise that the improvements will benefit the street scene. It is requested that the neighbours' comments are taken into consideration and for even more secure bike storage than that stated to be included to accommodate all those within the flats.
- 9.2 223601 18 Colleton Drive – The plans show no hard standing for parking therefore the Planning & Amenities Committee wish to raise concerns due to insufficient off-road parking provisions.
- 9.3 223652 81 Wargrave Road – Twyford Parish Council's Planning & Amenities Committee wish to object to a new residence within a garden as it could set a precedent for other developments.
- 9.4 223609 8 Llewellyn Park – No comment.
- 9.5 223593 Land to the North of the A4, New Bath Road – Twyford Parish Council's Planning & Amenities Committee wish to object for the following reasons:
  - Overdevelopment of the land.
  - Impact on the green belt.
  - Impact on the settlement gap.
  - Impact of the environment would be detrimental
    - Current flooding problems – This would cause increased flooding.
    - Impact on sewage works capacity and the resultant increase in releases to the Loddon.

- Loss of habitat for wildlife.
  - The impact on the highways due to the increased traffic on the A4, other local roads and through the centre of Twyford have not been fully considered and should be assessed properly through the emerging local plan process.
  - Concerns about highway safety in relation to a safer route to school.
  - Resultant noise & light pollution.
- 9.6 223668 39 Kibblewhite Crescent – No comment.
- 9.7 223680 68 Springfield Park – No comment.
- 9.8 223743 2 Weavers Way – No comment.
- 10. Other Planning Matters**
- 10.1 212720 Bridge Farm, New Bath Road – WBC Committee meeting held at the Council Offices on the 14<sup>th</sup> December 2022. Report received from Cllr Conway circulated. Noted.
- 11. Neighbourhood Plan**
- 11.1 Twyford Neighbourhood Plan – To note the examination arrangements (circulated). Noted.
- 11.2 Grant application update (CW). Carried forward.

Mr C Wickenden confirmed that the Neighbourhood Plan Working Group will meet next month on the 6<sup>th</sup> February 2023 to discuss potential events and provided an overview of the High Street Regeneration Project following receipt of plans from the consultants – A meeting will take place between Neighbourhood Plan Working Group Members, Twyford's Borough Councillors, Twyford Together Chairman, PJA Consultants and WBC Highways Officers on the 20<sup>th</sup> January 2023.

**12. Footway Lighting**

- 12.1 TPC owned streetlamp checks – Councillor Reports. All reports have been received. One fault outstanding (see report). Next inspections due by 29<sup>th</sup> March 2023.
- 12.2 Request to WBC for their reconsideration to take over the ownership of all Twyford's Streetlamps (circulated). Committee to approve wording. Carried forward.

**13. General Amenity Matters**

- 13.1 Bins – Reinstatement of bin next to A4 footbridge. Carried forward.
- 13.2 Parking – Enquiry as to options available for village centre businesses (circulated). To be referred to Borough Councillors Stephen Conway & Lindsay Ferris for their consideration.

**14. Village Defibrillators**

- 14.1 Relocating the defib device currently outside Twyford Barbers to Jubilee Corner. Assistant Clerk to chase up the relocation.
- 14.2 New sticker purchased to replace damaged one on the Loddon Hall device (see expenditure table within the Planning & Amenities Report). Noted.

**17. Twyford In Bloom**

- 17.1 Twyford in Bloom – Next Meeting 02.02.23. Noted.
- 17.2 Project Updates.
- 17.2.1 Turf Maze – It was proposed by Mr M Alder, seconded by Mr C Wickenden and unanimously agreed for the project to go ahead to form part of the Twyford in Bloom project and Coronation Celebrations provided approval is granted by the Parish Lands Committee for the use of the land at KGVR and based on the project costs of £1000.

**18. To Review the Planning & Amenities Report** (circulated with the agenda). The report was reviewed & noted (Report can be found following item 20).

**19. Correspondence circulated:**

- 19.1 WBC – Notification of Temporary Closure - Surface Dressing (circulated).
- 19.2 WBC – Council offers free car parking over the festive period (circulated).
- 19.3 WBC – Another welcome step in battle for fairer housing deal (circulated).
- 19.4 TRHA – December Newsletter (circulated).
- 19.5 WBC – Press release - making it a warmer winter with free energy efficient items if you're struggling (circulated).
- 19.6 WBC – Next steps for proposed parking fee increases (circulated).
- 19.7 WBC – 'Leaf' a legacy in Wokingham borough by planting your free tree (circulated).

All items of correspondence noted.

**20. Date of next meeting – Tuesday 7<sup>th</sup> February 2023.** Noted.

## Planning & Amenities Report

Tuesday 10<sup>th</sup> January 2023

- **Notices of Permission:**

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

- 223129 68 London Road

- 223274 16 Byron Road

TPC Comment

Twyford Parish Council's Planning & Amenities Committee wish to make no comment however request that the ownership of land is clarified and that the neighbours' comments are taken into consideration concerning access.

- 222823 Twyford Veterinary Clinic, 45-47 London Road

TPC Comment

Twyford Parish Council wish to raise no objections under the current framework however in line with the Twyford Neighbourhood Plan this is something that would be discouraged.

- **Notices of Refusal:**

- 223219 King George V Recreation Ground, Longfield Road

TPC Comment

Twyford Parish Council have noted & respect the comments made by residents & wish to raise the following additional points:

- This application was submitted under permitted development rights and wish to question its eligibility under these terms. It is felt that a full planning application is needed.
- This land is held in trust by Fields in Trust. The trustees need to be informed of this application & the consent of Fields in Trust will be required for the installation of any equipment.

Twyford Parish Council also wish for it to be noted that they are not in favour of this application but wish to acknowledge the advantages for better communication. It is therefore requested that a new site be found that would have minimal impact on the surrounding area.

WBC Reasons for Refusal

1. By virtue of its excessive height, bulk, inappropriate siting and utilitarian appearance, the proposal would significantly detract from the character and appearance of the surrounding area in direct conflict with Core Strategy Policies CP1, CP3 and CP11 and MDD Local Plan policies CC03 and TB21 and with guidance contained within the NPPF and the Borough Design Guide.
2. By virtue of its excessive height, bulk, inappropriate siting and utilitarian appearance, the proposal would detract from the visual attractiveness and hence desirability to use the adjacent area of Public Open Space (including playing pitches thereon) contrary to the aims of the Council's Core Strategy and the MDD Local Plan Policy CC03.
3. The proposal fails to demonstrate the potential impact on trees and vegetation, including the possible encroachment into the root protection areas of the surrounding trees or other tree works, contrary to Policy CC03 of the MDD Local Plan.

- 223117 Old School Hall, High Street

TPC Comment

No comment.

WBC Reasons for Refusal

1. Harm to listed building

The installation of solar panels to the roof of the Old School Hall would have an adverse visual impact on the traditional appearance and character of the Grade II listed building and the Twyford Conservation Area. Moreover, there is insufficient information for the local planning authority to conclude that there would not be adverse or irreversible harm to the historic features and/or fabric of the listed building posed by the cable routing and additional equipment.

The proposal is therefore contrary to Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 15 of the National Planning Policy Framework 2021, Policies CP1 and CP3 of the Core Strategy 2010 and Policy TB24 of the Managing Development Delivery Local Plan 2014.

2. Harm to protected species

In the absence of details relating to methods and mitigation to accommodate the necessary ancillary works associated with the installation of the solar panels and potential ultrasound noise risks arising from their use and by virtue of the outdated survey information submitted with the application, it has not been demonstrated that the proposal would not have an adverse outcome upon protected species, contrary to the Wildlife and Countryside Act 2017, Policy CP7 of the Core Strategy 2010 and Policy TB23 of the Managing Development Delivery Local Plan 2014.

- 223116 Old School Hall, High Street

TPC Comment

No comment.

WBC Reasons for Refusal

- Harm to listed building

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on the traditional appearance and character of the Grade II listed building and the Twyford Conservation Area. Moreover, there is insufficient information for the local planning authority to conclude that there would not be adverse or irreversible harm to the historic features and/or fabric of the listed building posed by the cable routing and additional equipment.

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- **Notices of Withdrawal:**

- 222682 6 Hermitage Drive

WBC Notice – The decision that has been taken having regard to all of the material considerations was to **not** determine the application as it has been withdrawn upon instruction from the applicant/agent. This means the Council **have not** made a decision on the application and will not be pursuing it any further.

- **Other planning matters**

- Enforcement Notification from WBC as at 03.01.23 (circulated).

- 223540 Tesco Express, 25 London Road – Application for advertisement consent for 1 no. externally illuminated fascia sign, 1 no. non-illuminated fascia sign, 1 no. externally illuminated projecting sign, 5 no. window vinyls and 1 no. ATM Vinyl (Information Only).

- 223730 Stanlake Park Estate, Waltham Road, Hurst – Prior approval submission for the proposed erection of an agricultural building to be used for storage (Information Only).

- 230006 12 Church Street – Section 211 Notification for works in a conservation area. T1, Walnut – Prune to give approx. 1.5m clearance to all parts of building (Information Only).

- **Neighbourhood Plan**

- No meeting of the Working Group since June 2022.

- Minutes from the Sub-Committee Meeting (02/08/22) to be approved within the next Sub-Committee Meeting.

- Next Meetings:

- Working Group – TBC.

- Sub-Committee – TBC.

- **Footway Lighting:**

- Lamp 73, Brook Street (TPC) – Fault logged with SSE 03.10.22. SSE have confirmed that the fault has been fixed (19.12.22). WBC confirmed that the column is responding to their system – No further actions needed.

- **General Amenity Matters:**

- Air quality. Awaiting date of next meeting from WBC.

- **Village Maintenance:**

- Tesco Alley Improvements – Drainage works carried out 08.08.22-10.08.22. WBC notified of snagging issues and request to repaint the ceiling area made.

- **Highways**

- Highways Meetings (held on the 1<sup>st</sup> Friday, quarterly) – Next meeting to be held 3<sup>rd</sup> February 2023. Previous meeting notes available on Twyford Parish Website ([www.twyfordparishcouncil.gov.uk](http://www.twyfordparishcouncil.gov.uk)).

- WBC notified that the 40MPH signs from the village gateways near the Waggon & Horses are missing. WBC to investigate & replace.

- Resident's request for the foliage of the trees down the Waltham Road (Railway Bridge to Springfield Park junction) to be cut back and not overhang the pavement (photos taken). With Highways to investigate & arrange any necessary works.

- Resident's request for the foliage of the trees down the Wargrave Road to be cut back and not overhang the pavement between the Hermitage Drive junction and opposite the entrance to Lionel Court. With Highways to investigate & arrange any necessary works.

- Resident's request for a cedar tree down the Wargrave Road to be cut back (heavy branch overhanging the road). With Highways to investigate & arrange any necessary works.

Items to be carried forward:

- **Matters arising and action points.**
  - Fibre broadband roll out - Report (Assistant Clerk).
- **Footway Lighting**
  - Lamp 4, Wargrave Road (**WBC**) – Fault logged 12.09.22 (W2241046).
  - 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.

Expenditure approved under Financial Regulation 4			
Description	Budget	Amount	Approval
Defibrillator Unit Sticker (Loddon Hall)	Defibrillators	£12.65	Clerk

**Meeting Closed at 21:11**