

Minutes approved on:	
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## **DRAFT**

### **Minutes of a meeting of the Planning and Highways Committee held on Monday 30 October 2017 in the John Heggadon meeting room at Shinfield Parish Hall, commencing 19:00 hrs.**

Present: Cllrs N Boyer, P Emment, G Gray, A Grimes, P Hughes, D Lias, D Peer.

Attending: K Hughes (Deputy Clerk), Mr L James (Resident), Mr D Hayman (Meeting Place Communications), Mrs S Keeling (David Wilson Homes), Mr S Sensecall (Carter Jonas)

17/PH/53 **Presentation from David Wilson Homes and Meeting Place Communications on land to the south of Spencers Wood, as part of the WBC Local Plan Update.**

Members received a presentation outlining proposals for development of land known as 'Body's Farm' as part of the WBC Local Plan Update.

Mrs Sian Keeling reported that the site, with proposed access off a new roundabout on the Basingstoke Road at XX cottages, was a total of 38.4 hectares, with a proposal for around 16 hectares of SANG space, a 2 form entry primary school and approximately 600 dwellings.

Following discussion, members noted the following concerns:

- Transport issues, particularly in relation to:
  - a proposed single access to the site via a new roundabout, and the bottleneck this will create along the Basingstoke Road;
  - the impact a single access is likely to have on the viability of public transport routes into the proposed development
  - the additional traffic generated by the inclusion of a primary school;
  - the impact of significantly more vehicle movements onto the Basingstoke Road;
  - the unknown impact of the already approved, but not yet built and occupied housing as part of the current Local Plan on the Basingstoke Road;
  - the impact of further traffic on the A33 and M4 J11.
- This site is one of a number of sites identified for the land south of Hyde End Road, and any proposal should consider a cohesive plan for the wider area, to avoid piece-meal, non-coherent development
- Members identified a lack of 'village centre' in Spencers Wood, and the need for further facilities such as a doctor's surgery, dentist facilities and shopping facilities.
- The provision of access to secondary schooling – it is unclear whether there will be capacity within Shinfield and the new school in Arborfield, once the existing approved development is completed and occupied.
- The desire for a continuous public footpath along the river Loddon.

*Mr D Hayman, Mrs A Keeling and Mr S Sensecall left the meeting at 7.55pm*

17/PH/54 **Co-option of Cllr Gray**  
It was proposed, and members **RESOLVED** unanimously to co-opt Cllr Gray to the committee.

17/PH/55 **Public questions**

There were none

17/PH/56 **Apologies and declarations of members' interests**

- 56.1 There were no apologies for absence as all members were present.
- 56.2 Cllr Gray declared an interest in the matter arising from the 5 October 2017 minutes, regarding potential development at Parklands (item 57.2.3 below).

17/PH/57 **Minutes of the previous meeting**

- 57.1 It was **RESOLVED** that the minutes of the meeting of 05 October 2017 were a correct record of the meeting, and these were signed by Cllr Peer.
- 57.2 Matters arising:
  - 57.2.1 Meeting with Wokingham Paper

Members noted that, following a meeting with the University, it was determined that the best course of action was to work with the University and the borough council and allow the proposals for the footpath off the Hyde End Road to go through the due process.
  - 57.2.2 Footpath 10A

The Deputy Clerk reported that a request to reinstate footpath 10A will be made to the developers of the Manor site, once there is a formal developer presence on site.
  - 57.2.3 Parklands development proposals

Members discussed the meeting with developers on site, and the Deputy Clerk was asked to follow up with Daniel Hayman regarding a request for an inspection of the drainage ditches
  - 57.2.4 Three Mile Cross residents' meeting regarding development north and south of Church Lane

Cllr Lias reported on his attendance at a recent meeting for local residents regarding the works being undertaken on Church Lane, and the development north and south of Church Lane. He reported that there were 8 residents present at the meeting. He reported that the power cable on the site of the roundabout has been lowered underground and the pole removed. He reported that Taylor Wimpey's site manager, Ollie Moat, will be on site within the next couple of weeks. He reported that due to design changes, the new Thames Water pumping station is likely to come online around March, rather than December / January.
  - 57.2.5 Planning consultancy / support

Cllr Peer reported that she, Cllr P Hughes and the Deputy Clerk met with one planning consultant and are waiting to receive back some follow up information from them. Cllr Peer reported that a second consultant has been contacted and a meeting will be arranged in due course.
  - 57.2.6 WBC Parking enforcement

Cllr Peer noted that this was reported on by Cllr Grimes at the full council meeting. It was noted that the current enforcement is only for existing parking restrictions and regulations.
  - 57.2.7 SIDs devices

The Deputy Clerk confirmed that, following approval by the full council, additional SID devices, and further functionality for them all, have been ordered.
  - 57.2.8 Speed Awareness Week banners

The Deputy Clerk confirmed that the speed awareness banners have been received, and will be put up in the next week or so.
  - 57.2.9 Lighting at School Green

Members noted that there was a misunderstanding about the requirement for this, so no further action is required.

17/PH/58 **Deposited plans:**

<b>172548</b>	<b>27 Blackwater Close, Spencers Wood, RG7 1DT</b>
Proposal	Householder application for the proposed erection of a single storey side and rear extension to the existing dwelling.
Planning Officer	Rosie Rogers
Comment	Comments by 02 November 2017 Shinfield Parish Council requests that the same colour bricks be used for the side extension, and suitable protection is provided to safeguard the trees around the site.
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<b>172747</b>	<b>4 The Manor, Shinfield, RG2 9DP</b>
Proposal	Householder application for the proposed erection of single storey front extension to form porch, conversion of roof space to create habitable accommodation, extension of

Planning Officer Comment	front dormer, plus erection rear outbuilding to create garden room. Senjuti Manna Shinfield Parish Council requests that the outbuilding, if approved, remains ancillary to the main dwelling, and that it is not used for habitable accommodation.	Comments by 14 November 2017
<b>172882</b> Proposal	<b>Lambwood Hill Farm, Lambwood Hill, Grazeley, RG7 1JN</b> Full application for the erection of a two storey building for B(1) and B(8) use, following demolition of existing open side pole barn.	
Planning Officer Comment	Janeske Delpont No comment	Comments by 20 November 2017
<b>172893</b> Proposal	<b>Anson Crescent, Shinfield, RG2</b> Full application for the proposed construction of 2no car parking bays	
Planning Officer Comment	Pooja Kumar No comment	Comments by 07 November 2017
<b>172925</b> Proposal	<b>39-41 School Green, Shinfield, RG2 9EE</b> Application for advertisement consent to display 1 x illuminated fascia sign, 12 x non-illuminated wall mounted aluminium panels and 1 x externally illuminated free standing sign.	
Planning Officer Comment	Rasha Khoja Shinfield Parish Councils requests that illuminated signage only be lit during opening hours.	Comments by 10 November 2017
<b>172941</b> Proposal	<b>Land north east of Pulleyn Transport Yard, Church Lane, Three Mile Cross, RG7 1HB</b> Full planning application for the proposed mixed use of the land for agriculture and the storage of building equipment, and the associated erection of a storage building, means of enclosure to land and access gates to road plus retention of existing bund.	
Planning Officer Comment	Pooja Kumar Shinfield Parish Council objects to this proposed use of the land. The applicant is currently in breach of planning law on this site, and we object to this application trying to legitimise, retrospectively, the ongoing activity on this site, which has been judged to be illegal. We request that Wokingham Borough Council enforce the reinstatement of the site to its original condition, and boundary treatment including the removal of the gates, entranceway and fencing. The applicant has failed to provide a design which is acceptable to traffic management and has failed to provide a drainage strategy, specifically to prevent vehicle discharges entering the water system.	Comments by 16 November 2017
<b>172798</b> Proposal	<b>4 Songbird Close, Shinfield, Wokingham, RG2 9AB</b> Householder application for the proposed conversion of existing loft space to habitable accommodation, to include 2 front dormer extensions.	
Planning Officer Comment	Senjuti Manna No comment	Comments by 21 November 2017
<b>172963</b> Proposal	<b>10 Beech Hill Road, Spencers Wood, RG7 1HL</b> Householder application for the proposed two storey rear extension; first floor side extension and alterations to the main roof.	
Planning Officer Comment	Christine Phillips No comment	Comments by 22 November 2017
<b>173032</b> Proposal	<b>Land at 12, 14 and 14a Cutbush Lane, Shinfield, RG2 9AH</b> Proposed erection of 3no dwellings and a detached 4no bay car port with associated parking, turning, landscaping, private amenity space, refuse/recycling collection area to include blocking up on existing access point, creation of new access following demolition and removal of existing garage.	
Planning Officer Comment	Simon Taylor Shinfield Parish Council objects to this application on the basis that it is overdevelopment of a small site. We are also concerned about the loss of the mature trees on the site.	Comments by 21 November 2017
<b>173104</b> Proposal	<b>2 The Manor, Shinfield, RG2 9DP</b> Householder application for the proposed single storey rear extension to dwelling plus erection of porch canopy to the front elevation.	
Planning Officer Comment	Christine Phillips No comment	Comments by 22 November 2017

58.2 **Planning decisions: Approvals**

**171442**  
 Proposal **18 Hunters Way, Spencers Wood, RG7 1HW**  
 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.

Our 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.

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**171445**  
 Proposal **Flat, Ballimore, Basingstoke Road, Spencers Wood, RG7 1AA**  
 Full application for the proposed change of use from residential (C3 use) to Clinical Psychology Child Therapy Clinic (D1 use)

Our comment  
 Shinfield Parish Council objects to this proposal on the following basis:

- The loss of a residential dwelling which is contrary to the Core Strategy.
- There is an insufficient provision of user parking for the provision of 2 consultation rooms, based on NHS standards (which would require 6).
- Due to the location of this site on a first floor, it fails to meet the Equalities Act requirements for disabled access.

The overlooking of Hunters Way from the waiting room would require mitigation.

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**172167**  
 Proposal **Land adjoining Yew Tree Farm, Beech Hill Road, RG7 1HR**  
 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.

Our 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.

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**172168**  
 Proposal **Yew Tree Farm, Beech Hill Road, RG7 1HR**  
 Full application for proposed erection of dwelling with detached garage and outbuilding following demolition of existing dwelling.

Our comment  
 Development can only commence following demolition of the existing building.

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**172274**  
 Proposal **29 Oatlands Chase, Shinfield, RF2 9FY**  
 Householder application for proposed erection of two storey rear extension and first floor side extension to dwelling.

Our comment  
 No comment

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**172382**  
 Proposal **Unit 4, Heron Industrial Estate Basingstoke Road Spencers Wood Wokingham RG7 1PJ**  
 Full application for the closing up of existing windows and extension of cladding to match existing.

Our comment  
 No comment

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**172706**  
 Proposal **Land west of Beech Hill Road, Spencers Wood, Reading**  
 Application for advertisement consent for the erection of 17 Flag poles and 1 Sales Sign. (Retrospective)

Our 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 cleats and cables and banners.

The Parish Council feels that 17 is a highly excessive number.

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17/PH/59 **Enforcement**  
 Members noted the report on open enforcement items which was circulated with the agenda papers.

17/PH/60 **Highways, Street lighting and footpath matters**

60.1 Highways matters  
 The Deputy Clerk reported on the recent WBC major projects meeting, and the proposal from Thames Water to carry out major drainage replacement on Hyde End Road.

- 60.2 Cllr Peer reported on her, and the Deputy Clerk's attendance at a recent meeting held at Shute End on the Waste and Minerals Plan, which is being jointly written with Hampshire County Council.

17/PH/61 **Correspondence**

The following correspondence items were noted:

- Report on the recent Major Projects Meeting at WBC
- Report on the Waste and Minerals trainings session at WBC
- Planning appeal decision outcome for Floyers Barn, 260 Hyde End Road, Spencers Wood.
- Notice of appeal by Coopers Estates Strategic Land Limited to the Secretary of State for up to 57 dwellings , new access and SANG on land at Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ.
- Notice of outcome of WBC Vs J Carney Construction Ltd and Sean Carney
- To consider the purchase of a copy of 'The essential guide to the use of land and buildings under the planning acts' when published on 31<sup>st</sup> October 2017 and a copy of 'A practical guide to permitted changes of use (2<sup>nd</sup> edition)', Members **RESOLVED** to approve the purchase of one copy of each book.
- Notification of application for tree works at 249 Shinfield Road, Shinfield, RG2 8HE
- Correspondence re training with Portchester Planning.

Members noted the planning appeal decisions, and discussed the appeal to the Secretary of State for land at Stanbury House.

Cllr Peer discussed the planned meeting on 2 November with B/Cllr David Lee, regarding SDL planning issues. Members suggested possible topics for discussion.

17/PH/62 **Date of next meeting**

The date of the next meeting was confirmed as Monday 20<sup>th</sup> November 2017

*The meeting ended at 22.00 hrs.*

**Action points:**

Ref:	Action:	By whom:
57.2.6	Liaise with Daniel Hayman / WBC regarding drainage inspection on the site	Deputy Clerk
51	Purchase copy of the 2 books	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

**Planning stats:**

Number of plans reviewed (Civic year to date)	66
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