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| Minutes approved on: | |
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DRAFT

Minutes of a meeting of the Planning and Highways Committee held on Thursday 01 June 2017 in the John Heggadon meeting room at Shinfield Parish Hall, commencing 20:00 hrs.

Present: Cllrs P Emmet, A Grimes, P Hughes, D Peer.

Attending: K Hughes (Deputy Clerk).

17/PH/01 **Election of Chairman**

- 1.1 Cllr Peer was nominated, seconded and duly elected as Chair of the committee for the ensuing year.
- 1.2 Cllr Emmet was nominated, seconded and duly elected as Vice-Chair of the committee for the ensuing year.

17/PH/02 **Public questions**

There were none

17/PH/03 **Apologies and declarations of members' interests**

- 3.1 Apologies for absence were received and accepted from Cllr N Boyer, D Lias and A Masood.
- 3.2 There were no declarations of members' interests.

17/PH/04 **Minutes of the previous meeting**

- 4.1 It was **RESOLVED** that the minutes of the meeting of 04 May 2017 were a correct record of the meeting, and these were signed by Cllr Peer.

4.2 Matters arising:

4.2.1 Additional Leopard 10 bus stops on Hyde End Road

The Deputy Clerk reported that she had circulated a response from Wokingham Borough Council on the additional stop. Members noted that an additional temporary stop is now in place.

4.2.2 Footpath 10A

The Deputy Clerk reported that, following a discussion with representatives from Loddon Valley Ramblers, there was little that WBC is able to do to provide footpath access sooner, but that a letter would be written to the developers once development work on the site commences.

4.2.3 Parking

Cllr Peer asked that all council members be asked to identify any areas within their wards that should be considered for parking restrictions, and bring these suggestions to the planning committee.

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| 171447 | Thames Valley Science Park Building 2, Thames Valley Park, Shinfield |
| Proposal | Screening Opinion application for an Environmental Impact Assessment for proposed Building 2 within Phase 1 of the development of Thames Valley Science Park. |
| Planning Officer | Chris Howard |
| Comment | Comments by Unknown No comment |
| 171448 | Land South of Church Lane, Adjacent to Mays Farm, Hyde End Road |
| Proposal | Screening Opinion application for an Environmental Impact Assessment for 86 dwellings including internal access roads, garages, parking spaces, open space, Allotments and associated landscaping. |
| Planning Officer | Chris Howard |
| Comment | Comments by No comment |
| 171454 | Shinfield West adjacent to Mays Farm Hyde End Road |
| Proposal | Screening Opinion application for an Environmental Impact Assessment for the erection of 470 dwellings including internal access roads, garages, parking spaces, public open space and landscape treatment of Phase 2 of Shinfield West. |
| Planning Officer | Chris Howard |
| Comment | Comments by Unknown No comment |
| 171436 | Anson Crescent, Shinfield, RG2 8JT |
| Proposal | Full planning application for the proposed erection of 2no two bedroom flats and 2no one bedroom flats with associated parking and landscaping (retrospective) |
| Planning Officer | Graham Vaughan |
| Comment | Comments by 27 June 2017 No comment |

5.2 Planning decisions: Approvals

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|---------------|---|
| 170649 | 9 Ilbury Close, Shinfield, RG2 9DE |
| Proposal | Householder application for proposed raise in roof height and conversion of existing loft space to provide first floor habitable accommodation plus erection of front and rear dormer extensions. |
| Our comment | No comment |
| 170804 | Yew Tree Farm, Beech Hill Road, Spencers Wood, RG7 1HR |
| Proposal | Full application for the proposed change of use of building from Nursery School to dwelling house (C3) use. |
| Our comment | No comment |
| 170847 | Rameshchandra Coach House, Wellington Court, Spencers Wood, RG7 1BN |
| Proposal | Householder application for proposed erection of single storey rear extension to dwelling. |
| Our comment | No comment |
| 170908 | 9 Prior Gardens, Spencers Wood, Reading, RG7 1WS |
| Proposal | Householder application for the proposed erection of a single storey conservatory to the rear of the existing dwelling. |
| Our comment | No comment |
| 171136 | Tennyson, Sussex Lane, Spencers Wood, RG7 1BY |
| Proposal | Tree consent works for TPO 79a/1975 T1 Horse Chestnut – fell and replace |
| Our comment | No comment |

17/PH/06 **Terms of Reference**
Members noted and **RESOLVED** to approve the recommended changes to the Terms of Reference.

17/PH/07 **Enforcement**
Members noted the information on closed and existing enforcement matters.

17/PH/08 **Highways, Street lighting and footpath matters**

8.1 The Deputy Clerk reported that the project to upgrade the Parish Council's street lighting to LED is progressing, and that approximately half of the work has been completed.

8.2 The Deputy Clerk reported on proposals from Wokingham Borough Council to introduce a Temporary Traffic Regulation Order to restrict HGV access to Oatlands Road.

17/PH/09 **Correspondence**

The following correspondence items were noted:

- Notice of Planning Appeal for 163287 – Land rear of 27-29 The Square, Spencers Wood, RG7 1BS
- Notice of planning appeal for 163561 – Land adjacent to Grange Lodge, Cutbush Lane, Shinfield
- Notice of planning appeal decision for 160982 – Land r/o 219 Hyde End Road, Spencers Wood, RG7 1BU
- Notice of planning appeal decision for 163297 – 15 Deardon Way, Shinfield, RG2 9HF
- Notice of disposal of planning application 161867 – 1 Leyland Gardens, Shinfield.
- Notice of street naming for 4 new residences on Anson Crescent
- Consultation proposal from Hampshire Property Investments for land in Three Mile Cross
- Exhibition for Arborfield Cross Relief Road at the Henry Street Garden Centre (Staffed on Tuesday June 13 (11am to 5.30pm), Wednesday June 14 (2 to 8:30pm) and Saturday June 17 (9am to 1 pm)).
- WBC Major Developments Newsletter
- TPO decision letter for Oakdene House, Spencers Wood

17/PH/10 **Date of next meeting**

The date of the next meeting was confirmed as Monday 26 June 2017

The meeting ended at 20.55 hrs.

Action points:

| Ref: | Action: | By whom: |
|-------------|---|-----------------|
| 4.2.3 | Ask council members to consider potential areas for parking restrictions within their wards | Deputy Clerk |

For follow up:

| Ref: | Action: | When? | By whom: |
|-------------|--|--------------|--------------------|
| 85.2.3 | Identify areas requiring parking enforcement | Autumn 2017 | All members |
| 4.2.2 | Write to developer regarding footpath 10A once development commences | Unknown | Deputy Clerk / LVR |

Planning stats:

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| Number of plans reviewed (Civic year to date) | 13 |
| Number of supported plans approved | 0 |
| Number of opposed plans approved | 0 |