

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Tuesday 5th March 2024 at 7:45pm

Present: Mrs B Ditcham (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 C Wickenden & 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 6th February 2024 – Approval of the minutes as a true and accurate record. Proposed by Mr F Newman, seconded by Mr M Alder, carried nem con.
6. **Matters Arising and Action Points.**
- 6.1 Speedwatch – Update on registration and training (M. Andrea). Mr M Andrea reported that the 'Twyford Speedwatch Group' will be set up this week and that the group currently consists of four members. Training to commence once the group has been created.
- 6.2 Annual Litter Pick – 23rd March 2024. Mrs B Ditcham confirmed that organisation of the event is going well and that volunteers on the day are needed.
- 6.3 Final phases of proposed cycling and walking improvements at Winnersh and Wokingham now open for comments (A329 Reading Road) (deadline 18th March) (circulated). Mr M Alder to submit a response on behalf the Committee. Deputy Clerk to circulate a copy of the response upon receipt.
- 6.4 GWR Customer & Community Improvement Fund now open for bids (circulated). Mr M Alder to investigate costs of an electric bike charging station with the view of submitting an entry of behalf of Twyford Parish Council by the deadline of the 25th March 2024. Mr F Newman to also liaise with Councillor S Conway to gauge if there are any potential projects that funding could be requested for in future funding opportunities as a result of recent meetings held with GWR.
7. **Planning Matters - Current List.**
- 7.1 240255 2 Longfield Road – Objection. Twyford Parish Council's Planning & Amenities Committee wish to object for the following reasons:
 - Overdevelopment of the site.
 - In terms of size and siting – detrimental to the character of the area.
- 7.2 240378 2 Springfield Park – No objection as long as the appropriate materials are used.
- 7.3 240372 111 Wargrave Road – No objection.
- 7.4 240379 23 Church Street – No objection providing the conservation officer is in agreement. We would also 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. **Other Planning Matters:**
- 8.1 240426 25 Wargrave Road – Notification for works to trees in a Conservation Area T1 - (Robinia Pseudoacacia) – Crown reduction of approximately 2m all around the canopy to suitable growth points. Reduce the overhang over the neighbouring property on the southern aspect of the tree. All major deadwood removed. Reason for Works: The Tree has dropped debris over the garden it stands in, and the neighbouring property garden who have young children – No comment.
9. **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?
 - Review EV Infrastructure – No update.
 - Active Travel – No update.
 - Recycling Facilities – Monitoring plans from WBC.
 - Planning Responses (Incorporating Neighbourhood Plan Policies) – In progress.
 - Twyford in Bloom – Ongoing. Plans for 2024 have commenced.

- Wildflower Areas – Improvement and expansion/new area works continue.
 - Hanging Baskets – Ongoing. Businesses & residents have been invited to place orders for the 2024 baskets.
 - Streetlamp Ownership – Ongoing. Awaiting response from WBC to letter sent November 2023.
 - Village Regeneration Project – Monitoring survey plans from WBC.
 - Bridge Farm – No update.
 - Library – No update.
 - Nature Reserve Bridge – No update.
 - Speedwatch – Refer to item 6.1 for progress report.
- 10. Footway Lighting**
- 10.1** Re-numbering of TPC owned streetlamp columns – update. Deputy Clerk advised that column number maps have been obtained and that the number stickers have been ordered. To be placed by the Village Warden upon receipt. Noted.
- 10.2** TPC owned streetlamp checks - Councillor Reports. Reallocation of streetlamp check responsibilities completed. Next inspections due by the end of March.
- 11. Twyford in Bloom.** Mrs B Ditcham provided an overview of the Twyford in Bloom Meeting held 29th February 2024 and of the recent seminar hosted by Thames & Chilterns in Bloom to launch the 2024 campaign. Mrs B Ditcham also expressed that Committees and the Working Group need to be mindful of the impact of 'In Bloom' requests to the Deputy Clerks and the Clerks time.
- 12. To Review the Planning & Amenities Report** (circulated with the agenda). The report was reviewed. The Committee were advised that the date of the next Twyford in Bloom has changed from 21st March to the 18th April. Report and amendment noted (Report can be found after item 13).
- 13. Date of next meeting – Tuesday 9th April 2024.** Noted.

Planning & Amenities Report Tuesday 5th March 2024

- **Notices of Permission:**

* Denotes applications that the Council has previously commented on.

- **233010 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).
- **240006 32 Chaseside Avenue**
* 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).
- **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).
- **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).

- **Notices of Refusal:**

- **232125 Land opposite 136-144 Wargrave Road**

TPC Comment

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.

WBC Decision

1. The proposed development is located outside of development limits within the designated countryside, Green Belt and Wargrave - Twyford Chalk Lowlands landscape character area. By virtue of the additional urbanising hard standing, austere entrance gate piers, non-native exotic landscaping combined with the reduction of the site's landscape provision and open and verdant qualities, the proposal poses a significant adverse harm to the character of the and appearance of the Countryside, Green Belt and Twyford Chalk Lowlands landscape character within this otherwise rural and open environment. The proposal is therefore contrary to the National Planning Policy Framework, Policies CP1, CP2, CP11 and CP12 of the Core Strategy and MDD Local Plan Policies CC03, TB10 and TB21.

2. In the absence of an arboricultural impact assessment, insufficient information has been submitted for the LPA to adequately assess the impact of the revised layout and increases in hard surfacing on the existing and proposed landscape features on site. The proposal is therefore contrary to the National Planning Policy Framework, policies CC03 & TB21 of the Managing Development Delivery Local Plan 2014, Core Strategy policies CP1 and CP3.

➤ **233149 17 Ruscombe Road**

TPC Comment

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).

WBC Decision

By virtue of its excessive depth, height and close proximity to the boundary of 19 Ruscombe Road, the proposed extension would be significantly overbearing and result in overshadowing and would create a canyon-like outlook which would be visually dominant and overbearing presence to the rear facing window of the neighbouring property. As such, the proposal is contrary to policy CP3 of the Core Strategy, the National Planning Policy Framework and the Borough Design Guide.

• **Other Planning Matters:**

- **240420 40 Kibblewhite Crescent – Application for works to protected tree(s) TPO 1432/2012, T1. T1, Sycamore – Digging and installation of a slab within the RPA approx. 100-150mm deep (information only).**
- **240291 19 Station Road – Section 211 notification for works in a conservation area T1, Lime – Crown reduction by 3 metres and crown thin by 20%. T2, Lime – Crown reduction by 3 metres and crown thin by 20%. T3, Lime – Crown reduction by 3 metres and crown thin by 20% (information only).**
- **240404 Road verge to the north of 18 Lincoln Gardens – Application for works to protected tree(s) TPO 1019/2001, T1 and T2. T1, Lime – Basal growth removal and epicormic removal to 2.5m; complete deadwood of canopy. T2, Lime – Basal growth removal and epicormic removal to 2.5m; complete deadwood of canopy (information only).**

• **Street Naming and Numbering:**

- **New Mobile Home Address - Wargrave Road, Twyford (Information only) (circulated).**
 - **DEVELOPMENT:** Land Opposite 130-144 Wargrave Road
 - **PLANNING REFERENCE:** Appeal Ref: APP/X0360/W/23/3320780
Council application Ref 230310.

• **General Amenity Matters:**

- **WBC – Wokingham Local Transport Plan consultation (C.Wickenden/M.Andrea). To note Twyford Parish Council's response as follows:**
There are many elements in the plan that resonate with us, including Improved walking, cycling and wheeling routes within Twyford and between Twyford and Wargrave and quality public transport corridors connecting Woodley to Twyford.

The plan also recognises that Twyford railway station has a large catchment area and rail services and car parking continue to be in demand.

Our comments are:

1. The recent building of residential development in the northern part of Wokingham seems to have resulted in an increase in people from Wokingham using the Twyford station. We were wondering if the proposed plan to increase the hourly bus frequency between Wokingham and Twyford to an ½ hourly bus frequency is sufficient during rush hours to address the issues. Bus services also need to be extended into the evening to provide a viable alternative to the car for commuters from Woodley and Wokingham. Also, the lack of evening buses is a real disincentive for people in Twyford to use them for their daily journeys.
2. In addition, the LTP mentions 'Twyford Crossroads environmental improvements' but it is unclear what these actions are. Our experience is that meaningful suggestions to reduce or discourage traffic from the centre of Twyford are resisted or not taken seriously. It is clear that the north south route through Twyford is a strategic one, but little thought seems to have been given to providing any alternatives. It would be good to see more investment in public transport, safe routes for walking and cycling and safety measures focussed along such routes in your vision.
3. The ambition to reduce speeds and to make driving in built-up area safer must be met by specific measures to create more 20mph zones and to reduce rat runs through residential areas. It is a common perception amongst Twyford residents that vehicles are larger, and speeds have increased through the village since the pandemic. At our last annual village meeting it would seem the fear of speeding traffic has outgrown the concern over parking in the village as the major problem with road traffic. The vision should address these fears as an overriding priority.

- WBC – Housing Strategy Consultations (M.Andrea) – Deadline 18.02.24.
 - Affordable Housing.
 - Housing for young people.

To note the key points of Twyford Parish Council's response as follows:

1. Recently, most housing development in the Wokingham borough appear to be '4 bed-room houses with 2 garages. The new Local Plan should not only address the need for young and vulnerable people in our borough, it should also address the need for local people who want to stay and/or work in the borough but are unable to get on the housing ladder.
2. The borough should aim to eliminate rough sleepers, not just for young people ... but also help to find solutions for older people who are homeless.
3. We need an integrated approach to address affordable housing: these two strategies need to be turned into concrete plans and build into the Local Plan.

- The old pub sign (outside Tesco) – Damaged. Reported to WBC Land Management Team. Response received – Tesco is dealing with the signpost. It took a bashing during the recent storms. Tesco's contractors have made it safe and are working on getting it repaired.

- **Highways**

- Highways Report on outstanding issues (circulated).
- Untaxed/Mot'd vehicle parked on highway. Thames Valley Police & WBC actioning report.

- **Village Maintenance**

- Road sign and street furniture cleaning. To note this is being carried out by the Village Warden.

- **Village Defibrillators**

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

- **Footway Lighting**

- Lamp 2 Church Street (**WBC**) – Fault logged with WBC (W2461544). Target date for completion of works 05.02.24. Works completed. No further actions.
- Lamp 2 Orchard Estate (**WBC**) – Fault logged with WBC (W2359225) & SSE. Works completed. No further actions.
- Lamp P041 Orchard Estate (**TPC**) – Fault logged with WBC (ORD2400343). Works completed. No further actions.

- **Twyford in Bloom**

- Twyford in Bloom – Next Meeting scheduled for 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 Session (February 2024)** – Items raised were Borough matters. Councillor Lindsay Ferris to take to WBC. Next session to be held on the 9th March 2024 outside Waitrose.

- **Correspondence circulated:**

- Resident's correspondence – Gate from footpath to road in Broad Hinton Park (circulated). Contact details for WBC provided.
- Resident's correspondence – Drainage along A321 Waltham Rd Twyford (circulated). WBC investigating.
- WBC – New Twyford library set to open this spring (circulated).

Items to be carried forward:

- **Footway Lighting**

- Lamp 4 Wargrave Road (**WBC**) – Fault logged with WBC (W2360009) & SSE. Target date for completion of works 24.01.24 - Overdue.
- 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 20:48