

Minutes approved on:	
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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.

Deposited plans:

170623 Proposal	133 Whitley Wood Road, Shinfield, RG2 8JH Consultation from Reading Borough Council for the following proposal: New development of two x 2-bedroom bungalows with 2 parking spaces per property.
Planning Officer Comment	Simon Taylor Comments by 30 May 2017 No comment
170025 Proposal	Fourwinds, Brookers Hill, Shinfield, RG2 9BX Householder application for the proposed erection of a first floor and single storey rear extensions to dwelling plus conversion of existing loft space to create additional habitable accommodation, to include a dormer extension.
Planning Officer Comment	Rosie Rogers Comments by Unknown No comment
171123 Proposal	12 Wheatfields Road, Shinfield, RG2 9DG Householder application for proposed erection of single storey side extension to ground floor flat following demolition of existing single storey side outbuilding.
Planning Officer Comment	Rosie Rogers Comments by 1 June 2017 No comment
171151 Proposal	Land West Of Shinfield Hyde End Lane And Hollow Lane, South Of Church Lane Shinfield Reading RG7 1EP Reserved Matters application pursuant to Outline Planning Consent O/2010/1432 for the Ridge SANG, SANG extension and Strategic Greenspace including ground remodeling
Planning Officer Comment	Nick Chancellor Comments by 5 June 2017 Shinfield Parish Council requires that regular maintenance of the ditches off Church Lane is carried out, to ensure that the raising of the land does not adversely impact the housing on Church Lane during periods of heavy rainfall.
171177 Proposal	11 St Barnabas Road, Shinfield, RG2 8EE Householder application for the proposed erection of a single storey rear extension to the existing dwelling.
Planning Officer Comment	Janeske Delpert Comments by 1 June 2017 No comment
171188 Proposal	70 Tabby Drive, Three Mile Cross, RG7 1WP Householder application for the proposed erection of a single storey rear extension and single storey infill extension.
Planning Officer Comment	Stefan Fludger Comments by 30 May 2017 Shinfield Parish Council objects to the inclusion of velux windows in the garage, as this suggests an intention to convert the use of the garage to habitable accommodation, which requires a separate planning application in its own right (The Parish Council understands that permitted development rights are revoked on this housing development).
171210 Proposal Planning Officer Comment	Culverwood House, Shinfield Road, RG2 9BE Full planning application for the erection of single detached dwelling with integral garage Rosie Rogers Comments by 8 June 2017 The proposed development would denude, not enhance the Green Route, it will not facilitate the maintenance or enhance the high quality of the current environment, and would have a detrimental effect upon the sylvan landscape and reduce the flora on the site. The proposal would therefore be contrary to policies CP1 and CP3 of the adopted Core Strategy and policy TB06 of the MDD Local Plan.
171223 Proposal	29 Lansdowne Gardens, Spencers Wood, RG7 1PF Householder application for proposed conversion of existing garage to habitable accommodation and insertion of windows and roof lights to rear elevation
Planning Officer Comment	Simon Taylor Comments by 5 June 2017 Shinfield Parish Council requests that the Planning Officer ensure that this meets the minimum spatial standards and building regulations.
171318 Proposal	1 Regis Close, Whitley Wood, Reading, RG2 8TA Householder application for proposed erection of garage following demolition of existing garage (Part retrospective).
Planning Officer Comment	Stefan Fludger Comments by 13 June 2017 Shinfield Parish Council request that a condition be added to ensure that this building remains ancillary to the main property.

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

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:

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