

TWYFORD PARISH COUNCIL

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

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

Minutes: Mrs Lynn Povey (Deputy Clerk).

1. **Public Questions** – None.
2. **Apologies** – None.
3. **Declaration of interest in items on the agenda** – None.
4. **Dispensations** – None.
5. **Minutes**
 - 5.1 Minutes of the meeting held on 5th March 2024 – 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 Transport for the South East – Transport Strategy – ‘Your Voices’ consultation (deadline 2nd June 2024). Mr C Wickenden & Mr M Andrea to submit a response on behalf the Committee. Deputy Clerk to circulate a copy of the response upon receipt.
7. **Planning Matters - Current List.**
 - 7.1 240814 40 Springfield Park – No comment.
 - 7.2 240955 7 Veray Close – No comment. We would however 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).
 - 7.3 241025 124 Broad Hinton – No comment. We would however 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).
 - 7.4 241060 65 Springfield Park – No comment. We would however 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 240946 71 London Road – Section 211 notification for works in a conservation area. T1, Cherry – Fell. T2, Mayflower – Fell. T3, Prunus – Fell. T4, Yew – Cut all branches on house side back to the main stem. Twyford Parish Council’s Planning and Amenities Committee would like consideration to be given to replace the felled trees with appropriate species either within the property curtilage or at an alternative site within the Parish providing authorisation has been obtained from the relevant landowners.
 - 8.2 241012 4-6 London Road – Listed Building Consent Notification – Application for listed building consent for the installation of 1 no. fascia sign, 1 no. hanging sign and 1 no. menu board with associated external illumination (retrospective) (information only). No comment.
9. **Strategic Action Plan 2023-2027** – To review Committee actions.
 - 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 are in progress.
 - Wildflower Areas – Improvement and expansion/new area works continue.
 - Hanging Baskets – Ongoing. Summer basket order has been placed.

- 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 the Planning & Amenities Report for an update on progress.
- 10. Footway Lighting**
- 10.1 Re-numbering of TPC owned streetlamp columns – update. Carried forward.
- 10.2 TPC owned streetlamp checks - Councillor Reports. Carried forward.
- 11. Twyford in Bloom.** Mrs B Ditcham provided an overview of the Twyford in Bloom Meeting held 2nd May 2024 and outlined the discussion held with the working group regarding a break from partaking in the Thames & Chilterns in Bloom event but continuing with our own 'Twyford in Bloom' works and initiatives. Mrs B Ditcham referred to having a two-year break from the main judging event allowing time to focus and improve on the existing projects. The Planning & Amenities Committee were happy with the suggestion.
- 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 4th June 2024.** Noted.

Planning & Amenities Report Tuesday 7th May 2024

- **Notices of comments made under delegated authority on planning applications.**
 - * Meeting scheduled 9th April was cancelled. Planning applications due to be discussed were commented on under delegated authority given to Mrs B Ditcham & Mr C Wickenden (See minutes 4th May 2021, item 6).
 - 240318 26 Orchard Estate – no comment
 - 240379 23 Church Street – only comment is that we request that neighbours' comments be considered.
 - 240729 14 Station Road - no comment
 - 240573 Twyford Snooker Hall, 19 Wargrave Road - although this building is in the conservation area and the proposed plans make a visual change to the exterior appearance, we consider this to be very acceptable.
 - 240579 4-6 London Road – Application for advertisement consent for 1 no. externally illuminated fascia sign, 1 no. externally illuminated hanging sign and 1 no. externally illuminated menu board (Retrospective) (Information only). No comment.
 - 240860 24 Springfield Park – Application for works to protected tree(s) TPO 178/1980, Group 3. T1, Silver Birch – Fell. No comment.
- **Notices of Permission:**
 - * Denotes applications that the Council has previously commented on.
 - 240318 26 Orchard Estate
* No Comment.
 - 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).
 - 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 2 building energy efficiency where possible (Design Code DC05.1 F128).
 - 240255 2 Longfield Road
* 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.
- **Notices of Refusal:**
 - 240372 111 Wargrave Road
TPC Comment
No objection.
WBC Decision
The proposal would have a detrimental impact on the character and appearance of the area by reason of

the loss of an attractive and characteristic section of hedgerow and grass verge that positively contributes to the verdant street scene & Green Route and is part of the overall green network of landscaping in the area. The proposed hardstanding would present itself as a stark and rigid element, disrupting the otherwise harmonious and continuous soft boundary edge and would be disjointed from the established pattern of frontage development within the settlement. The development is contrary to Section 12 of the National Planning Policy Framework, policy CP1 and CP3 of the Core Strategy, Policy CC03 and Policy TB21 of the Managing Development Delivery Local Plan and the advice contained in section 4 of the Borough Design Guide.

- 240140 Land opposite 136-144 Wargrave Road

TPC Comment

Twyford Parish Council's Planning & Amenities Committee wish to object for the following reasons:

- Out of character with the street scene.
- Inappropriate in a residential area.
- Invasion of other people's privacy.
- Detrimental to the character of the area.
- Unneighbourly.
- Proximity to the safer route to school.
- Overdevelopment within the green corridor.

The Committee also wish to refer to comments made by Twyford Parish Council on the 8th November 2023 for this site under application 232125.

WBC Decision

1. The development is, by definition, inappropriate development within the Green Belt which does not fall within any exceptions in the NPPF. The additional built form 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 identified harm to the openness of the Green Belt and the development is therefore contrary to the National Planning Policy Framework (2023) and Policy CP12 of the Core Strategy 2010 and Policy TB01 of the Managing Development Delivery Adopted Document 2014.

2. The development is located outside of development limits within the designated countryside, Green Belt and within Wargrave - Twyford Chalk Lowlands landscape character area. By virtue of the height, siting and design and the urbanising and austere appearance of 2no. c4.2 metre high pole mounted CCTV cameras, the development poses significant adverse harm to the character, and appearance of the Countryside, Green Belt and Twyford Chalk Lowlands landscape within this otherwise rural and open environment as well as introduces the perception of vulnerability to crime. The proposal is therefore contrary to the National Planning Policy Framework (2023), Policies CP1, CP2, CP11 and CP12 of the Core Strategy and MDD Local Plan Policies CC03, TB10 and TB21.

• **Other Planning Matters:**

- 240570 32 Station Road – Section 211 notification for works in a conservation area G1, Yew Hedge – Reduce height by approx. 1.5m (information only).

• **Street Naming and Numbering:**

- Development 201022 – Old School Hall, High Street, Twyford. WBC has registered the former Old Boys School as: Twyford Library, High Street, Twyford (Information only) (circulated).

• **General Amenity Matters:**

- Final phases of proposed cycling and walking improvements at Winnersh and Wokingham now open for comments (A329 Reading Road) – Deadline 18th March (M Alder). To note Twyford Parish Council's response (circulated).
- GWR Customer & Community Improvement Fund – Deadline 25th March (M Alder). To note the submission made by Twyford Parish Council (circulated).
- GWR Community Fund – Future funding suggestions as a result of meetings held between GWR & WBC. Report provided by Mr F Newman circulated.
- Enforcement notification from WBC as at 01.03.24 & 02.04.24 & 01.05.24 (circulated).
- Wokingham Air Quality Steering Group – Meeting Minutes 08.03.24 & 19.04.24 (circulated).
- 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.

• **Speedwatch – Update**

- Twyford Speedwatch Group – Registered.
- Volunteers – Training has been completed.
- Equipment – Received.
- First session to be planned.

• **Highways**

- Highways Report on outstanding issues (circulated).
- Untaxed/Mot'd/Abandoned vehicle parked on highway. Reported to Thames Valley

Police, DVLA & WBC. WBC advised the car has been claimed by the owner. No further actions.

- Flyposting – Wargrave Road roundabout. Reported to WBC (W2464944). Item removed. No further action.
- Flyposting – Entrance to Amberley Drive. Reported to WBC (W2464953). Item removed. No further actions.
- Flyposting – Wargrave Road roundabout. Reported to WBC (W2465570). Items removed. No further actions.

- **Village Maintenance**

- Annual Litter Pick – 23rd March 2024. Details of the event can be found on Twyford Parish Council's website ([Community Litter Pick - Twyford's clean up day 2024 - Twyford Parish Council](#)). Attendees noted flyposting, drug paraphernalia and redundant highways equipment – Deputy Clerk reported these to WBC for collection and disposal.
- Road sign and street furniture cleaning. To note this is being carried out by the Village Warden.
- Jubilee Clock Bi-Annual Service. To note the service scheduled for the 22nd April 2024 did not take place. Awaiting a revised date.

- **Village Defibrillators**

- Product Recall – System upgrades completed.

- **Footway Lighting**

- Illuminated Sign S001 (**WBC**) – Sign not working. Fault logged with WBC (ORD2400730). Response from WBC outlined that this sign does not need to be lit by law and they have therefore put in a request to their contractors to officially have it de-illuminated. No further actions.
- Lamp 110 Springfield Park (**TPC**) – Fault logged with WBC (ORD2400819). Target date for completion of works 24.04.24. Works completed. No further actions.

- **Twyford in Bloom**

- Twyford in Bloom – Next Meeting scheduled for 2nd May 2024. Previous meeting notes available on Twyford Parish Website (<https://www.twyfordparishcouncil.gov.uk/council/meetings/twyford-in-bloom-meetings/>)

- **Meet Your Councillor Session (March & April 2024)**

- Items raised were Borough matters:
 - A bus stop sign required at the Hurst Road/Broad Hinton junction. The on-road parking is requiring the bus to continue some 50 yds past the stop to be able to stop and pick up passengers.
 - Referred to WBC 18.04.24 following residents' consent to forward contact details. No further actions.
 - A request for some footpath lighting of the path between Gooch Close and Verey close where it crosses the park adjacent of Broad Hinton.
 - Referred to WBC 19.04.24 following residents' consent to forward contact details. No further actions.
 - Gravel on the footway on the Waltham Road opposite BIA.
 - Hazard reported to WBC 18.04.24 (W2466708). Resident advised. No further action.
- Next session to be held on the 11th May 2024 outside Waitrose.

- **Correspondence circulated:**

- Commuters Correspondence – Twyford Parish Council "Twyford Station Car Park / Road Conditions" (correspondence & response circulated).
- WBC – Getting ready for a new chapter at Twyford Library (circulated).
- WBC – Government to fund new EV chargers in Wokingham Borough (circulated).
- Residents Correspondence – Parking problem: Byron Road (circulated).
- Resident call 03.04.24 – to report that the lifts are out of order Twyford Station (awaiting repairs). Resident raised concerns for those that could become stranded at the station.

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
Defibrillator Battery (x2)	Planning & Amenities	£380	Within Budget

Meeting Closed at 20:33