

Minutes approved on:	
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DRAFT

Minutes of a meeting of the Planning and Highways Committee held on Thursday 24 August 2017 in the John Heggadon meeting room at Shinfield Parish Hall, commencing 19:30 hrs.

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

Attending: K Hughes (Deputy Clerk)

17/PH/29 **Public questions**

There were no public questions

17/PH/30 **Apologies and declarations of members' interests**

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

30.2 Cllr Grimes declared an interest in application 172051 due to its proximity to his house.

17/PH/31 **Minutes of the previous meeting**

31.1 It was **RESOLVED** that the minutes of the meeting of 31 July 2017 were a correct record of the meeting, and these were signed by Cllr Peer.

31.2 Matters arising:

31.2.1 Speeding equipment

The Deputy Clerk reported that two Speed Indicator Devices have been purchased, along with six sets of brackets, spare batteries, data recording devices and a training course. Members were asked to consider whether they wished to attend the training and volunteer to change batteries, download data and move the devices as required.

31.2.2 Street lighting maintenance contract

The Deputy Clerk reported Wokingham Borough Council and SSE are liaising together regarding the management of the Telensa controlled LED street lighting, but that at present, a rolling maintenance contract is in place.

31.2.3 Locality Convention

The Deputy Clerk reported that Cllrs Grimes and Montgomery have confirmed their intention to attend the Locality Convention in Manchester in November, and the Deputy Clerk will book tickets and accommodation.

31.2.4 Civil Parking Enforcement briefing session

Cllr Lias and Grimes confirmed they will attend the briefing session on Parking Enforcement at Shute End on Monday 25th September.

31.2.5 Lighting request from Shinfield Infant and Nursery School

Following discussion, members asked the Deputy Clerk to write a formal response to the school regarding the provision of additional street lighting outside the former school entrance.

31.2.6 Drainage works on Basingstoke Road

Cllr Lias reported that proposed drainage works for the Basingstoke Road have not yet started. Members noted that this may be due to the current closure of Church Lane for installation of the roundabout, which is scheduled to be completed by 4th September, with two further weeks of traffic light controls.

31.2.7 Parklands proposals

The Deputy Clerk reported that a meeting to review the drainage proposals for Parklands has been scheduled for 3.30pm on 11 September, and that Cllr Peer will attend.

17/PH/32 **Deposited plans:**
171737
 Proposal **Land at Parklands,**
 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*
 Comment Shinfield Parish Council objects to further development within the parish exceeding the housing numbers approved within the MDDP for the South of the M4 SDL. The Parish Council recognises that this site is within the SDL and, based on the principles within the adopted Neighbourhood Development Plan, notes that this application can only be deemed acceptable where the benefits to community of the application outweigh the negative impacts.

On this basis, the Parish Council feels this planning application can only be deemed acceptable if:

- The Borough Council's drainage engineer approves a scheme which prevents flooding of neighbouring properties and roads
- The developer complies with the requirements of the ecology and environmental officers
- That traffic calming measures are introduced on Basingstoke Road prior to the commencement of construction on the site
- A controlled pedestrian crossing be put in place to create safe access to the SANG
- The SANG, and the green separation gap between Spencers Wood and Three Mile Cross, is protected from future development through transfer to the Parish Council once the developer has demonstrated the effectiveness of its drainage and attenuation features.
- That actions are taken to protect and repair as necessary, the grade 2 listed building to the west of the site.
- Boundary treatment around the grade 2 listed building maintains the setting of the building.
- Proposed improvements to footpath 20, which runs along the eastern boundary of the site, be improved from the corner of the Crest Nicholson site, all the way to the northern end, on the Basingstoke Road, including the replacement of the stile with a kissing gate to improve its accessibility.

171916
 Proposal **Shinfield Court, Church Lane, Three Mile Cross, RG7 1**
 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*
 Comment Shinfield Parish Council supports this application on the basis of the provision of additional employment opportunities within walking distance of the local community. The Parish Council welcomes the improvement of the footpath on the northern side of the road. The Parish Council requests traffic calming measures, such as a speed reduction or road narrowings for Church Lane, to improve the safety of pedestrians.

172037
 Proposal **Mallards, Basingstoke Road, Spencers Wood, RG7 1AD**
 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
 Comment Shinfield Parish Council objects to this application and believes that the original planning condition must be complied with. Approval of this variation sets a dangerous precedent for non-complaints with approved planning consents.

172051
 Proposal **Land adjacent to 202 Hyde End Road, Spencers Wood**
 Application for advertisement consent for the erection of 6no static banner poles (retrospective).
 Planning Officer Chris Kempster Comments by 28 August 2017
 Comment Shinfield Parish Council objects to the continual practice by developers of the installation of advertising flag banners and retrospective request for planning consent.

These flag banners should not be used in areas adjoining existing residential areas, due to the noise created by the flapping and 'snapping' of the cables, cleats and banners.

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
Comment	No comment		

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
Comment	No comment		

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 Delport	Comments by	21 August 2017
Comment	Shinfield Parish Council objects to this application on the basis that it fails to meet the requirements of the Neighbourhood Plan and represents unwanted development within the countryside, and outside of development limits. The Parish Council believes that the provision of parking is grossly insufficient and will lead to on street parking in unsuitable country lanes, especially on days when the A33 car boot sale operates.		

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 Delport	Comments by	
Comment	Development can only commence following demolition of the existing building.		

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
Comment	No comment		

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	
Comment	No comment		

171442	18 Hunters Way, Spencers Wood, RG7 1HW		
Proposal	Full application for the proposed change of use of amenity land to residential at land adjacent to 18 Hunters Way, to include the erection of 2metre high timber close boarded fence.		
Planning Officer	Stefan Fludger	Comments by	20 September 2017
Comment	Shinfield Parish Council is unable to comment on this application without clarification as to whether this parcel of land is within the ownership of the householder. The land registry shows two separate areas – 30632133 for the adjacent land and 30632850 for the application address.		

32.2 Planning decisions: Approvals

161255	Land north of Hyde End Road, Shinfield, RG2 9EP
Proposal	Full application for the proposed erection of 31no dwellings with associated vehicular access, parking and landscaping
Our comment	The tree protection plan map shows a different layout to the site plan produced in May 2016. In our opinion, the siting of house 5 is too close to the large oak tree, and needs to be moved to a minimum of 15 metres away from the tree to ensure adequate protection. The parish council would urge planning officers to refuse a further entrance onto Hyde End Road which we believe, so close to Sussex Lane, will pose a highway danger, and that access to the site be through the north, via the Taylor Wimpey site, as originally proposed in the outline permission.

170010	Land north of Croft Road, west of Hyde End Lane, north and south of Ryeish Lane, east of Claes 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]
171210	Culverwood House, Shinfield Road,
Proposal	Full planning application for the erection of a single detached dwelling with integral garage
Our comment	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.
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

Our comment of existing garage.
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

32.3 **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:

- 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.

17/PH/33 **Enforcement**
 Members noted that there was no further update on enforcement matters.

Cllr Peer requested permission from members for the meeting to continue beyond 10pm. Members **RESOLVED** to approve the request.

17/PH/34 **Highways, Street lighting and footpath matters**
 34.1 Members noted that the Speed Indicator Device information has already been discussed as a matter arising.
 34.2 Members discussed Hyde End Road and the media coverage of the speed and traffic issues.

17/PH/35 **Correspondence**
 The following correspondence items were noted:

- Correspondence from Simon Cooper, resident of Grazeley, regarding SIDs and parish gateways
- Invitation to attend Civil parking enforcement session at Shute End – Mon 25 September 2017 @ 7pm
- SID training
- TPO outcome for 9 Pendred Close, Shinfield
- Decision notice for tree works at Green Park
- Notice of withdrawal of application 172019 – 43 Oatlands Chase
- Minerals and Waste Member Training - 7-9pm in the Council Chamber, Shute End, on 19th October.
- Copy correspondence from Finchampstead Parish Council regarding the 5 year land supply.

17/PH/36 **Date of next meeting**
 The date of the next meeting was confirmed as Thursday 14 September 2017

The meeting ended at 22.10 hrs.

Action points:

Ref:	Action:	By whom:
31.2.1	Advise the Deputy Clerk if you are interested in attending the	All members

	SID training (date to be confirmed)	
31.2.3	Book Locality tickets and accommodation	Deputy Clerk
31.2.5	Draft a formal response to Shinfield Infant and Nursery School regarding the request for an additional street light outside the former school entrance.	Deputy Clerk

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)	45
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