

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Tuesday 1st August 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.

Minutes: Mrs Lynn Povey (Deputy Clerk).

1. **Public Questions** – None.
2. **Apologies** – Mr J Bowley & Mrs H Winder.
3. **Declaration of interest in items on the agenda** – None.
4. **Dispensations** – None.
5. **Minutes**
- 5.1 Minutes of the meeting held on 4th July 2023 – Approval of the minutes as a true and accurate record. Proposed by Mr C Wickenden, seconded by Mr F Newman, carried nem con.
6. **Planning Matters - Current List.**
- 6.1 231129 Twyford Tennis Club, King George Playing Fields, Twyford – No comment.
- 6.2 231519 Yorkland, Byron Road – No comment however, Twyford Parish Council would like to raise awareness to point 8 on page 92 of the Twyford Design Guidelines and Codes document by referring to the following points:
 1. Does the proposed design respect the character of the area and the immediate neighbourhood, and will it pose any adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
 2. Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
 3. Do the proposed materials match those of the existing dwelling?
 4. Are there any proposed dormer roof extensions set within the roof slope?
 5. Does the proposed extension respond to the existing pattern of window and door openings?
 6. Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
 7. Can any materials be re-used in situ to reduce waste and embodied carbon?
- 6.3 231571 44 Wessex Gardens – Twyford Parish Council's Planning & Amenities Committee wish to raise the following objections:
 1. Cumulative impact of additional traffic and resultant on-street parking.
 2. Unneighbourly.
 3. Overbearing - particularly in terms of massing and height.The Committee also asked that the neighbours' concerns be taken into account. Many thanks.
- 6.4 231578 18 Springfield Park – No comment however, Twyford Parish Council would like to raise awareness to point 8 on page 92 of the Twyford Design Guidelines and Codes document by referring to the following points:
 1. Does the proposed design respect the character of the area and the immediate neighbourhood, and will it pose any adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
 2. Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
 3. Do the proposed materials match those of the existing dwelling?
 4. In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
 5. Are there any proposed dormer roof extensions set within the roof slope?
 6. Does the proposed extension respond to the existing pattern of window and door openings?
 7. Is the side extension set back from the front of the house?
 8. Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
 9. Can any materials be re-used in situ to reduce waste and embodied carbon?
- 6.5 231677 82 Hurst Road – No comment.

- 6.6 223455 Land to the north of the A4, New Bath Road – Twyford Parish Council would like to object to this outline planning application based on the following reasons:
1. This is contrary to the draft local plan and therefore there is no evidence of a requirement for additional dwellings within this area.
 2. It is an extension to the village envelope north of the A4 which is a boundary between the villages of Wargrave and Twyford, it reduces the gap between them and must be seen as non-permitted infill.
 3. It is unsuitable for housing due to the proximity of the sewage works. We have no confidence that the mitigating proposals or the ability to cope with the increased volume will be effective.
 4. We object to this application as the impact on both 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.
 5. We are already at full capacity with the local health care providers and education services.
 6. We dispute the assertion of the 15mins walk to the station. Any development north of the A4 will inevitably lead to increased car journeys to Twyford Village and the Station.
 7. We object to this application as the impact on traffic on the A4 due to the introduction of the new junction have not been fully considered and cause additional congestion.
- 6.7 231662 9 Station Road – Twyford Parish Council wish to raise concerns regarding the access and egress for 3 cars onto the Waltham Road.
- 6.8 231605 6 Hermitage Drive – No comment however, Twyford Parish Council would like to raise awareness to point 8 on page 92 of the Twyford Design Guidelines and Codes document by referring to the following points:
1. Does the proposed design respect the character of the area and the immediate neighbourhood, and will it pose any adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
 2. Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
 3. Do the proposed materials match those of the existing dwelling?
 4. Are there any proposed dormer roof extensions set within the roof slope?
 5. Does the proposed extension respond to the existing pattern of window and door openings?
 6. Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
 7. Can any materials be re-used in situ to reduce waste and embodied carbon?
- 6.9 231775 14 Harrison Close – No comment however, Twyford Parish Council would like to raise awareness to point 8 on page 92 of the Twyford Design Guidelines and Codes document by referring to the following points:
1. Does the proposed design respect the character of the area and the immediate neighbourhood, and will it pose any adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
 2. Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
 3. Do the proposed materials match those of the existing dwelling?
 4. In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
 5. Are there any proposed dormer roof extensions set within the roof slope?
 6. Does the proposed extension respond to the existing pattern of window and door openings?
 7. Is the side extension set back from the front of the house?
 8. Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
 9. Can any materials be re-used in situ to reduce waste and embodied carbon?
- 7. Notification of application for new premises licence**
- 7.1 Premises: The Orangery, 11 High Street, Twyford, RG10 9AB. Representation/Observation deadline 10th August 2023 – No comment.
- 8. Highways**
- 8.1 Village Bins. To note:

- Covered bins – WBC are decommissioning some waste bins and reducing collections on others as part of a cost cutting exercise. Noted.
 - Reinstatement of bin next to A4 footbridge. Confirmation received that this is not a viable option currently. Noted.
- 8.1.1 To consider taking over the responsibility of emptying the bins that are due to be decommissioned (Deputy Clerk to provide a report). Wokingham Borough Council announced that they will be holding a consultation regarding the decommissioning of waste bins. Deputy Clerk to obtain updates.
- 8.2 Upcoming TRO Amendment- Initial Member Consultations Comments to be received by 24th July 2023 – Extension to deadline requested. Noted. No comment.
- 9. Neighbourhood Plan**
- 9.1 To note that the Twyford Neighbourhood Plan was formally adopted by Wokingham Borough Council on the 20th July 2023. Noted.
- 9.2 To dissolve the Neighbourhood Plan Sub-Committee with immediate effect and bring all Neighbourhood Plan matters to the attention of the Planning and Amenities Committee. The motion to dissolve the Neighbourhood Plan Sub Committee was proposed by Mr C Wickenden, seconded by Mr F Newman and unanimously approved.
- 10. Twyford in Bloom** – Update. Mrs B Ditcham provided an overview of the Thames & Chilterns in Bloom Judges visit. Results expected in September.
- 11. To Review the Planning & Amenities Report** (circulated with the agenda). The report was reviewed and noted (Report can be found after item 12).
- 12. Date of next meeting – Tuesday 5th September 2023.** Noted.

Planning & Amenities Report Tuesday 1st August 2023

- **Action Points:**

- 230310 Land opposite 130-144 Wargrave Road – Action resulting from item 7.1 of the July 2023 meeting. To note correspondence received from WBC stating it will be possible to attend the hearing. A date has not yet been set for this- when it does further correspondence will be sent outlining the details (circulated).

- **Notices of Permission:**

* Denotes applications that the Council has previously commented on.

- 231100 14 Station Road
- 231328 32 Station Road – Tree Works
*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.
- 231301 30 Station Road – Tree Works
*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.
- 212720 Bridge Farm, New Bath Road
*Twyford Parish Council would like to object to this outline planning application. The application is premature and if approved would deny residents of Twyford their democratic right to participate fully in the development of the next Wokingham Local Plan by presupposing its outcome.

The arguments to establish a principle of development presuppose the shape and form of the emerging draft local plan. It presupposes that the 5year supply of land situation will change and that the village developed envelope will have to change to afford sustainable development. In neither case has evidence been submitted to show that this is the case or that development needs to take place in contravention of the existing local plan. As such it takes no account of the impact of any extension of the village envelope on local services and infrastructure in the wider sense.

In terms of access, which is not a reserved matter, we object to this application as the impact on both traffic on the A4 and through the centre of Twyford have not been fully considered and should be assessed properly through the emerging local plan process. Again, this robs residents of Twyford the right to participate fully in the local plan development process and strips us of the protection of the existing local plan. We do not wish to comment on reserved matters at this time as they do not provide any material evidence for determining this application and could change at any time if an approval was given.

- 231178 50 Hurst Road
- 231226 2 Kingfisher Court

*Twyford Parish Council wish to raise concern regarding excessive noise to neighbouring properties generated by the music room.

- 231269 10 Paddock Heights
- 223577 18-32 London Road

* Twyford Parish Council's Planning & Amenities Committee wish to pass no comments, however, requests that the neighbours previous comments are taken into consideration along with the Committee's request made on the 12.01.23 for even more secure bike storage than that stated to be included to accommodate all those within the flats.

- 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.

- **Neighbourhood Plan:**

- Minutes from the Sub-Committee Meeting (01.08.23) to be approved within the next Planning and Amenities Meeting.

- **General Amenity Matters:**

- Enforcement notification from WBC as at 03.07.23 (circulated).
- Air Quality Steering Group – Minutes of 30.06.23 (circulated).
- Air quality. Awaiting date of next meeting from WBC.

- **Highways**

- Highways Meetings (held on the 1st Friday, quarterly) – Next meeting to be held 4th August 2023. Previous meeting notes available on Twyford Parish Website (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.
- 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.
- Resident's complaint regarding narrowing of the pavement and poor vehicle visibility when exiting the utility road caused by the Bowling Club Hedge. Reported to WBC 05.07.23 (W2354190). Awaiting investigation.
- IEMD: DfT/National Highways Route Strategies Consultation Response (deadline 26.07.23). The following response was submitted by the Deputy Clerk:

Twyford Parish Council are in full support of Wokingham Borough Council's submissions regarding the National Highways Route Strategies Consultation documents.

- Loose gateway sign (Waggon & Horses) – Reported 24.07.23 (ENQ2355288). WBC to resecure.

- **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/>)
- RHS Connected Communities Network Development application – Grant submission unsuccessful (circulated).

- **Footway Lighting**

- Lamp 101 Longfield Road (**TPC**) – Column removed due to being unstable following excavations. Invoice sent to SGN for the reinstatement works from WBC (02.06.23).

Reinstatement works completed. No further actions needed.

- Lamp 201 (ORD2300919) Kibblewhite Crescent (**TPC**) – Fault logged with SSE 09.05.23 via WBC. Target date for completion of works 03.07.23. Notification of works completed received 21.07.23. No further actions needed.

- **Correspondence circulated:**

- TRHA – July newsletter (circulated).
- WBC – Twyford and Finchampstead residents to vote on community vision (circulated).
- WBC – New strategy maps safer future for borough's greenery (circulated).
- WBC – Update on proposed changes to street cleansing and grounds maintenance (circulated).
- WBC – Pressure builds for greater say on new homes figure (circulated).

Items to be carried forward:

- **General Amenity Matters.**

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

- **Footway Lighting**

- Lamp 29 Waltham Road (**WBC**) – Fault logged. Target date for completion of works 21.08.23.
- Request to WBC for their reconsideration to take over the ownership of all Twyford's Streetlamps. Letter sent to WBC 05.07.23. Awaiting response.
- 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 |
| Refreshments | Twyford in Bloom | £61.21 | Clerk |

Meeting Closed at 20:54