

## TWYFORD PARISH COUNCIL

### Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Tuesday 2<sup>nd</sup> May 2023 at 7:45pm.

**Present:** Mrs B Ditcham (Chair), Mr C Wickenden (Vice-Chair), Mr M Alder, Mr J Jarvis & Mr R Mantel.  
**Minutes:** Mrs Lynn Povey (Deputy Clerk).

1. **Public Questions** – None.
2. **Apologies** – Mr R Abeywardana & Mr M Andrea.
3. **Declaration of interest in items on the agenda** – None.
4. **Dispensations** – None.
5. **Minutes**
- 5.1 Minutes of the meeting held on 4<sup>th</sup> April 2023 – Approval of the minutes as a true and accurate record. Proposed by Mr J Jarvis, seconded by Mr C Wickenden, carried nem con.
6. **Matters arising and action points.**
- 6.1 GWR Customer & Community Improvement Fund open for bids (circulated). Mr M Alder & Mr C Wickenden to submit a bid for funding by the 25<sup>th</sup> May. Submission to be circulated.
7. **Planning Matters - Current List**
- 7.1 230787 Old School Hall, High Street – The Planning & Amenities Committee wish to raise the following:
  - Observation/Query – It was the Committee’s understanding that the Conservation Officer was in favour of the folding timber partition being retained. What is the present view on this?
  - Request – Polehampton Charities should be consulted if they have not been already.
- 7.2 230754 27 Springfield Park – No comment.
- 7.3 230072 United Reformed Church Hall, Church Street – No comment.
8. **Other Planning Matters:**
- 8.1 230802 Old School Hall, High Street  
Application for listed building consent for the proposed reglazing of windows with slimline double-glazing units and removal of a folding timber partition (Information Only).
- 8.2 230499 83 London Road  
Section 211 Notification for works in a conservation area. T1, Poplar – Fell (Information Only).
- 8.3 230857 10 Paddock Heights  
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 6.02m, for which the maximum height would be 3.04m and the height of the eaves 2.21m.

The above planning matters were noted.

#### 9. **Notice of Refusal:**

- 9.1 230310 Land opposite 130-144 Wargrave Road

##### TPC comment:

The Committee wish to raise the following objections:

- \* Inappropriate development on green belt.
- \* Overdevelopment of green space.
- \* Impact to the street scene.
- \* Proximity to the safer route to school.
- \* Concern regarding conflict with safe cycling route on the Wargrave Road.

##### WBC Decision Notice:

1. The development is, by definition, inappropriate development within the Green Belt and the additional built form and the change of use of the land to residential use would result in harm to the openness of the Green Belt. It has not been demonstrated that there are very special circumstances or benefits that would outweigh the identified harm to the openness of the Green Belt and the development is therefore contrary to the Section 13 of the National Planning Policy Framework, the Planning Policy for Traveller Sites 2015, Policy CP12 of the Core Strategy 2007 and Policy TB01 of the Managing Development Delivery Local Plan 2012.
2. The development is located outside of development limits within the countryside and by virtue of the additional built form, its residential nature, additional hardstanding, parking of vehicles and the manicured nature of the landscaping, the proposal poses adverse harm to the landscape setting of the countryside, Green Belt and otherwise rural setting and open setting, contrary to Section 15 of the National Planning Policy Framework 2021, Policies CP1, CP2, CP11 and CP12 of the Core Strategy 2007 and Policies TB03, TB10 and TB21 of the Managing Development Delivery Local Plan 2012.

The above refusal was noted.

**10. Notice of Withdrawal:**

10.1 230653 79 Hurst Park Road

WBC Comment:

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.

The above withdrawal was noted.

**11. Neighbourhood Plan**

11.1 Twyford's Neighbourhood Plan

11.1.1 To note WBC's approval for the Twyford Neighbourhood Plan to move to referendum. Noted.

Mr C Wickenden advised the Committee that Electoral Services are currently working to Thursday 22<sup>nd</sup> June 2023 as the agreed date for the referendum on the Twyford Neighbourhood Plan.

Deputy Clerk to arrange a meeting of the Neighbourhood Plan Working Group on Monday 15<sup>th</sup> May.

On the 9<sup>th</sup> May 2023, Mr R Mantel will retire as a Parish Councillor therefore Mrs B Ditcham proposed for Mr R Mantel to join the Neighbourhood Plan Working Group as a general member, seconded by Mr C Wickenden. Motion carried unanimously.

**12. Twyford In Bloom**

12.1 Turf Labyrinth – Project Update. Mrs B Ditcham confirmed that the project work has been carried out and that it is hoped for photos taken by a drone to be available in due course.

12.2 RHS Community Grant (deadline 2<sup>nd</sup> May 2023) – To note application submitted (circulated). Noted.

**13. Date of next meeting – Tuesday 6<sup>th</sup> June 2023. Noted.**

**Meeting Closed at 20:28**