

Minutes approved on:	
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DRAFT

Minutes of a meeting of the Planning and Highways Committee held on Monday 31 July 2017 in the John Heggadon meeting room at Shinfield Parish Hall, commencing 19:00 hrs.

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

Attending: K Hughes (Deputy Clerk), Cllr I Clarke, Chris Howard (WBC), Paul Swarbrick (Ryder Architecture), Allan Ashenden (WSP), Peter Jones (ALP), Daniel Hayman (Meeting Places Communication), Nick Paterson-Neild (Barton Wilmore), B/Cllr Barrie Patman, Mrs Gillie Gray (Resident), Mr Stuart Gray (Resident)

17/PH/19 Presentation on the next phase of the Thames Valley Science Park

Members received a presentation on the third building for the Thames Valley Science Park. The building will be physically connected to the gateway building, and the Proton building (To be known as the Rutherford Cancer Centre) will be to its immediate east.

Members noted the slightly accelerated timeframe for this building, as the gateway building has now been fully allocated with tenants.

Nick Paterson-Neild noted that there will be a larger scale of support facilities within the next phase of the park, amounting to some 4,000 SqM.

Chris Howard, Paul Swarbrick and Allan Ashenden left the meeting at 19.20hrs

17/PH/20 Presentation on development proposed at Parklands, off Basingstoke Road.

Nick Paterson-Neild talked members through the proposals to develop 55 new residential dwellings in two specific parcels of land around Parklands.

He reported that the proposal includes a new access route into the northern parcel, and an amendment to the access route for the southern parcel that currently serves the existing house at Parklands. He noted that the new access would result in the loss of some hedgerow, but no loss of trees. He noted that footpath 20, to the east of the site, forms part of the land parcel, and there is a proposal to upgrade the portion of the footpath bordering the site as part of the development proposal. Cllr Grimes asked whether the developer would consider also upgrading the remaining section of the footpath from the edge of the site to where it joins the Basingstoke Road, near the junction with Church Lane.

Nick reported that the application is coming forward as a hybrid, with a full application for the SANG area and an outline application for the residential dwellings.

Peter Jones spoke about the proposal for new drainage for the site, running from the proposed site, under Church Lane and up towards the M4, due to existing limitations of the current drainage system. Members spoke about the longer term maintenance of the ditch system.

Cllr Grimes asked about what additional infrastructure the site was offering. Nick Paterson-Neild noted that this was additional SANG space and affordable housing.

Cllr Lias asked about the width of the access routes. Peter Jones reported that swept path analysis had shown that the width was suitable for a refuse vehicle entering without the need to swing into the oncoming lane on Basingstoke Road in order to turn into the site. He confirmed that the proposals have factored in plans to reduce the speed limit on Basingstoke Road to 30MPH, and that full highways safety audits will be carried out on the access routes.

Cllr Lias asked about the landscaping and planting. Peter Jones confirmed that the developers have liaised with Natural England.

Cllr Clarke noted the lack of open space available for community use. Members noted that the SANG areas are ideal for dog walkers, but are generally not mown areas, and are not suitable for community events.

Cllr Clarke asked about the public transport provision. It was noted that the information within the paperwork overestimated the current bus provision along the Basingstoke Road. Peter Jones reported that the existing number 10 bus service is now running to Spencers Wood, and the next stage will be for the service to be increased in frequency, and this is anticipated to be in line with the expected initial occupation of the Thames Valley Science Park.

Cllr Clarke asked about sixth form provision. Members noted that there is currently no sixth form provision at Oakbank School.

Cllr Clarke left the meeting at 20:00 hrs

Nick Paterson-Neild spoke about the anticipated timeframe for progression of the planning application for the site, and spoke about the walking routes to the two new primary schools. The developers were asked to consider how residents of the development would safely walk to either of the schools.

Following discussions, the Deputy Clerk was asked to liaise with the developers and Wokingham Borough Council to arrange a meeting between the developers, Wokingham Borough Council and residents of Lieutenants Cottage, who will be impacted by the development proposals.

Nick Paterson-Neild, Daniel Hayman and Peter Jones left the meeting at 20:42 hrs

B/Cllr Barrie Patman left the meeting at 20:50 hrs

Mr and Mrs Gray left the meeting at 21:00 hrs

17/PH/21 Public questions

There were no public questions

17/PH/22 Apologies and declarations of members' interests

22.1 Apologies for absence were received and accepted from Cllr Boyer.

22.2 There were no declarations of interest.

17/PH/23 Minutes of the previous meeting

23.1 It was **RESOLVED** that the minutes of the meeting of 26 June 2017 were a correct record of the meeting, and these were signed by Cllr Peer.

23.2 Matters arising:

23.2.1 Speeding equipment

The Deputy Clerk reported that this was still work in progress.

23.2.2 Street lighting maintenance contract

The Deputy Clerk reported that there are still some unanswered questions in relation to the management of street lighting on the Telensa system, which Wokingham Borough Council and SSE are liaising over.

23.2.3 Street light request for School Green

Members reviewed a request for street lighting for outside the Shinfield Infant and Nursery School entrance, to provide lighting for children leaving the school in the winter, following after-school activities. Members noted that additional street lighting would be an unwanted urbanising feature on School Green, and noted the detrimental impact of light pollution caused by the pedestrian crossing installed at School Green. They noted the potential nuisance impact on neighbours, and the impact of a light that would be on for longer than is required, all year round. Members noted that new LED lighting in the School

Green car park, and lighting from the school's new hall should be assessed during the winter months, before any further decision should be made.

23.2.4 Civil parking enforcement

The Deputy Clerk was asked to add consideration of areas to request civil parking enforcement to the September council agenda for further consideration.

17/PH/24 171808 Proposal	Deposited plans: Thames Valley Science Park, Cutbush Lane, Shinfield, RG2 9AJ 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 No comment
171809 Proposal	187 Hyde End Road, Spencers Wood, RG7 1BU Householder application for proposed erection of single storey front extension to dwelling.
Planning Officer	Janeske Delport Comments by *Comments extension agreed* Shinfield Parish Council objects to the proposal to extend the building beyond the existing building line of the property and its neighbouring properties.
171826 Proposal	289 Hyde End Road, Spencers Wood, RG7 1DB 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 No comment
171832 Proposal	22 Woodcock Court, Three Mile Cross, RG7 1BZ Householder application for the proposed replacement of existing conservatory with a single storey rear extension.
Planning Officer	Omar Sharif Comments by 31 July 2017 No comment
171849 Proposal	47 Hyde End Lane, Spencers Wood, RG7 1EP 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 NO comment
171911 Proposal	Fern-A-Ce, Croft Road, Spencers Wood Full application for the proposed erection of a detached three storey dwelling with associated parking following demolition of existing garage.
Planning Officer Comment	Janeske Delport Comments by 10 August 2017 Shinfield Parish Council objects to this development on the following basis: <ul style="list-style-type: none"> - Overdevelopment of the site - Overlooking of neighbouring properties - The proposed height will make the property overbearing and will have a detrimental impact on the street scene - Concern over the additional access and egress onto Croft Road.
172024 Proposal	9 Pendred Road, Shinfield, TREE WORKS APPLICATION: TPO NUMBER Single 1 of 429/1988 T1 – Purple Plum – fell to ground level.
Planning Officer Comment	Lorna Grace Comments by 27 July 2017 No comment
172105 Proposal	33 Fawn Drive, Three Mile Cross, Householder application for proposed erection of two storey rear extensions to dwelling.
Planning Officer Comment	Christine Phillips Comments by 17 August 2017 Shinfield Parish Council objects to this application on the basis of : <ul style="list-style-type: none"> - Overdevelopment of the plot - Reduction in the minimum distance between the rear of two properties (they will no longer have a gap of 22m between)

24.2 Planning decisions: Approvals

140791 Proposal	Land at The Manor, Brookers Hill, Shinfield, RG2 9BX 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 Proposal	Thames Valley Science Park, Land north of Cutbush Lane 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 Proposal	19 The Square, Spencers Wood, RG7 1BS 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 Proposal	1 Regis Close, Whitley Wood, RG1 8TA 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 Proposal	5 Westlands Avenue, Shinfield, RG2 8EB Householder application for the proposed erection of a first floor side extension to dwelling
Our comment	No comment

Cllr Peer left the meeting at 21:30 hr.

- 17/PH/25 **Enforcement**
Members noted the information on closed and existing enforcement matters.
- 17/PH/26 **Highways, Street lighting and footpath matters**
- 26.1 Members discussed a request from the Shinfield Volunteer Group to purchase cutting equipment for ad-hoc footpath maintenance. Following discussion, members agreed to a budget of up to £1,000 from the footpath management budget, to cover purchase of the equipment, safety wear and suitable training in the safe use of the equipment.
- 26.2 Members noted correspondence from Hochtief noting further delays to the opening of the Eastern Relief Road. Members asked why the curbs and other minor works cannot be completed, so that the many hundreds of traffic cones can be removed.
- 17/PH/27 **Correspondence**
The following correspondence items were noted:
- Street naming and numbering for Central Avenue, Thames Valley Science Park
 - Planning appeal outcome for land adjacent to Grange Lodge, Cutbush Lane
 - Planning appeal outcome for 27-29 The Square, Spencers Wood
 - Street naming correction for Allendene, Basingstoke Road

- Locality Convention. Members were asked to advise the Clerk and Deputy Clerk if they are interested in attending the Locality Convention in Manchester on 14th & 15th of November 2017.

17/PH/28 **Date of next meeting**

The date of the next meeting was confirmed as Thursday 24 August 2017

The meeting ended at 22.05 hrs.

Action points:

Ref:	Action:	By whom:
23.2.1	Continue to source quotes for speed indicator equipment	Deputy Clerk
23.2.2	Continue to follow up on the street lighting maintenance contract	Deputy Clerk
27	Advise the Clerk / Deputy Clerk if you are interested in attending the Locality Convention on 14 th & 15 th November 2017	All members

For follow up:

Ref:	Action:	When?	By whom:
16/85.2.3	Identify areas requiring parking enforcement	Autumn 2017	All members
17/4.2.2	Write to developer regarding footpath 10A once development commences	Unknown	Deputy Clerk / LVR
17/23.2.3	Consider street lighting situation outside Shinfield Infant and Nursery School	Autumn 2017	Deputy Clerk

Planning stats:

Number of plans reviewed (Civic year to date)	34
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