

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 Thursday 24 August 2017 at The John Heggadon Meeting Room, Shinfield Parish Hall, commencing 19:30 hrs.

Mrs S E Roberts, Clerk
17 August 2017

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

Agenda

1. **Public questions**
To receive and consider public questions and comment.
2. **Apologies for absence and declarations of members' interests**
 - 2.1 To receive and consider acceptance of apologies.
 - 2.2 To receive members declarations of interest relating to the business of the meeting.
3. **Minutes of the previous meeting**
 - 3.1 To consider approval of the minutes of 31 July 2017 as a correct record of the meeting (attached)
 - 3.2 To receive information on matters arising from the minutes.
4. **Schedule of deposited plans**
 - 4.1 To receive and consider comments on a list of deposited plans at 17 August 2017.
 - 4.2 To receive and consider comments on a list of plans received since publication of the agenda
 - 4.3 To receive notice of planning decisions.
5. **Enforcement update**
 - 5.1 To receive an update on new and open enforcement items
 - 5.1.1 To receive a report on open enforcement matters
6. **Highways, street lighting and footpath matters**
 - 6.1 To receive information on highway and associated matters.
 - 6.1.1 To note information on the speed indicator devices.
 - 6.1.2 To review correspondence related to a request for pedestrian and highways improvements to Hyde End Road
 - 6.2 To receive information on street lighting matters
 - 6.3 To receive information on footpath matters.
7. **Correspondence items**
To consider correspondence items received:
 - Minerals and Waste Member Training - 7-9pm in the Council Chamber, Shute End, on 19th October.
 - Copy correspondence from Finchampstead PC regarding the 5 year land supply.
8. **Date of next meeting**
To confirm the date of the next meeting

Item 5.1 Schedule of deposited plans – 17 August 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*
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171916	Shinfield Court, Church Lane, Three Mile Cross, RG7 1		
Proposal	Full application for the development of a two-storey 64 bed dementia care home (use class C2) with associated access, parking and landscaping.		
Planning Officer	Nick Chancellor	Comments by	11 August 2017 *Extension granted*
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172037	Mallards, Basingstoke Road, Spencers Wood, RG7 1AD		
Proposal	Application to vary condition 2 of planning permission F/2014/1372 for extensions to post office. The proposed variation seeks to retain the single storey rear extension which has been built higher than approved.		
Planning Officer	Pooja Kumar	Comments by	5 September 2017
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172051	Land adjacent to 202 Hyde End Road, Spencers Wood		
Proposal	Application for advertisement consent for the erection of 6no static banner poles (retrospective).		
Planning Officer	Chris Kempster	Comments by	28 August 2017
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172088	Green Park Woodland, Green Park, Reading, RG2 6GP		
Proposal	TREE WORKS APPLICATION -TPO Number 239/1983 Application to fell Crack Willow (T609& T718), Grey Poplar (T635, T652 & T70); reduce crown of Grey Poplar (T607 & T665) by 4m; reduce lateral limbs of Oak (T703) by 2 m to shape; and reduce canopy of Oak (T1571) away from building by 2.5 m.		
Planning Officer	Lorna Grace	Comments by	Unknown
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172097	1 Salmond Road, Reading, RG2 8QN		
Proposal	Application to vary condition 3 of planning permission VAR/2000/2396 for the change of use of dwelling house to residential institution to enable an increase in residents to 9.		
Planning Officer	Omar Sharif	Comments by	23 August 2017
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172111	Land adjacent to Rose Cottage,		
Proposal	Application to vary condition 2 of planning consent 152163 for the erection of 4 detached dwellings to allow construction of a single garage to rear of plot 4.		
Planning Officer	Alex Thwaites	Comments by	23 August 2017
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172160	34 Ryhill Way, Earley, RG6 4AZ		
Proposal	Householder application for the proposed conversion of existing garage, to create habitable accommodation.		
Planning Officer	Christine Phillips	Comments by	24 August
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172167	Land adjoining Yew Tree Farm, Beech Hill Road, RG7 1HR		
Proposal	Full application for proposed erection of non-residential building (Gospel Hall) with associated landscaping, new driveway from existing access and revised car parking layout following demolition of existing building.		
Planning Officer	Janeske Delpert	Comments by	21 August 2017
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172168	Yew Tree Farm, Beech Hill Road, Shinfield, RG7 1HR		
Proposal	Full application for the proposed erection of dwelling with detached garage and outbuilding following demolition of existing dwelling		
Planning Officer	Janeske Delpert	Comments by	
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172274	29 Oatlands Road, Shinfield, RG2 9FY		
Proposal	Householder application for proposed erection of two storey rear extension and first floor side extension to dwelling.		
Planning Officer	Ade Balogun	Comments by	4 September 2017
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172324	44 Clare Green Road, Spencers Wood, RG7 1DY		
Proposal	Householder application for a single storey rear extension plus front/rear dormer extensions to dwelling and part conversion of the existing garage to pantry.		
Planning Officer	Dariusz Kusyk	Comments by	
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Item 5.2 Planning decisions

List of plans approved:

170010	Land north of Croft Road, west of Hyde End Lane, north and south of Ryeish Lane, east of Clares Green Road, Spencers Wood.
Proposal	Reserved Matters application pursuant to Outline Planning Consent O/2013/0346 for 363 dwellings including internal access roads, garages, parking spaces, SuDS attenuation, open space, play areas and associated landscaping.
Our comment	Shinfield Parish Council requests that the developer confirms that the proposals within this Reserved Matters application meet the requirements of the Shinfield Neighbourhood Development Plan. It will be deemed acceptable if: <ul style="list-style-type: none">• The proposal for the secondary street, currently showing as 4.8m wide and designated as a two-way bus route, and principal access route to the school, and to which Shinfield Parish Council strongly objects, should be redesigned as a primary street. The current design is in abject denial of the current situation experienced at virtually every single primary school within the borough, where school drop-off and pick up parking creates significant additional on-street parking pressure on local roads [SPC NHDP Policy 4].• Measures to restrict on-pavement and on-verge parking within the designated bus-route be incorporated. The Parish Council is particularly concerned about the siting of apartments along the secondary road, many of which will only be provided with 1 allocated parking space, and which are likely to lead to significant on-street parking along the narrowest section of road, which is proposed to be a two-way bus route [SPC NHDP Policies 4 and 5].• This development currently shows a significant prevalence of tandem parking, which will lead to unwanted on-street parking, traffic congestion, and an increase in the incidents of vehicles reversing off driveways, which could be extremely dangerous if there is a tendency for cars to park on the street.• There is a provision of a safe crossing point between the school site and the play area [SPC NHDP Policy 4]• Garages comply with the Shinfield Neighbourhood Development Plan, and be 3m by 7m, with sufficient door widths, in order to accommodate cycles and larger vehicles [SPC NHDP Policy 5].• The provision of unallocated parking spaces is sufficient to meet the recognised demand for the proposed housing mix.• There is an appropriate range of design variety to be in-keeping with the surrounding housing supply [SPC NHDP Policy 2]

171558	6 Rushall Close, Lower Earley, RG6 4BG
Proposal	Householder application for the proposed erection of a single storey side/rear extension to dwelling and conversion of existing garage to additional accommodation.
Our comment	Shinfield Parish Council objects to this application on the basis of overdevelopment of the site and the loss of off-street parking. This application has a lack of additional parking for the provision of an additional bedroom. Should this development be intended as an HMO, Wokingham Borough Council should take appropriate action.

171694	11 Salmon Close, Spencers Wood, RG7 1EG
Proposal	Householder application for the conversion of existing garage to habitable accommodation plus erection of first floor side extension to dwelling.
Our comment	Shinfield Parish Council objects to the impact on the street scene of this proposal, and the loss of off-street parking.

171708	1 The Ashes, Spencers Wood,
Proposal	Householder application for the proposed erection of a two storey rear extension to dwelling
Our comment	No comment

171723	Ubhi House, Brookers Hill
Proposal	Householder application for the proposed erection of a detached replacement garage, with habitable accommodation to ground floor rear and first floor, following demolition of existing garage.
Our comment	Shinfield Parish Council requests that this development remain ancillary to the main

dwelling.

171753	17 Hyde End Road, Shinfield, RG2 9EP
Proposal	Householder application for proposed erection of part single, part two storey rear and side extensions including single storey front extension including widening of gable fronted porch and internal alterations.
Our comment	No comment

List of plans refused:

171477	Land north east of Pulleyn Transport Yard, Church Lane, RG7 1HB
Proposal	Full application for the proposed use of land for mixed agriculture, building contractor's yard and depot, with associated erection of a new storage building, means of enclosure to land and access gates to road plus retention of existing bund.
Our comment	Shinfield Parish Council objects to this application on the following basis: <ul style="list-style-type: none">• There is insufficient information to mitigate the surface water drainage / run off and fuel trapping arrangements.• The lack of swept path analysis that shows vehicles safely accessing and egressing this site in a forward gear.• The lack of a travel plan demonstrating how vehicles will reach the site without traveling through Three Mile Cross• The full application does not cover vehicle servicing, waste management, mess facilities, fuel and oil storage and staff car parking, which would be expected in an application of this nature.
