

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Tuesday 7th November 2023 at 7:45pm

Present: Mrs B Ditcham, Mr C Wickenden, Mr M Alder, Mr M Andrea, Mrs E Ashley, Mr F Newman & Mrs H Winder.

Also Present: 3 members of the public.

Minutes: Mrs Lynn Povey (Deputy Clerk).

1. Public Questions

- Two residents commented on item 8.1 raising their concerns over the loss of privacy and amenities to the surrounding houses.

Mrs B Ditcham thanked the residents for their comments and explained that the Committee will discuss the application later in the meeting.

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

- Local business owner commented on item 9.1 providing an overview of the services provided to the community and the benefits that the illumination would bring. The sign would be switched on at 9am and turned off at 6pm.

Mrs B Ditcham thanked the business owner for their comments and explained that the Committee will discuss the application later in the meeting.

The Committee were thanked for their time.

All members of the public had left the meeting by 20:04.

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 3rd October 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 Speedwatch – Update. Carried forward.

6.2 Introducing a new road safety partnership (Safer Roads, Stronger Communities). To note the drop-in session 17th October in Wargrave was cancelled. Noted.

6.3 Annual Risk Assessment (circulated) – To note the report provided by the Deputy Clerk. Noted.

6.4 WBC – Licensing policy consultation (circulated). Mrs H Winder to submit a response on behalf the Committee. Deputy Clerk to circulate a copy of the response upon receipt.

6.5 WBC – Reading Transport Strategy Consultation (circulated). Mr C Wickenden and Mr M Andrea 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 made the following changes to the Planning and Amenities budgets & precepts as proposed by Mrs H Winder, seconded by Mr C Wickenden, and unanimously agreed:

- To increase the Footway Lighting Maintenance budget from £2400 to £2800 to incorporate general maintenance, renumbering, and structural testing on all TPC owned streetlights.
- To increase the Defibrillators budget from £1030 to £1500 to incorporate the increase in product costs.
- To increase the Gateway Signs budget from £0 to £915 to incorporate the upgrade of the Hurst Road gateway signs to show 'twinned with Cuincy'.

Unanimously agreed for the following amounts to be approved:

- £25,865.00 Budget & Precept Expenditure
- £10,000.00 Income
- £15,865.00 Net

8. Planning Matters - Current List.

8.1 232477 80 Broad Hinton - The Planning & Amenities Committee wish to object to this application for the following reasons:

- Unneighbourly.
- Overbearing, particularly in terms of massing and height.
- Loss of privacy, particularly from a three-storey element.
- Impact on neighbours accentuated by difference in land levels.
- Loss of amenity for neighbours.

The Planning & Amenities Committee also request that the neighbours' comments are taken into consideration.

8.2 232484 24 Amberley 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).

8.3 232476 78 Orchard Estate – 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 232125 Land opposite 136-144 Wargrave Road (variation/removal of condition consultation). – In addition to the objections outlined within comments from the Planning & Amenities Committee on 5th October, the Committee wish to include the following objections:

The movement of the gate and extension of the boundary to the Wargrave Road plus the extension southward, will exacerbate the issues to sustainable travel and the safe route to school. There is also no space for the movement of large vehicles.

Comments from the 5th October for reference:

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 principle 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.

9. Advertisement Consent Notification:

- 9.1 232267 1 London Road – Application for advertisement consent for 2no internally illuminated projecting signs (identical signs) in the shape of a cross set at 4.17m high. Advertisement period 19/07/2023-19/07/2033 (Retrospective). This type of application does not require consultation and is therefore for information only.

The following observation was submitted to Wokingham Borough Council:

The Planning & Amenities Committee feel that this application should have been open for consultation and not provided just for information only.

The Planning & Amenities Committee therefore wish it to be noted that they are unable to support this application due to the site being in the conservation area and in line with the existing practice of not allowing internally illuminated signs. The Committee is also concerned that should this application be permitted that it will set a precedent.

- 10. Strategic Action Plan 2023-2027** – to review committee actions and agree on main focus. Which actions should not be included in the plan? Which councillor will be responsible for the action? Can any information / timescales be added?

The Committee unanimously agreed to remove the following items that fall within the remit of the Planning & Amenities Committee from the Strategic Action Plan:

- Tesco Alley enhancement.
- Playpark Asset Transfer.

The remaining items have been allocated to the committee members. Carried forward to next month to discuss timescales and actions.

11. Correspondence

- 11.1 Resident's correspondence – concern regarding planning application number 232477 (circulated). Resident was present and reiterated concerns in item 1.
- 11.2 Business owners' correspondence – Planning application for pharmacy crosses at Newdays Pharmacy (application number 232267) (circulated). Business owner was present and reiterated details in item 1.
- 12. To Review the Planning & Amenities Report** (circulated with the agenda). The report was reviewed and noted (Report can be found after item 13).

Mr M Andrea asked if the air quality monitoring report could be uploaded to the website. Deputy Clerk to action.

- 13. Date of next meeting – Tuesday 5th December 2023.** Noted.

Planning & Amenities Report

Tuesday 7th November 2023

- **Notices of Permission:**

* Denotes applications that the Council has previously commented on.

- 232037 52 Hurst Park Road
- 232015 21 New Road
- 232016 46 Brook Street
- 231936 51 Broadwater Road
- 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)

- 232212 76 Wargrave Road
- 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).

- 231972 57 Broadwater Road

* No comment, subject to the neighbours' comments being taken into consideration and that the building regulations are adhered to.

- **General Amenity Matters:**

- Enforcement notification from WBC as at 03.10.23 & 01.11.23 (circulated).
- Air Quality Steering Group – Climate Emergency Action Plan (CEAP) 4th Progress Report (circulated).
- Air Quality Monitoring Report for Twyford (circulated).
- WBC Consultation – A329 Reading Road. To note Twyford Parish Council's response (circulated).

- **Highways**

- Highways Report on outstanding issues (circulated).

- **Village Defibrillators**

- Product Recall – System upgrades to take place. Arrangements to be made.

- **Footway Lighting**

- Lamp 202 Kibblewhite Crescent (TPC). Confirmation received that fault has been fixed 09.10.23. No further actions.

- **Twyford in Bloom**

- Twyford in Bloom – Next Meeting 21st March 2024. Previous meeting notes available on Twyford Parish Website
(<https://www.twyfordparishcouncil.gov.uk/council/meetings/twyford-in-bloom-meetings/>)

- **Meet Your Councillor** – Residents queries:

- Query about pigeon infestation and detritus. Email sent to the resident 17.10.23 seeking permission to send contact details to WBC enabling them to advise accordingly. Permission from resident received and details sent to WBC and the Borough Councillors. No further actions.
- No timetable provided at the Poundfield bus stop. Query sent to WBC for investigation. Resident did not leave details. Timetable requested from Thames Valley Buses.
- Safety concerns regarding London Road/Springfield Park junction. Invalid email address provided. Query sent to WBC for investigation.
- Cutting verges and smart card car parking – Email sent to resident seeking further details regarding query. Response received from email address provided stating invalid.
- Gateway sign near the Waggon & Horses – obscures sight line. Email sent to the resident 17.10.23 seeking permission to send contact details to WBC enabling them to advise accordingly. Permission from resident received and details sent to WBC. No further actions.
- Offer of books for the new library. Resident happy for details to be passed to Cllrs Conway & Ferris. Details passed, no further actions.
- Query as to when Lodge Road will be finished. Email sent to the resident 17.10.23 seeking permission to send contact details to WBC enabling them to advise

accordingly. Permission from resident received and details sent to WBC. No further actions.

- **Correspondence circulated:**

- WBC – Partnership to improve Wokingham Borough's buses agreed (circulated).
- TRHA – October Newsletter (circulated).
- Thames & Chilterns in Bloom – Newsletter – October 2023 (circulated).
- WBC – Get ready for a greener future as council prepares for waste collection changes (circulated).
- WBC – Park and Ride sites revived with Government funding (circulated).
- Twyford Bowling Club – Letters 2s and SW information (circulated).
- GWR – Update on GWR ticket office proposals (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 233 Loddon Hall Car Park (**TPC**) – Fault logged with SSE. Awaiting target date.
- Lamp 234 Loddon Hall Car Park (**TPC**) – Fault logged with SSE. Awaiting target date.
- 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
Replacement Pads	Defibrillators	£65.90	Clerk

Meeting Closed at 21:34