

TWYFORD PARISH COUNCIL

Minutes of a meeting of the Planning and Amenities Committee held at Loddon Hall, Twyford on Tuesday 6th September 2022 at 7:45pm.

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

Minutes: Mrs Lynn Povey (Assistant Clerk).

1. **Public Questions** – None.
2. **Apologies** – Mr C Wickenden, Mr R Abeywardana & Mr J Jarvis.
3. **Declaration of interest in items on the agenda** – None.
4. **Dispensations** – None.
5. **Minutes**
- 5.1 Minutes of the meeting held on 2nd August 2022 – Approval of the minutes as a true and accurate record. Proposed by Mr M Alder, seconded by Mr R Mantel, carried nem con.
6. **Matters arising and action points.**
- 6.1 Action planning meeting 28.06.22 update. Overview provided of document dated August 2022. Assistant Clerk to find out when the contract between WBC & Veolia is up for renewal & if a weekly glass collection service is being considered.
- 6.2 GWR Community Fund open for bidding – Application update:
 - Bike Store. Mr M Alder applied on behalf of Twyford Parish Council 27.06.22. Correspondence received from GWR stating that the application has been unsuccessful (circulated). Noted.
 - Tesco Alley – Elizabeth Line Mural to incorporate local children's artwork within the carriage windows. Correspondence received from GWR stating that the application has been unsuccessful (circulated). Noted.
- 6.3 To consider business sponsorship of garden areas with plaque of acknowledgement. Assistant Clerk to compose a list of potential sponsors.
- 6.4 WBC – Let's Talk Climate survey launched (circulated). Mrs B Ditcham to complete and submit a response on behalf of Twyford Parish Council. Copy of the response to be circulated to the Committee.
- 6.5 Request for air quality monitoring, Kibblewhite Crescent (circulated). Assistant Clerk asked to consent to the request for air quality monitoring and to investigate if Polehampton Infant School will be included within the scheme.
- 6.6 Ward Boundary Review by WBC (Reported by Cllr S Conway at the July Full Council meeting). Item to be passed to Full Council for discussion/consideration.
- 6.6.1 WBC – Have your say on a new political map for Wokingham Borough Council (circulated). Item to be passed to Full Council for discussion/consideration.
- 6.7 WBC – Wokingham Borough Active Travel Fund Woodley/Reading Active Travel Route – To note the submission made by Mr M Alder on behalf of TPC (circulated). Noted.
- 6.8 WBC – Wokingham Borough Local Cycling & Walking Infrastructure Plan – To note the submission made by Mr M Alder on behalf of TPC (circulated). Noted.
- 6.9 Electricity Supply – The current charges are detailed below. Awaiting new costs:

	<u>Current (Expires 31 October 2022)</u>	<u>New (TBC)</u>
Continuous (A)	£2.72/mth (standing charge)	TBC
	14.732p/kwh (unit charge)	TBC
Dawn to Dusk (B)	£2.72/mth (standing charge)	TBC
	14.322p/kwh (unit charge)	TBC

It was proposed by Mr R Mantel, seconded by Mr M Alder, and unanimously agreed for the Chair (Mrs B Ditcham) & Vice-Chair (Mr C Wickenden) of the Planning & Amenities Committee to have delegated authority to approve an electricity supply deal subject to consultation with the Planning & Amenities Committee.

- 6.10 WBC – High rise residential buildings in your area (circulated). Mrs B Ditcham to complete and submit a response on behalf of Twyford Parish Council. Copy of the response to be circulated to

the Committee.

6.11 Public Spaces Protection Order to reduce harm caused by "Car Cruising" Meetings. Consultation response noted. No further comments/actions.

7. Climate Change – Item carried forward.

7.1 Transport.

* P&A looking at new permitted footpath from New Road Twyford to New Road Ruscombe. Clerk to contact the landowner to discuss the possibility of having a permitted footpath through the suggested land.

* To consider pursuing the idea of having a railway stop (platform only) at The Piggott School. To be included in discussions with GWR.

7.2 Air Quality.

* TPC have been successful in a grant request for design consultancy to demonstrate how Twyford can become more pedestrian friendly. Village Centre Pedestrianisation discussed at regular Highways meetings with Andy Glencross, Martin Heath & Matthew Gould. (BD, CW, LP) Meeting held August 2022. Meeting notes can be found on the TPC website.

7.3 Local Plan & New Development.

* P&A Committee constantly considering climate change implications when reviewing development applications. Action ongoing.

* Neighbourhood Plan are working on appropriate policies to protect the environment. Policy Documents are available on the TPC website.

7.4 Sustainable Schools.

* Air Quality sustainable school meetings. Mrs B Ditcham & the Assistant Clerk to receive minutes and updates. Assistant Clerk to circulate minutes within the P&A Report.

7.5 Reduce & Recycle.

* Keep Britain Tidy – Spring Clean 2022 – 2nd April 2022. Feedback from the event previously given.

7.6 Meetings – Meeting held 07.07.22 via Zoom.

8. Planning Matters - Current List

8.1 221729 23 New Road – No comment.

8.2 222242 28 Wargrave Road (Variation/Removal of Condition Consultation) – No comment.

8.3 222542 22 The Grove – Twyford Parish Council wish to raise concerns that this will be a separate dwelling away from the primary home and cause problems with parking & movement at the end of Lansdowne Terrace.

8.4 222433 Kings Lodge, 42 Wargrave Road (Application for works on protected trees – Information Only) – No comment.

8.5 222385 52 High Street – No comment.

8.6 222355 10 Sycamore Drive – Twyford Parish Council wish to object to this application on the grounds of it being unneighbourly and causing a change of the street scene.

8.7 222382 18 St Michaels Court – Twyford Parish Council pass no comment, however, wish for it to be noted that they will support any comments made by Ruscombe Parish Council.

8.8 222554 Twyford Network Rail Substation, Land off Waltham Road (PD Telecommunications 56 days notification – Information Only) – Twyford Parish Council wish it to be noted that they are not in favour of this application due to it being unsightly, its proximity to a recreational ground and an area of redeveloped woodland, however, the effect could be mitigated if it were sited further away from the fence bordering Stanlake Meadow. Twyford Parish Council acknowledges the advantages for better communication and any other recommendations to mitigate its visual affect would be greatly appreciated.

8.9 222622 26 Winchcombe Road – No comment.

8.10 222518 46 Broadwater Road - Twyford Parish Council wish to raise concerns on the loss of privacy caused by the first-floor extension overlooking the neighbours garden.

8.11 222504 94 Orchard Estate – No comment.

9. Neighbourhood Plan

9.1 Neighbourhood Plan expenses: None. Noted.

9.2 Twyford Neighbourhood Plan submitted to WBC 15.08.22. To be considered at WBCs Executive Meeting September 2022 (to note). Noted.

10. Footway Lighting

10.1 TPC owned streetlamp checks – Outstanding Councillor Reports. Remaining reports to be provided to the Assistant Clerk.

11. General Amenity Matters

- 11.1 Gateway signage – Resident Complaint (circulated). Noted.
- 11.2 Air quality. Awaiting date of next meeting from WBC. Carried forward.
- 11.3 Bench & Bus Stop inventory for Twyford (CW). Carried forward.
- 11.4 GWR & Network Rail Meetings – Discussion points:
 - Car Parking Provisions - Coal Yard Parking.
 - Secure Cycle Parking.
 - CCTV – Expansion of the current system.
 - Hurst Road Allotment fence.
 - Missing fencing – Alleyway from Waltham Road to Station.
 - Fencing at Stanlake.
 - Possibility of a cycle path from Twyford to Henley using the disused track alongside the local line. Entry point to this path from The Piggott School (form part of the safe route to school scheme).
 - Invitation to take part in the ‘In Bloom’ event.
 - Poor road surface and litter.
 - Landscaping.
 - Community Funding Scheme.

Assistant Clerk to arrange a follow up meeting – Carried forward.

- 11.5 Bins – Reinstatement of bin next to A4 footbridge. Carried forward.
- 11.6 Green roof cycle shelter for Twyford. The Committee noted the possible locations of Waitrose or Polehampton Close. No further actions required.

12. Village Defibrillators

- 12.1 Relocating the defib device currently outside Twyford Barbers to Jubilee Corner. Action carried forward for the Assistant Clerk to obtain a quote for the relocation of the device.

13. Village Maintenance

- 13.1 Tesco Alley Improvements – Drainage works carried out 08.08.22-10.08.22. WBC notified of snagging issues. Awaiting repairs. Noted.

14. Highways

- 14.1 Highways Meeting – Update on meeting held 12th August. Next meeting to be held 4th November 2022. Previous meeting notes available on Twyford Parish Website (www.twyfordparishcouncil.gov.uk). Noted.
- 14.2 Resident’s request for the foliage of the trees down the Waltham Road (Railway Bridge to Springfield Park junction) to be cut back and not overhang the pavement (photos taken). Assistant Clerk to liaise with Highways for investigation & to arrange any necessary works – Carried forward.
- 14.3 Resident’s request for the foliage of the trees down the Wargrave Road to be cut back and not overhang the pavement between the Hermitage Drive junction and opposite the entrance to Lionel Court. Assistant Clerk to liaise with Highways for investigation & to arrange any necessary Works – Carried forward.
- 14.4 Resident’s request for a cedar tree down the Wargrave Road to be cut back (heavy branch overhanging the road). Assistant Clerk to find out the exact location and then liaise with Highways for investigation & to arrange any necessary works – Carried forward.
- 14.5 Bowling Green Hedge overhanging the pavement. Hedge had been cut back – No further actions.

15. Twyford In Bloom

- 15.1 Twyford in Bloom Awards Ceremony – 28th September 2022. Noted.
- 15.1.1 To consider a meeting following receipt of the results to discuss and prepare for 2023 – Carried forward.
- 15.2 Colleton Drive Hanging Baskets – Replaced. Noted.

- 16. To Review the Planning & Amenities Report** (circulated with the agenda). The report was Reviewed. Assistant Clerk advised that WBC have carried out repairs to the pavement around Bell Corner and no further actions are needed (Refer to – Items to be carried forward – Highways). Report and amendment noted (Report can be found following item 18).

17. Correspondence circulated:

- 17.1 TRHA – July 2022 Newsletter (circulated).
- 17.2 Croudace Homes – Bridge Farm update (circulated).
- 17.3 WBC – Council steps in to save bus services (circulated).
- 17.4 WBC – Residents urged to line food caddies with environmentally friendly alternatives to help tackle the climate emergency (circulated).

- 17.5 GWR – Extreme heat to affect train services and new strike dates announced (circulated).
- 17.6 GWR – Reminder - ASLEF train drivers strike this Saturday 30th July (circulated).
- 17.7 WBC – My Journey Identify a Tree Competition - chance to win a £25 Decathlon Voucher (circulated).
- 17.7 WBC – Media release: Early birds could catch the prize in borough-wide cycling challenge (circulated).
- 17.8 WBC – Plans to relocate Twyford Library turn an important page (circulated).
- 17.9 TRHA - TRHA Autumn Show and Trip reminders (circulated).
- 17.10 GWR - GWR Annual Customer and Stakeholder Report 2021-22 (circulated).
- 17.11 WBC - Meet us to discuss unfair housing targets, council urges new minister (circulated).
- 17.12 WBC – Briefing note on buses (circulated).

The above items of correspondence were noted.

18. Date of next meeting – Tuesday 4th October 2022.

The above meeting date was noted.

Planning & Amenities Report
Tuesday 6th September 2022

• **Notices of Permission:**

* Denotes applications that the Council has previously commented on.

- 221564 11 New Road
- 221848 32 Station Road
- 221420 114 Wargrave Road
- 221840 BP Service Station, New Bath Road
- 220675 54 Hurst Road
- 222054 The Hollies, Ruscombe Lane
- 221771 4 Carlile Gardens

* The Committee fully supports Ruscombe Parish Council's Comments.

- 221015 18 Station Road
- *Twyford Parish Council wish to raise their concern regarding the height of the north side wall as this could be deemed unneighbourly.
- *Twyford Parish Council wish to pass no comment however kindly asks the Conservation Officer to ensure that all conservation policies are taken into consideration.

• **Notices of Refusal:**

* Denotes applications that the Council has previously commented on.

- 221629 48 Hurst Road

TPC Comment

Twyford Parish Council wish to object to the application on the grounds that it would be out of keeping with neighbouring properties & the street scene.

WBC Comments

Due to the increase in the height of the eaves and ridge of the roof of the host dwelling, the addition of an additional storey would cause harm to the external appearance of the dwelling house as this would be contrary and detrimental to the established street scene. As such, the proposal is contrary to Class AA.2(3)(a)(ii) of Part 1, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

- 221626 108 Wargrave Road

TPC Comment

Twyford Parish Council wish to pass their concern regarding the potential change to create a separate dwelling & more information regarding the proposed use of the internal areas would have been beneficial.

WBC Comments

By reason of its unacceptable design, excessive bulk, and incongruous form and appearance, the two storey side/rear extension would result in a non-subservient and jarring development, causing harm to the cohesiveness of the existing dwelling and the wider character of the area. The proposal is contrary to Section 12 of the National Planning Policy Framework (2021), CP1 and CP3 of the Core Strategy (2010), the National Design Guide and R1, R19 and R23 of the Borough Design Guide Supplementary Planning Document (2012).

- 221415 Ruscombe Turn, Stanlake Lane

TPC Comment

No comment.

WBC Comment

The proposed development is inappropriate development in the Green Belt and is therefore harmful by definition. It would result in an unacceptable cumulative increase in built form on the site when compared to the original building, encroaching into the openness of the Green Belt and the countryside. No very special circumstances or other material considerations exist for the setting aside of Green Belt Policies. As such, the proposal is contrary to Policies CP1, CP3, CP11 & CP12 of the Core Strategy, Policy TB01 of the MDD Local Plan and Section 13 of the National Planning Policy Framework.

➤ **221405 Land opposite 136-144 Wargrave Road**

TPC Comment

The Committee wish to raise the following objections:

- * Inappropriate development on green belt.
- * Overdevelopment of green space.
- * Impact to the street scene.
- * Proximity to the safer route to school.
- * Concern regarding conflict with safe cycling route on the Wargrave Road.

WBC Comments

1. The development is inappropriate development within the Green Belt and would result in harm to the openness of the Green Belt. It has not been demonstrated that there are very special circumstances that would outweigh the harm identified and the Council can demonstrate a sufficient gypsy and traveller housing land supply in accordance with the NPPF and PPTS. The development is therefore contrary to the NPPF, PPTS, Core Strategy Policy CP12 and Managing Development Delivery Local Plan Policy TB01.
2. The development is located outside of development limits within the countryside and within a location that would fail; to maximise the possibilities for sustainable patterns of living. The site is not identified for development and the council can demonstrate a sufficient Gypsy and Traveller housing land supply in accordance with the NPPF and PPTS. The development would result in harm to the character of the countryside, and it has not been demonstrated that special justification exists that would outweigh the harm identified. The proposal would Public: Information that can be seen and used by everyone inside and outside the Council. therefore, be contrary to Core Strategy Policy CP1, CP2, CP6 and CP11 and Managing Development Delivery Local Plan Policy TB10.
3. The development results in unacceptable impacts upon visual amenity and character of the area by virtue of the prominent siting and appearance of the development which would not be sympathetic to or satisfactorily integrate with the established pattern of development and character and appearance of the locality. The proposal would be contrary to the NPPF, Core Strategy Policies CP1, CP3 and CP11 of the Core Strategy and Managing Development Delivery Local Plan 2014) Policies CC03, TB10 and TB21 and the Borough Design Guide.
4. The introduction of development in this location results in significant harm to the qualities of the landscape character of the locality and would fail to protect and enhance the borough's green infrastructure. No arboricultural information has been submitted demonstrating an acceptable impact to the surrounding trees. contrary to section 12 and 15 of NPPF, Core Strategy Policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan Policies CC03 and TB21 and the Borough Design Guide.

• **Appeal Decision:**

➤ **213807 28 Wargrave Road – The appeal is dismissed.**

TPC Comment – 03.12.21

Due to the siting of the garage, it will cause a significant alteration and be out of character in terms of the street scene.

WBC Comment – 20.01.22

1. The proposal would be inappropriately sited in the front of the property, introducing an overly bulky and alien addition to this verdant streetscene which would detract from, the character and appearance of the host dwelling and surrounding area contrary to Core Strategy Policy CP3, MDD Local Plan Policy CC03 and section 4.11 of the Council's Borough Design Guide.
2. The proposal would remove an excessive amount of vegetation from along Wargrave Road Green Route, contrary to Policy Core Strategy CP3, MDD Local Plan Policy CC03 and advice contained within BS5837:2012 (paras. 5.3 and 5.3.1) and the Council's BDG.

Appeal Decision

The main issues are the effect of the proposal on the character and appearance of the host dwelling and surrounding area.

Reasons for the Recommendation

- The character of the area is predominantly residential and although there is some variation in the building line, primarily the area is spacious with dwellings set well back from the pavement and highway. Boundary treatments that face the road are low or made of soft landscaping giving a verdant character and sense of space between the road and buildings. Domestic garages are mostly set back behind the main dwellings or integrated within the overall design of the house.
- The appeal dwelling has two storeys, detached and sits within a large rectangular plot. The host property has had extensions added to the front and rear of the dwelling and has had planning permission to be modernised and extended¹ in 2021. There is an existing projecting garage toward the northwest of the site. The dwelling is accessed via a shared driveway with 30 Wargrave Road and parking is in the front of the property and behind high dense shrubbery on the southern and western boundaries, which screens the site. The property therefore contributes positively to the character and appearance of the area.
- The proposal involves the erection of a detached double garage with a low, pitched roof, made of brick and stone cladding. The garage would be located towards the southwest of the property, in close proximity to the highway and the boundary next to 6 Thornbury

Green. A portion of shrubbery would be removed to accommodate the garage and the planting to the front and side would be retained.

- The proposed garage, even though small scale with a pitched and low roof profile and subservient to No 28, would be sited significantly forward of the host property, contrary to the established layout and character of the local area. This would conflict with advice set out in the Wokingham Borough Council Design Guide Supplementary Planning Document 2012 (SPD) which indicates that garages should not be sited in front gardens, but should be to the side or rear of a dwelling. Whilst this is only guidance, in this instance the lack of other structures significantly forward of the dwellings, in the immediate area, reinforces my view that a building in this position would be out of keeping with the character of the area.
 - Although some planting would be lost, there would be sufficient retained to ensure the verdant character and appearance of the area would be maintained. Therefore, in itself, the removal of some planting would not be harmful and there would be no conflict with Policy CC03 of the Wokingham Borough Development Plan (2014), which seeks to protect and retain existing trees, hedges and other landscape features.
 - The remaining planting would give some screening to the proposed garage, it would still be visible from neighbouring properties. Furthermore, even if a condition could adequately protect the retained planting during construction in accordance with the relevant British Standard, there is no mechanism suggested which would secure the planting in the long term (for the entire lifetime of the development). Landscaping of this nature will have a natural end to its lifetime and is therefore not likely to remain in situ indefinitely.
 - Whilst conditions can secure the retention of the landscaping element, typically, it would be for a time limited period, as it would not be reasonable to secure landscaping in perpetuity. In the event that the landscaping was not present, which could be the position in the longer term, the garage would be very visible, harming the appearance of the area as well as its character.
 - The appellant has supplied examples of garages which he considers are similar to that before me now, including three granted at appeal. However, these relate to a different context, where in some cases, the character of the various areas are not generally as free from structures well to the front of the dwellings. These examples are also not located within the immediate surroundings of this appeal site and so are not seen together with it. In any event, each case must be considered on its own merits.
 - There have been no neighbour objections and the proposal would not cause harm to highway safety. However, these are neutral matters and they do not mitigate or outweigh the effect this proposal would have on the character and appearance of the area.
 - For the reasons detailed above, the proposed development would cause harm to the character and appearance of the host dwelling, surrounding area and street scene. The proposal would be in conflict with Policy CP3 of the Wokingham Borough Core Strategy Development Plan (2010). This seeks to ensure that development is of an appropriate layout, built form and character, that contributes to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (including existing dwellings). There would also be no conflict with the National Planning Policy Framework which seeks to achieve good design.
- **Other planning matters**
 - Enforcement Notification from WBC (circulated).
 - 222406 Parish Burial Ground, St Marys Church, Station Road – Section 211 notification for works in a conservation area 1631, Common Alder (also 6203, T1 on plan and tag no. 129) - fell, leaving stump just above ground level.
 - 222407 Parish Burial Ground, St Marys Church, Station Road – Section 211 notification for works in a conservation area - T1332, Mixed species (also T1383, G3 on Plan) – Reduce 4 no. trees which have been previously reduced, by 2 metres in branch length.
 - 222197 16 London Road – Section 211 notification for works in a conservation area T3, eucalyptus – crown reduction by 3m, to 13m in height and 9m in spread; all final cuts back to suitable growth points or branch collar.
 - Street Naming & Numbering – Address 2 Dwellings – Brook Street Twyford (circulated).
 - **Neighbourhood Plan**
 - No meeting of the Working Group in June, July, August, or September 2022.
 - Minutes from the Sub-Committee Meeting (02/08/22) to be circulated.
 - Next Meetings:
 - Working Group – TBC.
 - Sub-Committee – TBC.
 - **General Amenity Matters**
 - Air Quality Steering Group Minutes 07/07/22 (circulated).
 - **Village Maintenance**
 - Hurst Road (Broken wooden fence outside the Hurst Road Allotments) – Reported to

WBC 08.07.22 (W2238788) – Repairs have been carried out, no further actions.

- **Footway Lighting**

- Fault Report Update:

- Lamp 112, Springfield Park (**TPC**) – Fault logged 27.06.22 (ORD2201274). Repairs have been completed. No further actions needed.
- Lamp 93, Byron Road (**TPC**) – Fault logged 29.06.22 (ORD2201293). Repairs have been completed. No further actions needed.
- Lamp 116, Springfield Park (**TPC**) – Fault logged 08.08.22 (ORD2201455). Repairs have been completed. No further actions needed.

Items to be carried forward:

- **Matters arising and action points.**

- Fibre broadband roll out - Report (Assistant Clerk).

- **Highways**

- Pavement around Bell Corner (brick collapsed) – Logged (W2240687). Awaiting Repairs.

- **Footway Lighting**

- 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 21:28