

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Stanlake Pavilion, Twyford on Tuesday 9th January 2024 at 7:45pm

Present: Mrs B Ditcham (Chair), Mr C Wickenden (Vice-Chair), Mr M Andrea & Mr F Newman.

Minutes: Mrs Lynn Povey (Deputy Clerk).

1. **Public Questions** – None.
2. **Apologies** – Mr M Alder, Mrs E Ashley, 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 5th December 2023 – Approval of the minutes as a true and accurate record. Proposed by Mr F Newman, seconded by Mr C Wickenden, carried nem con.
6. **Matters Arising and Action Points.**
- 6.1 Speedwatch – Update on registration and training (M. Andrea). Item carried forward for Mr M Andrea to complete registration and arrange training.
- 6.2 Village CCTV units. Quotes received outlining costs to reinstate, renew and to remove plus ongoing costs for consideration (circulated). The Committee were not minded to proceed at present with any outlined option but asked the Deputy Clerk to ensure that the column at Jubilee Corner is stress tested along with the streetlights.
- 6.3 Tree sponsorship. To note response received from WBC stating that they do not currently have a tree sponsorship programme in place (circulated). Noted.
- 6.4 Village noticeboards. To note the action to make Apsley House the main noticeboard for Twyford Parish Council has been carried out and redirection notices have been placed in the other boards. Noted.
- 6.5 Annual Litter Pick – 23rd March 2024. Mrs B Ditcham to organise the event. Form to be sent to WBC requesting use of equipment. Councillor support to be requested at the Full Council meeting.
- 6.6 Wokingham Local Transport Plan consultation (deadline 23rd February 2024) (circulated). Mr M Andrea & Mr C Wickenden 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). To review amount outlined in the December meeting and provide justifications for increases.

The Committee made the following amendment to the Planning and Amenities budgets & precepts as proposed by Mr C Wickenden, seconded by Mrs B Ditcham, and unanimously agreed:

- To remove the Neighbourhood Plan budget of £1000.

The Committee noted the Deputy Clerks justifications for the increases.

Unanimously agreed for the following amounts to be approved:

- £34,365.00 Budget & Precept Expenditure
- £10,000.00 Income
- £24,365.00 Net

8. **Planning Matters - Current List.**

- 8.1 233037 46 Brook Street (Variation/Removal of Condition Consultation). Reference to condition 2 of planning consent 220243 – 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).
- 8.2 232900 53 Wargrave Road – No objection but request that the bat survey is taken into consideration. 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

- 8.3 233010 building energy efficiency where possible (Design Code DC05.1 F128).
42 Hurst 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).
- 8.4 233094 12 Winchcombe Road – No objection, subject to the neighbours comments being taken into consideration. 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).
- 8.5 233149 17 Ruscombe 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 232125 Land opposite 136-144 Wargrave Road (Variation/Removal of Condition Consultation). Reference to condition 4 of planning consent 202499 granted under appeal (APP/X0360/W/21/3288874) – Twyford Parish Council's Planning & Amenities Committee wish to object to any variation/removal of conditions (as shown in bold on the planning statement) and refer back to previous comments made by Twyford Parish Council on the 8th November 2023.
- 8.7 231856 30 Wessex Gardens – 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 Farnborough Airport Farnborough - Planning Application 23.794.REVPP (Wokingham) (circulated) – Extension to the observation deadline granted. The Committee made 'no comment'.
- 9.2 233189 32 High Street – Section 211 notification for works in a conservation area. T1, Pear – Crown reduction by approx.. 2-3m; reshape and remove major deadwood greater than 1m in length or 50mm in diameter (Information Only). Noted.

- 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?

Item carried forward.

11. Footway Lighting

- 11.1 Re-numbering of TPC owned streetlamp columns – update. Carried forward.
- 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 6th February 2024.** Noted.

Planning & Amenities Report

Tuesday 9th January 2024

• **Notices of Permission:**

* Denotes applications that the Council has previously commented on.

- 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 taking into consideration.

- 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).

- **Notices of Refusal:**

- 232267 1 London Road

- ***TPC Comment:**

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.

- ***WBC Decision**

By virtue of its overly prominent internally illuminated design and excessively high installation on the host building, the proposal appears at odds with other signage in the vicinity, resulting in unacceptable jarring visual impact and harm to the character and historical significance of Twyford Conservation Area. As such, the proposal would fail to comply with the National Planning Policy Framework, NPPG, policies TB19 and TB24 of the Managing Development Delivery Local Plan and with the guidance set out in Section 7 of the Borough Design Guide SPD.

- **General Amenity Matters:**

- Enforcement notification from WBC as at 01.12.23 & 03.01.24 (circulated).
- Wokingham Air Quality Steering Group – Meeting Minutes 08.12.23 (circulated).
- WBC – Licensing policy consultation (HW) – Deadline 08.01.24. Submission has not been provided by the assigned Councillor.
- WBC – Reading Transport Strategy Consultation (CW/MA). To note Twyford Parish Council's response as follows:
 - We support the need for a new crossing to the east of Reading across the River Thames and this will need to be accompanied by measures to ensure that the A329M is the main route to access it. We understand that Park & Ride facilities will increase traffic along the A4 through Twyford and whilst we support these measures, we would like to ensure that public transport links are strengthened to the east of this facility to mitigate increases in traffic.
 - We believe that this would reduce the need for traffic bypassing Reading through Henley and Sonning along the north south A321. Without these measures succeeding we don't see a way of improving the situation on this route through our village.

Confirmation of receipt received 18.12.23 from Reading Borough Council – Comments will be incorporated into the statutory consultation analysis.

- WBC – Second phase of consultation on proposed new cycling and walking route A329 Reading Road (M. Alder). To note Twyford Parish Council's response (circulated).
- Internet Access for Twyford – Response from BT following TPC communication relating to residents' correspondence asking for assistance in upgrading internet access where they live. This response refers to the whole of Twyford:

*The exchange isn't being worked on currently so you would be looking at another 12 months before getting fibre there however it may be earlier it all depends on how quick Openreach get around to your exchange. The plan is to have everyone switched over to fibre by the end of 2024.

- **Highways**

- Highways Report on outstanding issues (circulated).
- Flyposting around the Wargrave Road roundabout. Reported to WBC:
 - 29.11.23 (W2360035). Removed. No further actions.
 - 01.12.23 (W2360102). Removed. No further actions.
- Flytipping – Reported to WBC:
 - 01.12.23 – Bus lay-by on A4 heading towards Hare Hatch (W2360104). Removed. No further actions.
 - 01.12.23 – Under the A4 footbridge (W2360105). Removed. No further actions.
- Finger Post directional sign – Arm directing people to the station is facing in the wrong direction. Reported to WBC 22.12.23 (W2360809). Reply received 02.01.24 stating 'We have carried out a safety inspection of the issue you reported and upon investigation and the issue has been found not to be safety critical at this time'. Referred back to WBC to ensure that the directional sign has been corrected – awaiting response.

- **Village Defibrillators**

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

- **Footway Lighting**

- Lamp 234 Loddon Hall Car Park (TPC) – Fault logged with SSE. Works completed. No further actions.

- TPC owned streetlamp checks – To note Deputy Clerk carried out the remaining area. Next checks to be carried out by 31st March 2024.
- **Twyford in Bloom**
 - Twyford in Bloom – Next Meeting 18th January 2024. Previous meeting notes available on Twyford Parish Website (<https://www.twyfordparishcouncil.gov.uk/council/meetings/twyford-in-bloom-meetings/>)
- **Adopt-A-Street & Village Volunteers – Cozy Nook vouchers.** To note delivery and letters of thanks.
- **Meet Your Councillor Session (January 2024)** – Next session to be held on the 13th January 2024 outside Waitrose.
- **Correspondence circulated:**
 - Twyford Bowls Club - Letters 2s and SW information (circulated).
 - GWR – Overview of parking meeting held between a Twyford Commuter, GWR & WBC (circulated).

Items to be carried forward:

- **Footway Lighting**
 - Lamp 233 Loddon Hall Car Park (**TPC**) – Fault logged with WBC (ORD2302439). Target date for completion of works 03.01.24.
 - Lamp 2 Orchard Estate (**WBC**) – Fault logged with WBC (W2359225). Target date for completion of works 05.12.23.
 - Lamp 4 Wargrave Road (**WBC**) – Fault logged with WBC (W2360009). Target date for completion of works 27.12.23.
 - 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.

Expenditure approved under Financial Regulation 4			
Description	Budget	Amount	Approval
N/A	N/A	N/A	N/A

Meeting Closed at 20:47