

## 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 30 October 2017 at The John Heggadon Meeting Room, Shinfield Parish Hall, **commencing 19:00 hrs.**

Mrs S E Roberts, Clerk  
23 October 2017

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

### Agenda

1. **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.**
2. **To consider and approve the co-option of Cllr G Gray to the committee**
3. **Public questions**  
To receive and consider public questions and comment.
4. **Apologies for absence and declarations of members' interests**
  - 4.1 To receive and consider acceptance of apologies.
  - 4.2 To receive members' declarations of interest relating to the business of the meeting.
5. **Minutes of the previous meeting**
  - 5.1 To consider approval of the minutes of 05 October 2017 as a correct record of the meeting (attached)
  - 5.2 To receive information on matters arising from the minutes.
    - 5.2.1 Discussion on requesting a planning condition for working hours on smaller scale applications.
6. **Schedule of deposited plans**
  - 6.1 To receive and consider comments on a list of deposited plans at 23 October 2017.
  - 6.2 To receive and consider comments on a list of plans received since publication of the agenda
  - 6.3 To receive notice of planning decisions.
7. **Enforcement update**
  - 7.1 To receive an update on new and open enforcement items
8. **Highways, street lighting and footpath matters**
  - 8.1 To receive information on highway and associated matters.
  - 8.2 To receive information on street lighting matters
  - 8.3 To receive information on footpath matters.
9. **Correspondence items**  
To consider correspondence items received:
  - 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)'

## 10. Date of next meeting

To confirm the date of the next meeting as Monday 30 October 2017

## Item 6.1 Schedule of deposited plans – 23 October 2017

<b>172548</b> Proposal	<b>27 Blackwater Close, Spencers Wood, RG7 1DT</b> Householder application for the proposed erection of a single storey side and rear extension to the existing dwelling.
Planning Officer	Rosie Rogers Comments by 02 November 2017
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<b>172747</b> Proposal	<b>4 The Manor, Shinfield, RG2 9DP</b> Householder application for the proposed erection of single storey front extension to form porch, conversion of roof space to create habitable accommodation, extension of front dormer, plus erection rear outbuilding to create garden room.
Planning Officer	Senjuti Manna Comments by 14 November 2017
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<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	Janeske Delpont Comments by 20 November 2017
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<b>172893</b> Proposal	<b>Anson Crescent, Shinfield, RG2</b> Full application for the proposed construction of 2no car parking bays
Planning Officer	Pooja Kumar Comments by 07 November 2017
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<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	Rasha Khoja Comments by 10 November 2017
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<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	Pooja Kumar Comments by 16 November 2017

## Item 6.2 Planning decisions

### List of plans approved:

<b>171442</b> Proposal	<b>18 Hunters Way, Spencers Wood, RG7 1HW</b> 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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<b>171445</b> Proposal	<b>Flat, Ballimore, Basingstoke Road, Spencers Wood, RG7 1AA</b> 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: <ul style="list-style-type: none"><li>• The loss of a residential dwelling which is contrary to the Core Strategy.</li><li>• There is an insufficient provision of user parking for the provision of 2 consultation rooms, based on NHS standards (which would require 6).</li><li>• Due to the location of this site on a first floor, it fails to meet the Equalities Act requirements for disabled access.</li></ul> The overlooking of Hunters Way from the waiting room would require mitigation.
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<b>172167</b> Proposal	<b>Land adjoining Yew Tree Farm, Beech Hill Road, RG7 1HR</b> 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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**List of plans withdrawn:**

**171239**

Proposal

**Land at Basingstoke Road, Three Mile Cross**

Hybrid application for: PART 1 – Outline permission (reserving matters of a) appearance b) landscaping c) layout and d) scale) FOR: demolition of existing buildings and a development of 4.31 hectares of land to provide up to 123 dwellings including 40% affordable housing, public open space and associated landscaping. PART 2 – Full planning permission for a means of access to serve the above development from Basingstoke Road.