

To all members of the Planning and Highways Committee

Notice is hereby given, and you are summonsed to attend a meeting of the Planning and Highways Committee on Monday 31 July 2017 at The John Heggadon Meeting Room, Shinfield Parish Hall, **commencing 19:00 hrs.**

Mrs S E Roberts, Clerk
12 July 2017

Members: Cllrs N Boyer, P Emmet, A Grimes, P Hughes, D Lias, A Masood, D Peer.

Agenda

1. **To receive a presentation from the developers on the following planning proposals:**
 - 1.1 171737 – Land at Parklands (Information on changes since the pre-application presentation)
 - 1.2 Building 3 of the Thames Valley Science Park (pre-application information)
2. **Public questions**

To receive and consider public questions and comment.
3. **Apologies for absence and declarations of members' interests**
 - 3.1 To receive and consider acceptance of apologies.
 - 3.2 To receive members declarations of interest relating to the business of the meeting.
4. **Minutes of the previous meeting**
 - 4.1 To consider approval of the minutes of 26 June 2017 as a correct record of the meeting (attached)
 - 4.2 To receive information on matters arising from the minutes.
5. **Schedule of deposited plans**
 - 5.1 To receive and consider comments on a list of deposited plans at 12 July 2017.
 - 5.2 To receive and consider comments on a list of plans received since publication of the agenda
 - 5.3 To receive notice of planning decisions.
6. **Enforcement update**
 - 6.1 To receive an update on new and open enforcement items
 - 6.1.1 To receive a report on open enforcement matters
7. **Highways, street lighting and footpath matters**
 - 7.1 To receive information on highway and associated matters.
 - 7.2 To receive information on street lighting matters
 - 7.3 To receive information on footpath matters.
8. **Correspondence items**

To consider correspondence items received:
9. **Date of next meeting**

To confirm the date of the next meeting

Item 5.1 Schedule of deposited plans – 12 July 2017

171737	Land at Parklands,
Proposal	Hybrid Planning Application Outline application (all matters reserved only access to be considered) for 55 dwellings (Use Class C3) and all associated parking, landscape and access. Full planning application for 1.56 hectares of Suitable Alternative Natural Greenspace (SANG).

Planning Officer	Chris Howard	Comments by	*Comments extension agreed*
171808	Thames Valley Science Park, Cutbush Lane, Shinfield, RG2 9AJ		
Proposal	Application for advertisement consent for the installation of 4no internally illuminated signs, and 6no directional information signs around Thames Valley Science Park.		
Planning Officer	Chris Kempster	Comments by	3 August 2017
171809	187 Hyde End Road, Spencers Wood, RG7 1BU		
Proposal	Householder application for proposed erection of single storey front extension to dwelling.		
Planning Officer	Janeske Delport	Comments by	*Comments extension agreed*
171826	289 Hyde End Road, Spencers Wood, RG7 1DB		
Proposal	Householder application for proposed erection of single storey side/rear extensions to include 2no. glazed roof lanterns plus erection of pitched roof garage, following demolition of existing side/rear of dwelling and existing garage.		
Planning Officer	Omar Sharif	Comments by	25 July 2017
171832	22 Woodcock Court, Three Mile Cross, RG7 1BZ		
Proposal	Householder application for the proposed replacement of existing conservatory with a single storey rear extension.		
Planning Officer	Omar Sharif	Comments by	31 July 2017
171849	47 Hyde End Lane, Spencers Wood, RG7 1EP		
Proposal	Householder application for the proposed of single side/rear storey extension following a demolition of existing single side/rear storey extension plus demolition of existing flat roof extension to create a new bigger extension with flat roof.		
Planning Officer	Kayleigh Mansfield	Comments by	26 July 2017

Item 5.2 Planning decisions

List of plans approved:

140791	Land at The Manor, Brookers Hill, Shinfield, RG2 9BX
Proposal	Reserved Matters application pursuant to planning consent VAR/2013/0602 for a development of 126 dwellings, a sports pavilion, public open space, landscaping and associated works. This application comprises details of appearance, landscaping, layout and scale
Our comment	
163609	Thames Valley Science Park, Land north of Cutbush Lane
Proposal	Outline planning application for Phase 2 of the Thames Valley Science Park comprising up to 57,110 sqm research and development and innovation floor space (with occupancy restricted by a Gateway policy) inclusive of up to 5,711 sqm of amenity and supporting uses and an energy centre (all matters reserved except access to the site)
Our comment	Shinfield Parish Council requests that the boundary treatments to the site be more appropriate, and in keeping with the existing surrounds of the Loddon Valley. The site is currently very visually dominant from a number of local vantage points, and Shinfield Parish Council believes that the boundary treatment on the southern edge of the site should be more substantial (taller and denser). Whilst the Parish Council recognises that this site will never be 'in keeping' with its neighbouring surroundings, the site could be made more discreet from within the village, whilst maintaining a more prominent visual advantage from the M4.
170840	19 The Square, Spencers Wood, RG7 1BS
Proposal	Householder application for the proposed erection of a two storey side extension to dwelling
Our comment	This proposal can only be acceptable if there is sufficient space at the front of the property to provide two off-road parking spaces.
171318	1 Regis Close, Whitley Wood, RG1 8TA
Proposal	Householder application for proposed erection of garage following demolition of existing garage (part retrospective)
Our comment	Shinfield Parish Council request that a condition be added to ensure that this building remains ancillary to the main property.

List of plans refused:

170982	5 Westlands Avenue, Shinfield, RG2 8EB
Proposal	Householder application for the proposed erection of a first floor side extension to dwelling
Our comment	No comment
