

PLANNING REF : 242149
PROPERTY ADDRESS : PO Box 8250
: Reading
: RG6 9SZ
SUBMITTED BY : Twyford Parish Council
DATE SUBMITTED : 03/09/2024

COMMENTS:

Twyford Parish Council's Planning & Amenities Committee wish to object to this application on the following grounds:

- * Inappropriate location, reducing the footway width and in particular, posing an unnecessary obstruction to persons with mobility issues.
- * The illuminated advertising sign is not in compliance with the NHP and the Twyford conservation area.
- * Out of character with the street scene.
- * Unnecessarily complicating the street scene with more furniture.
- * Uncoordinated and unsympathetic development of the public space.

The Committee also wish to highlight TW4 5.30 & 5.31 of the Twyford Neighbourhood Plan. Details outlined below:

5.30 It is acknowledged that some changes of use do not require planning permission and new permitted development rights enables changes of use from what are now Class E (commercial, business and service) uses to residential uses. The Parish Council hopes that WBC will make an Article 4 Direction (which removes permitted development rights) for the essential core of the Primary Shopping Area to remove those rights with effect from August 2023, enabling such changes to remain in planning control and the Parish Council will submit a formal request for this following the referendum of this Neighbourhood Plan.

5.31 In the meantime, proposals made in the Village Centre will require Prior Approval from WBC. As the essential core of the Primary Shopping Area lies entirely within the Twyford Village Conservation Area, such approval will require the consideration of any harmful effects to the character of the Conservation Area from the loss of such a ground floor use. Although the Neighbourhood Plan policy (as part of the development plan) will not be engaged in a Prior Approval determination, together with Policy TW13 it has identified the High Street commercial uses as playing an important part of its distinct function and character and could therefore be a legitimate reason for refusing approval for proposals that will harm the centre.