

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Tuesday 3rd October 2023 at 7:45pm.

Present: Mr M Alder, Mr M Andrea, Mrs E Ashley Mr J Bowley, Mr F Newman & Mrs H Winder.

Also Present: 5 residents – Items 8.1 & 9.1.

Minutes: Mrs Lynn Povey (Deputy Clerk).

In the absence of both the Chairman and Vice-Chairman, it was proposed by Mr M Alder that Mr J Bowley takes the chair, seconded by Mr F Newman, and carried unanimously. Mr J Bowley then chaired the meeting.

- 1. Public Questions** – Residents commented on Items 8.1 & 9.1 raising their concerns that the terms of the approved planning application linked to this address have not/are not being adhered to and that more appropriate sites need to be found.

Mr J Bowley thanked the residents for their comments and explained that their concerns should be raised with Wokingham Borough Council and their enforcement team. Deputy Clerk to forward concerns/contact details of the residents to the Borough Councillors (Cllr Stephen Conway & Cllr Lindsay Ferris) to open discussions.

Residents thanked the Committee for their time and left the meeting.

- 2. Apologies** – Mrs B Ditcham & Mr C Wickenden.
- 3. Declaration of interest in items on the agenda** – None.
- 4. Dispensations** – None.
- 5. Minutes**
 - 5.1** Minutes of the meeting held on 5th September 2023 – Approval of the minutes as a true and accurate record. Proposed by Mr F Newman, seconded by Mrs H Winder, carried nem con.
- 6. Matters Arising and Action Points.**
 - 6.1** Action Planning update – Run through of Strategic Action Plan document. Carried forward.
 - 6.2** Volunteer Christmas gift – Deputy Clerk to provide costing report. It was proposed by Mr M Andrea, seconded by Mr M Alder and unanimously approved for each known Twyford Village Volunteer to receive a voucher for the value of £3.25 to spend at The Cozy Nook.
 - 6.3** Speedwatch – To consider appointing new Councillors and arrange the appropriate training. The Committee unanimously agreed for Speedwatch training to be investigated/arranged for Mr M Andrea, Mrs H Winder, and Mr Francis Newman. Deputy Clerk to also investigate access to community devices/cost of purchasing own equipment.
 - 6.4** WBC Consultation: A329 Reading Road (circulated). Mr M Alder to submit a response on behalf the Committee. Deputy Clerk to circulate a copy of the response upon receipt.
- 7. Budgets and Precepts** (Figures in one drive folder).
[Note: to consider adding a contingency figure]
The Committee agreed for both the clock and the adopt-a-street budgets to be increased to £300. Item carried forward to November for further revision and approval.
- 8. Planning Matters - Current List.**
 - 8.1** 232125 Land opposite 136-144 Wargrave Road – Twyford Parish Council would like to object to this application for the following reasons:
 - Breach of existing conditions of planning consent.
 - Inappropriate development on green belt contrary to the NPPF and the existing and draft Local Plan.
 - Overdevelopment of green space.
 - Proximity to the safer route to school.
 - Concern regarding conflict with safe cycling and sustainable travel route on the Wargrave Road.

We believe that as this is a retrospective application that it is already in breach of the existing conditions of the temporary permission granted at appeal in November 2022. A salient factor in granting of permission was the overriding principal of harm to children living on the site if the consent was not given, hence the granting of a 5-year temporary permission until 2027.

Residents do not believe that children are currently resident on the site and that it is being run as a business with different and frequent vehicle movements. One of the many concerns about establishing a large, tarmacked area on the site is that commercial vehicles up to 7.5 tonnes will be, and are, accommodated. We believe that this is inappropriately situated on a supposed safe route to school.

Additionally, and specifically the Parish Council objects on the grounds that this application conflicts with policies TW1, TW7 and TW13 of the Twyford Neighbourhood Plan.

TW1 is concerned with encouraging sustainable travel. Proposals that do not harm or restrict the proposed network (map TW1 plan G) will be supported. The site is adjacent to the existing network and to proposed connectivity upgrades. Given the likely increase in traffic, including large commercial vehicles that will be enabled by the tarmacked area there will be direct harm to the network. The Parish Council cannot therefore support this application.

TW7 is concerned with Nature Recovery and Climate Change. The proposal site is directly within a green corridor identified in the Design Codes (incorporated in policy TW13) and as an enhancement to the green route in TW7 plan H. The development therefore conflicts with policies TW7 A (green routes) and TW7 C (loss of land and undermining its integrity). Furthermore, if the application is rejected we expect the existing works already completed to be removed and the land returned to its pre-existing state and, if possible, a plan for its enhancement be put in place (TW7 D).

TW13 Aii is concerned with conformance to the Design Codes and Heritage.

Code DC03.1 defines the green route corridor connecting to Wargrave Parish. This development is a substantial barrier to this.

Code DC03.3 is concerned with reducing flood risk and water run-off. This is a large area of tarmac. The application does not conform to the requirement to create SuDs solutions or provide a permeable surface.

We are also concerned regarding the precedent this would set should approval be given especially for the change of use.

- 8.2 232168 52 High Street – No objection. The building is situated in a conservation area and we would expect the development to conform to the design codes laid out in the Neighbourhood Plan. We would expect the development to conform with policy TW9 5.66 and encourage that any improvements take the opportunity to maximise energy efficiency of the development and take the opportunity to improve the existing building energy efficiency where possible (Design Code DC05.1 F128)
- 8.3 232159 43 Paddock Heights – No objection. We would expect the development to conform with policy TW9 5.66 and encourage that any improvements take the opportunity to maximise energy efficiency of the development and take the opportunity to improve the existing building energy efficiency where possible (Design Code DC05.1 F128).
- 8.4 232212 76 Wargrave Road – No objection.
- 8.5 232257 126 Wargrave Road – No objection. We would expect the development to conform with policy TW9 5.66 and encourage that any improvements take the opportunity to maximise energy efficiency of the development and take the opportunity to improve the existing building energy efficiency where possible (Design Code DC05.1 F128).
- 8.6 231923 26 Sycamore Drive – No objection. We would expect the development to conform with policy TW9 5.66 and encourage that any improvements take the opportunity to maximise energy efficiency of the development and take the opportunity to improve the existing building energy efficiency where possible (Design Code DC05.1 F128).
- 8.7 232316 30 Wargrave Road – No objection. We would expect the development to conform with policy TW9 5.66 and encourage that any improvements take the opportunity to maximise energy efficiency of the development and take the opportunity to improve the existing building energy efficiency where possible (Design Code DC05.1 F128).

9. Other Planning Matters

- 9.1 230310 Land opposite 130-144 Wargrave Road – Informal hearing. To note Mr C Wickenden's attendance. Noted.

10. Neighbourhood Plan

10.1 Correspondence - Ask for help in a survey about Neighbourhood Planning conducted by the University of Manchester (circulated). The Committee were not minded to complete the survey in its current form – Questions were of a personal nature.

11. Footway Lighting

11.1 To approve the invoice of £1570.89 from WBC for street lighting repairs carried out on Twyford Parish Council owned lamps with completion dates between 2020 & 31.08.23. The Committee unanimously approved for the payment of the invoice to be made.

12. Correspondence

12.1 Have your say in how WBC involves you in planning matters (circulated). No comment.

12.2 Resident's correspondence – concern regarding planning application number 232125 (circulated). Resident was present and reiterated concerns in item 1.

12.3 Resident's correspondence – support for better parking at Twyford Station (circulated). Deputy Clerk to respond to the resident confirming that the Committee support the need for better parking facilities at Twyford Station however previous attempts have been unsuccessful.

12.4 Introducing a new road safety partnership (circulated). Mr M Andrea to attend. Report to be given in the November meeting.

13. To Review the Planning & Amenities Report (circulated with the agenda). The report was reviewed and noted (Report can be found after item 14).

14. Date of next meeting – Tuesday 7th November 2023. Noted.

Planning & Amenities Report

Tuesday 3rd October 2023

• Notices of Permission:

* Denotes applications that the Council has previously commented on.

➤ 231662 9 Station Road

*Twyford Parish Council wish to raise concerns regarding the access and egress for 3 cars onto the Waltham Road.

➤ 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?

➤ 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?

➤ 231832 57 Orchard Estate

*Twyford Parish Council's Planning & Amenities Committee wish to highlight the change to the street scene and request that should this application be approved that the actions outlined within the bat report are carried out.

➤ 231508 20 Waltham Road

* No comment, subject to the Conservation Officer being in agreement.

➤ 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.

- **Notices of Refusal:**

* Denotes applications that the Council has previously commented on.

- 231677 82 Hurst Road

TPC Comment

No Comment.

WBC Comment

By virtue of its convoluted flat roofed design and excessive height the proposed second floor extension would appear at odds with and detract from the appearance of the original building and introduce adverse harm to the character and appearance of the surrounding area contrary to policy CP3 of the Core Strategy (2010) and Section 4 of the Borough Design Guide SPD.

- **Other Planning Matters:**

- 232116 Highfield Court – Application for works to protected tree(s) TPO 1853/2022, T2 and T3. T1, Scots Pine (T3 on TPO) – Cut back limb overhanging the building and patio by 1.5m back to good growth points. T2, Scots Pine – Reduce any branches overhanging buildings by up to 1m from tips (Information Only).
- 202499 Donnas Paddock, Wargrave Road – Street naming and numbering (Information only).
- 232146 40 Wargrave Road – Application for works to protected tree(s) 1075/2005, T1. T1, False Acacia – Crown reduction by 4m to approx. 16m in height and reduce lateral growth to balance tree; crown lift to 4m above ground level; prune to provide 2m clearance from surrounding buildings; remove deadwood (Information Only).
- WBC – Slides from Planning Training on 5 September (circulated).
- 232356 1 Station Terrace – Section 211 notification for works in a conservation area. T1, Cherry Laurel – Crown reduction all round by approximately 1.25-1.5m; crown lift to approximately 2m all round by removing secondary growth only where possible.

- **General Amenity Matters:**

- Enforcement notification from WBC as at 01.09.23 (circulated).
- Rail Ticket Office Closures Consultation – To note Twyford Parish Council's response as:

Twyford Parish Council encourage and support the residents to use public transport to reduce road traffic and reduce air pollution. The railway station is the main reason for the Twyford's existence, it is a transport hub for surrounding areas. We regard the closure of ticket offices as a retrograde step in serving our local and wider the community.

Elderly, young people, people with disabilities including visual impairment, financially disadvantaged people have difficulties or are unable to use online booking systems or ticket machines to buy tickets or research train routes. All these groups of residents would be greatly disadvantaged if the ticket offices were closed.

Manned ticket offices not only give advice and sell tickets they aid passenger security and help the more vulnerable, but they are also an important aspect in preventing vandalism. These important aspects would be lost if ticket offices were closed. Banks of ticket machines and appropriately sited CCTV cameras are an aid but cannot replace trained knowledgeable personnel.

- Street Cleaning and Grounds Maintenance Consultation – To note Twyford Parish Council's response (circulated).
- Street Cleaning and Grounds Maintenance Proposals – To note communication from WBC outlining costings to retain the bins that have been earmarked for removal (circulated).
- Air Quality Steering Group – Minutes of 15.09.23 (circulated).
- Air quality. Awaiting date of next meeting from WBC.

- **Highways**

- Highways Report on outstanding issues (circulated).
- Residents Correspondence - Orchard Estate (circulated). Resident advised that the repositioning of a drop kerb falls under WBC remit. Permission was given by the resident to forward all details to WBC. Correspondence logged with WBC 20.09.23 (W2357344). No further actions.

- **Village Defibrillators**

- The Circuit – Registration of Defibrillators has been completed. No further actions

- needed.
- Product Recall – System upgrades to take place (information circulated).
- **Twyford in Bloom**
 - Twyford in Bloom – Next Meeting 12th October 2023. Previous meeting notes available on Twyford Parish Website (<https://www.twyfordparishcouncil.gov.uk/council/meetings/twyford-in-bloom-meetings/>)
 - The Thames and Chilterns in Bloom Annual Awards Ceremony was held on the 27th September (Mr M Bray & Mr P Cassidy attended).
- **Meet Your Councillor** – Residents queries:
 - Query about Orchard Estate parking consultation – No response from WBC. Email sent to the resident 12.09.23 seeking permission to send contact details to WBC enabling a direct response to be issued. Resident will go back to WBC themselves. No further actions.
 - Bus Stop moved at Broad Hinton with no notice (just past Coleridge Close) and no timetable provided. Query sent to WBC for investigation. Resident did not leave details.
 - Parking update Wessex Gardens. Email sent to the resident 12.09.23 seeking permission to send contact details to WBC enabling a direct response to be issued. Authorisation received from resident. Details past to WBC. No further actions.
 - Air pollution – Email sent to resident seeking further details regarding query. No response received.
 - Cycling paths (railway) – Email sent to resident seeking further details regarding query. No response received.
 - Church Street – posts replace by trees – Email sent to resident seeking further details regarding query. No response received.
- **Correspondence circulated:**
 - TRHA – September Newsletter (circulated).
 - Residents Correspondence – WBC online Complaints policy – Overflowing Bin (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 21.11.23.
 - Lamp 202 Kibblewhite Crescent (**TPC**). With SSE - Target date for completion of works 03.09.23 (ORD2301476). Request for reinvestigation sent following notification of works having been completed on 24.08.23. New target date is 16.10.23.
 - 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
N/A	N/A	N/A	N/A

Meeting Closed at 21:18