

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Stanlake Pavilion, Twyford on Tuesday 4th January 2022 at 7:45pm.

Present: Mrs B Ditcham (Chair), Mr M Alder, Mr M Bray, Mrs A Evans & Mr R Mantel.

Minutes: Mrs Lynn Povey (Assistant Clerk).

1. **Public Questions** – None.

2. **Apologies** – Mr R Abeywardana, Mr J Jarvis & 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 2nd December 2021 – Approval of the minutes as a true and accurate record. Proposed by Mr M Alder, seconded by Mr R Mantel, carried nem con.

6. **Budgets and Precepts** – Review of agreed budgets following December's Finance meeting (See item 6.4 – 2021 December Finance and General Purposes Committee Minutes). The Committee made the following amendment to the Planning and Amenities budgets & precepts:

- It was proposed by Mr R Mantel, seconded by Mr M Alder, and unanimously agreed to remove the £400 footway lighting maintenance budget from the Planning & Amenities budget & precept for 2022/23.

It was proposed by Mr M Bray, seconded by Mr M Alder, for the following finalised amounts for 2022/23 to be approved:

- £10,990.00 Budget & Precept
- £4,000 Income
- £6,990.00 Net

Motion carried nem con.

7. **Matters arising and action points.**

7.1 Keep Britain Tidy – Spring Clean 2022 (circulated). The Committee agreed for an event to be organised for Saturday 2nd April 2022 subject to the current Covid situation and guidelines. Assistant Clerk to commence making arrangements.

7.2 Adopt-A-Street & Gardening Volunteers – BeeBombs delivered. Noted.

8. **Climate Change** – The Committee have asked if Mr R Abeywardana can provide a report for the next meeting on the current situation of this project.

8.1 Transport.

8.2 Air Quality.

8.3 Local Plan & New Development.

8.4 Sustainable Schools.

8.5 Reduce & Recycle.

8.6 Public Rights of Way/Permitted Path.

8.6.1 WBC Response - Rights of Way vs Permitted Footpath (circulated).

8.7 Meetings – Next meeting date TBC.

9. **Planning Matters - Current List**

9.1 213902 30 Broadwater Road – No comment.

9.2 213976 6 Wagtail Close – No comment.

9.3 214032 154 Broad Hinton – No comment.

9.4 214033 3 Mallard Close – No comment, subject to the neighbours' concerns being taken into account.

9.5 213887 64 Wargrave Road – No comment.

9.6 213873 18 Station Road – No comment.

9.7 214137 25 Cheriton Avenue – No comment.

10. **Other planning matters**

10.1 Blue Plaque for Lettice Curtis – Request for support from resident. Assistant Clerk to reply to Dr. S. Rose stating that the Committee are in support of the idea of the blue plaque application. Official processes to be followed as outlined on the English Heritage website.

11. **Neighbourhood Plan**

11.1 Neighbourhood Plan expenses:

11.1.1 For Approval – Cost of Banners (Need a Banner (8ft by 3ft – quantity 8)) - £416.86. Carried forward.

12. General Amenity Matters

- 12.1 Gateway signage – update from WBC on remaining gateway. WBC have confirmed that the installation of the remaining gateway (London Road) will take place this month (January 2022). Assistant Clerk is also awaiting confirmation as to the location of the Twyford heritage sign removed upon the installation of the gateways near the Waggon & Horses.
- 12.2 Air quality. Feedback from meeting on 12.11.21. Mrs B Ditcham reported that the meeting was not as productive as hoped. WBC to arrange a follow-up meeting.
- 12.3 Bench & Bus Stop inventory for Twyford (CW). Carried forward.
- 12.4 GWR – opens bidding for £750,000 community fund (circulated 1/8/19). Application submitted by Mr M Alder (circulated 24/9/19). Amendment to community funding received (circulated). Carried forward.
- 12.5 GWR Provisions – Further update requested on items discussed in the September 2020 Planning & Amenities meeting.
- Fencing at the side of Hurst Road Allotments.
 - Expansion of the current CCTV system.
- New Regional Growth Manager assigned. Assistant Clerk to suggest a site meeting.
- 12.5.1 Car Parking Provisions – Awaiting further update. New Regional Growth Manager assigned. Assistant Clerk to suggest a site meeting.
- 12.5.2 Cycle storage provisions – Mr M Alder & Mr C Wickenden to recommend to the P&A Committee suggested areas at Twyford Station for GWR to consider installing secure cycle parking. Carried forward.
- 12.6 Bins (BD). Mrs B Ditcham reported that the bins are currently being emptied on a regular basis but has asked for the item to remain on the agenda for 2 more months to ensure the service level is being maintained.
- 12.6.1 Reinstatement of bin next to A4 footbridge. Assistant Clerk to liaise with WBC.
- 12.7 Residents Correspondence - Cycling between WSL and Twyford (CW action). Mr R Mantel stated that the bridleway does not fall within Twyford Parish. The Committee therefore asked the Assistant Clerk to respond directing the query to Waltham St Lawrence Parish Council, Hurley Parish Council (who are responsible for Knowl Hill) and Windsor and Maidenhead Council.
- 13. Village Defibrillators** – All defibrillator checks within the village are being carried out and reports show normal functionality. Assistant Clerk to ask the Ranger to include the weekly checks for the device outside the Colleton School in his report.
- 14. Village Maintenance**
- 14.1 Assistant Clerk liaising with the temporary Community Environmental Officer assigned to Twyford for updates on the items discussed within the meeting with Mark Morris on 11/3/20. Assistant Clerk confirmed that all items discussed have either been actioned, retracted, are part of an ongoing service, or form part of another project. No further actions required on this item.
- 14.2 Broken fencing surrounding wildflower area outside Hurst Road Allotments. Reported to WBC. Assistant Clerk to chase repairs.
- 14.3 Leaning Bench – Broad Hinton Roundabout. Reported to WBC. Mr M Alder to check that the bench has been resecured.
- 15. Highways**
- 15.1 Highways Meeting – Next meeting to be held January 2022. Previous meeting notes available on Twyford Parish Website (www.twyfordparishcouncil.gov.uk). Assistant Clerk to chase date of next meeting.
- 16. Twyford In Bloom**
- 16.1 RHS - Community Grants – update on application (CW & BD). Carried forward.
- 17. To Review the Planning & Amenities Report** (circulated with the agenda). The report was reviewed and noted (Report can be found following item 19).
- 18. Correspondence circulated:**
- 18.1 Police & Crime Bulletin November 2021 (circulated). Noted.
- 18.2 TRHA – December Newsletter (circulated). Noted.
- 18.3 WBC News: Wokingham Borough Council announces Christmas and New Year opening hours (circulated). Noted.
- 18.4 GWR new timetable (circulated). Noted.
- 18.5 GWR – Merry Christmas (circulated). Noted.
- 18.6 WBC – Review of Bus Routes – Residents Consultation (circulated). Noted.
- 18.7 GWR - Christmas travel advice (circulated). Noted.
- 19. Date of next meeting – Tuesday 1st February 2022.** Noted.

January's Planning & Amenities report

Tuesday 4th January 2022

- **Matters arising and action points.**

- Lighting down Gas Lane – Resident requested lamp shield. GWR are liaising directly with the resident over a potential resolution (circulated).

- **Notices of Permission:**

* Denotes applications that the Council has previously commented on.

- 213214 18 Chaseside Avenue
- 213046 17 Westview Drive
- 212537 2 Hermitage Drive

* Twyford Parish Council wish to comment to this application on the grounds that it could easily be converted into two separate dwellings. The Committee would like Wokingham Borough Council to consider placing a caveat preventing such a conversion on this property in the future.

- 213041 4 Wagtail Close
- 212921 50 Brook Street
- 213164 Stables Lodge, Ruscombe Lane
- 213163 Stables Lodge, Ruscombe Lane
- 213644 23 Cheriton Avenue
- 213810 13 Winchcombe Road
- 213821 54 Orchard Estate

- **Notices of Withdrawal:**

- 213361 1 Wagtail Close

* **TPC Comment** – No comment.

* **WBC Comment** – The decision that has been taken having regard to all of the material considerations was to **not** determine the application as it has been withdrawn upon instruction from the applicant/agent.

- **Notices of Refusal:**

- 213189 21 Gooch Close

* **TPC Comment** – Overdevelopment of site.

* **WBC Comment** – By reason of loss of light to habitable rooms and overbearing impact upon private amenity space, the proposed extension would have a significant detrimental impact upon the amenity of a neighbouring property, contrary to the National Planning Policy Framework, adopted Core Strategy policies CP1 and CP3, Policy CC01 of the adopted Managing Development Delivery Local Plan, and the advice contained in the Borough Design Guide.

- 213253 29 Lincoln Garden

* **TPC Comment** – No comment

* **WBC Comment** – By virtue of its addition height at second floor level, the proposed loft conversion and rear dormer window would result in unacceptable additional overlooking to the rear garden of 23 and 25 Lincoln Gardens as well as 4 and 6 Greenfinch Drive, to the significant detriment of the amenity of the occupants of this neighbouring dwelling contrary to Core Strategy Policy CP3 and guidance with the BDG.

- 213499 Land rear of 18-32 London Road

* **TPC Comment** - This application was submitted under permitted development rights and wish to question its eligibility under these terms. It is felt that a full planning application is needed. In addition, Twyford Parish Council wish to also raise the following objections:

1. In terms of size and siting detrimental to the character of the area.
2. Overbearing particularly in terms of massing and height.
3. Impact on Twyford's Conservation Area.

* **WBC Comment** - The prior approval of the council for the siting and appearance of the proposed development IS REQUIRED but that approval is hereby REFUSED for the following reasons:

1. By virtue of its excessive height, bulk, inappropriate siting and utilitarian appearance, the proposal would

significantly detract from the character and appearance of the surrounding area in direct conflict with Core Strategy Policies CP1, CP3 and CP11 and MDD Local Plan policies CC03 and TB21 and with guidance contained within the NPPF and the Borough Design Guide.

2. The proposal would have a visually detrimental impact on the setting and views of nearby listed buildings

and would appear as an alien a strident feature within the Twyford Conservation Area to the detriment of these designated heritage assets contrary to Core Strategy policy CP3 and MDD Local Plan policy TB24 and with guidance contained within the National Planning Policy Framework (NPPF).

3. The proposal would require the unacceptable felling of a mature Eucalyptus tree sited within the Twyford

Conservation Area contrary to policy CC03 of the MDD Local Plan.

4. The applicant has failed to robustly assess other alternative sites that would be less harmful in visual amenity terms contrary to advice contained in the National Planning Policy Framework (NPPF).

- 213658 Stanlake Park Estate
 - * **TPC Comment** – Twyford Parish Council have a concern as to if this application falls under permitted development and would like the application to be reconsidered in terms of size & siting to the neighbouring property. (Please note, these comments were not passed to WBC due to the application already being determined in the afternoon of the Planning & Amenities Meeting)
 - * **WBC Comment** – Prior approval not available. The unit comprises of a mixed sui generis use of assembly & leisure, retail and agriculture and the permitted development is not available under Part 6 Class A because it is not an agricultural unit in accordance with the definition set out in Part 6 D.1 of the General Permitted development Order.
- 213620 Applecote, Ruscombe Lane
 - * **TPC Comment** – Twyford Parish Council would like to ensure that the hedge is retained otherwise, it could cause a potential loss of amenity to the neighbours.
 - * **WBC Comment** – The proposed development by reason of the increase in size & scale, proximity to neighbouring gardens and upper floor windows would result in a detrimental impact on the amenity of the neighbouring occupiers by reason of a loss of privacy; perception of overlooking; and overbearing impact, contrary to policy CP1, CP2 and CP3 of the Core Strategy, CC01 of the MDD Local Plan, The Borough Design Guide SPD and section 12 of the NPPF.
- 212533 32 High Street
 - * **TPC Comment** – General comment Twyford Parish Council have no objection if the WBC conservation officer agrees that demolition of a mid 20th century building is appropriate.
 - * **WBC Comment** – In the absence of a submitted bat survey, the proposal would fail to demonstrate that there would not be any unacceptable impact upon potential bat roosts. This would be contrary to Core Strategy policies CP3, MDD Policy CC03 and TB23.
- **Other planning matters**
 - Enforcement Notification from WBC (circulated).
- **Neighbourhood Plan**
 - Sub-Committee Meeting (04/01/22) cancelled.
 - Minutes from the Working Group Meeting (10/01/22) to be circulated following the meeting.
 - Next Meetings:
 - Working Group – 31/01/22 (19:30) via Zoom.
 - Sub-Committee – 01/02/22 (19:00) Stanlake Pavilion.
- **Footway Lighting**
 - Repair Report.
 - Lamp 134 – The Grove (**TPC**) (D2123966). Repairs completed. No further actions needed.
- **General Amenity Matters**
 - Air Quality Steering Group 03.12.21 minutes (circulated).

Items to be carried forward:

- **Matters arising and action points.**
 - Fibre broadband roll out - Report (Assistant Clerk).
- **Neighbourhood Plan**
 - Minutes/Notes from the Working Group Meeting (02/03/20) to be circulated by a Working Group Member (Assistant Clerk was not in attendance at this meeting).
- **Footway Lighting**
 - Fault Report (0 New, 1 outstanding).
 - Lamp between 232 & 238 – Alleyway to the side of the Catholic Church (**TPC**). Quote being obtained by Parish Lands for cut back of foliage.
 - 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.

Meeting Closed at 20:45