

## TWYFORD PARISH COUNCIL

### Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Tuesday 4<sup>th</sup> July 2023 at 7:45pm.

**Present:** Mrs B Ditcham (Chair), Mr C Wickenden (Vice-Chair), Mr M Alder, Mr M Andrea, Mrs E Ashley, Mr F Newman & Mrs H Winder.

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

1. **Public Questions** – None.
2. **Apologies** – Mr J Bowley.
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> June 2023 – Approval of the minutes as a true and accurate record. Proposed by Mrs H Winder, seconded by Mr C Wickenden, carried nem con.
6. **Planning Matters - Current List.**
- 6.1 231269 10 Paddock Heights – No comment.
- 6.2 231387 106 Hurst Road – Twyford Parish Council’s Planning and Amenities Committee wish to raise concerns regarding the massing effect on neighbours at 108 Hurst Road.
7. **Notice of Appeal.**
- 7.1 230310 Land opposite 130-144 Wargrave Road

**TPC comment to application (08.03.23)** – 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 comment to application** –

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.

Response to the appeal notification - Twyford Parish Council’s Planning and Amenities Committee wish for it to be noted that their objections submitted on the 8<sup>th</sup> March 2023 remain.

The Committee also asked for the Deputy Clerk to investigate the possibility of attending the hearing.

8. **Other Planning Matters.**
- 8.1 231328 32 Station Road – Section 211 Notification for works in a conservation area. T1, Holly – Fell. Twyford Parish Council’s Planning and Amenities Committee would like consideration to be given to the replacement of the Holly with an appropriate species either within the property curtilage or at an alternative site within the Parish providing authorisation has been obtained.
- 8.2 231301 30 Station Road – Section 211 Notification for works in a conservation area. T1, Bay – Fell. Twyford Parish Council’s Planning and Amenities Committee would like consideration to be given to the replacement of the Bay with an appropriate species either within the property curtilage or at an alternative site within the Parish providing authorisation has been obtained.
- 8.3 231390 2 Ruscombe Road – Section 211 Notification for works in a conservation area. T4, Leyland Cypress – Fell to just above ground level. T5, Sycamore – Fell to just above ground

level. T6, Sycamore - Fell to just above ground level. Twyford Parish Council's Planning and Amenities Committee would like it to be noted that they support that the trees will be replaced with appropriate species.

## **9. Neighbourhood Plan**

9.1 Feedback from recent events Twyford Parish Council have attended to allow residents to look at the Plan and ask questions on the lead up to the referendum:

Twyford Beer Festival – 10.06.23

Donkey Derby – 18.06.23

Colleton School Fete – 24.06.23

9.2 Request for volunteers to support the following event:

Outside Waitrose (10am to 12pm) – 01.07.23

Committee members who attended the events under items 9.1 & 9.2 reported good engagement with a variety of questions asked.

9.3 Delivery of leaflets – To note all leaflets routes have been allocated. Noted.

The Committee decided for Councillors to be present at the Polling Stations for the Referendum vote on Thursday 6<sup>th</sup> July 2023 to gauge turn-out.

## **10. Footway Lighting**

10.1 Request to WBC for their reconsideration to take over the ownership of all Twyford's Streetlamps (circulated). Committee to approve wording. The Committee unanimously approved the wording – Deputy Clerk to send communication to Wokingham Borough Council.

11. **Twyford In Bloom** – Update. Mrs B Ditcham provided an overview of the plans.

12. **To Review the Planning & Amenities Report** (circulated with the agenda). The report was reviewed and noted (Report can be found after item 13).

13. **Date of next meeting – Tuesday 1<sup>st</sup> August 2023.** Noted.

## **Planning & Amenities Report**

Tuesday 4<sup>th</sup> July 2023

### **• Notices of Permission:**

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

- 230383 16 Amberley Drive
- 230754 27 Springfield Park
- 230072 United Reformed Church Hall, Church Street
- 231014 142 Wargrave Road
- 231103 9 Westview Drive
- 231068 20 Byron Close
- 231099 34 Station Road
- 231008 79 Hurst Park Road
- 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.

### **• Neighbourhood Plan:**

- Minutes from the Sub-Committee Meeting (04.07.23) to be approved within the next Sub-Committee Meeting or Planning and Amenities Meeting.
- Next Meetings:
  - Sub-Committee – 01.08.23

### **• General Amenity Matters:**

- Enforcement notification from WBC as at 02.06.23 (circulated).
- Bike deluxe repair station with pump – Installed at Bia Hub and outside Waitrose on 14 June.
- Air quality. Awaiting date of next meeting from WBC.

- Bins – Reinstatement of bin next to A4 footbridge. With WBC for consideration.
- **Highways**
  - Highways Meetings (held on the 1<sup>st</sup> Friday, quarterly) – Next meeting to be held 4<sup>th</sup> August 2023. Previous meeting notes available on Twyford Parish Website ([www.twyfordparishcouncil.gov.uk](http://www.twyfordparishcouncil.gov.uk)).
  - 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. Site visit conducted in April 2023 & letters issued in May.
  - 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. Site visit conducted in April 2023 & letters issued in May.
  - 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. Further location information to be supplied to WBC.
  - Missing parking sign from the small car park along the Wargrave Road. Reported to WBC 14.03.23 (W2348677). Chased 26.06.23.
  - Resident's request for the bench outside the Almshouses to be repaired/replaced. Repairs have been carried out. No further actions needed.
  - Damaged 'Turn Your Engine Off' signs – Reported to WBC 2022. WBC to arrange for the brackets to be removed as only the signs were taken down.
- **Village Defibrillators**
  - The Circuit – Registration of Defibrillators ongoing.
  - Product Recall – System upgrades to take place (information circulated).
- **Twyford in Bloom**
  - Twyford in Bloom – Next Meeting September 2023. Previous meeting notes available on Twyford Parish Website (<https://www.twyfordparishcouncil.gov.uk/council/meetings/twyford-in-bloom-meetings/>)
- **Footway Lighting**
  - Lamps 183 (ORD2300795) & 185 (ORD2300797) Amberley Drive (**TPC**) – Fault logged 18.04.23 via WBC. Inspection found SSE fault. Confirmation received that the fault has been repaired. No further actions needed.
  - Lamp 179 (ORD2300850) Amberley Drive (**TPC**) – Fault logged 25.04.23 via WBC. Inspection found SSE fault. Confirmation received that the fault has been repaired. No further actions needed.
- **Correspondence circulated:**
  - TRHA – June newsletter (circulated).
  - WBC – New parking charges to come into effect (circulated).
  - WBC – It's easy being green as Wokingham Borough prepares for Clean Air Day (circulated).
  - WBC – New parking charges to come into effect update (circulated).

Items to be carried forward:

- **General Amenity Matters.**
  - Fibre broadband roll out - Report (Deputy Clerk).
- **Footway Lighting**
  - Lamp 101 Longfield Road (**TPC**) – Column removed due to being unstable following excavations. SGN requested the invoice for the reinstatement works from WBC (02.06.23). Reinstatement scheduled for 12.07.23.
  - Lamp 201 (ORD2300919) Kibblewhite Crescent (**TPC**) – Fault logged with SSE 09.05.23 via WBC. Target date for completion of works 03.07.23.
  - 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
TPC Hanging Baskets (Summer)	Twyford in Bloom	£715.50	Clerk
Planter (Summer & Winter)	Twyford in Bloom	£731.50	Clerk
Registration Fee (Thames & Chilterns in Bloom)	Twyford in Bloom	£60	Clerk

**Meeting Closed at 20:26**