

Minutes approved on:	
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DRAFT

Minutes of a meeting of the Planning and Highways Committee held on Monday 18 December 2017 in the John Heggadon meeting room at Shinfield Parish Hall, commencing 19:30 hrs.

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

Attending: K Hughes (Deputy Clerk), Mr T Sillince (Resident)

17/PH/73 **Public questions**
There were none

17/PH/74 **Apologies and declarations of members' interests**
74.1 No apologies were received as all members were present.
74.2 There were no declarations of members' interests.

17/PH/75 **Minutes of the previous meeting**
75.1 It was **RESOLVED** that the minutes of the meeting of 20 November 2017 were a correct record of the meeting, and these were signed by Cllr Peer.
75.2 Matters arising:
75.2.1 Drainage inspection at Parklands
The Deputy Clerk reported that she had received a response from Wokingham Borough Council and will forward this to Cllrs Gray and Peer.
75.2.2 Street lighting LED replacement project
The Deputy Clerk reported that WBC expect to invoice the parish council for the works before the end of the financial year.
75.2.3 Development Letter
Cllr Peer reported that the letter has been completed and will be sent to Sajid Javid MP in the New Year, when Parliament returns from recess.
75.2.4 Church Lane dementia care home
The Deputy Clerk noted that Brackley Investments had been in contact and reported that the dementia care home proposal was likely to be refused by Wokingham Borough Council. The Deputy Clerk confirmed she will re-circulate the response to members.
75.2.5 Reading Gospel Hall Trust request to the Development Consortium
Cllr P Hughes reported that he had raised the request from the Reading Gospel Hall Trust to the Development Consortium, and that they were already aware of the request, and had liaised directly with the trust regarding the matter.
75.2.6 Fighting funds for opposing development
Members noted that the request should be put to the C&P committee.
75.2.7 National speed limit guidance
The Deputy Clerk reported that this had been circulated to members.
75.2.8 Civil Parking Enforcement
Following discussion, members requested that an item to discuss civil parking enforcement, and a potential request to include some areas of the grasscrete along the Basingstoke Road, be added to the agenda for the January meeting.
75.2.9 Issues to raise with Chris Howard:

The Deputy Clerk was asked to raise the following issues with Chris Howard:

- Lack of wheel wash on the new Bewley Homes development site off the Hyde End Road, and the issue with large quantities of mud being tracked onto Hyde End Road by vehicles exiting the site.
- Parking of developer's cars in the Mays Farm SANG car park
- Parking of developer's cars in Jordan Close and Century Drive
- Site deliveries during the rush hour
- Site working hours at weekends

17/PH/76

Deposited plans:

172623
Proposal **Baycroft, Church Lane, Three Mile Cross, RG7 1HD**
Householder application for the replacement of the existing boundary fence adjacent to the highway (retrospective)
Planning Officer Rosie Rogers Comments by Unknown
Comment Shinfield Parish Council supports this application and feels that the new fence is an improvement on the previous fence, which was somewhat dilapidated.

173207
Proposal **66 Clares Green Road, Spencers Wood, RG7 1DX**
Householder application for the proposed erection of single storey rear and side extensions to dwelling plus changes in the fenestration
Planning Officer Andrew Parsons Comments by 4 January 2018
Comment No comment

173299
Proposal **16 Tabby Drive, Three Mile Cross, RG7 1WP**
Householder application for the proposed two storey rear extension to dwelling
Planning Officer Age Balogun Comments by 26 December 2017
Comment No comment

173424
Proposal **3 Clares Green Road, Spencers Wood, RG7 1DY**
Householder application for the proposed erection of single storey rear and side extension to dwelling plus erection of single storey side extension to form porch.
Planning Officer Ade Balogun Comments by 29 December 2017
Comment Shinfield Parish Council expresses concern over the loss of off-street parking space, which will become compromised by the addition of a porch to the side of the property. This planning proposals fails to meet the requirement within the Neighbourhood Development Plan for parking provision for a home with 4 bedrooms.

173529
Proposal **St Michael's and All Angels Church, Basingstoke Road, Spencers Wood, RG7 1AP**
Retrospective planning application for the installation of a storage container to the rear of the church.
Planning Officer Mohammad Islam Comments by 5 January 2018
Comment Shinfield Parish Council objects to retrospective planning applications.

172634
Proposal **3 Grange Cottages, Cutbush Lane, Shinfield, RG2 9AF**
Householder application for the proposed erection of a first floor side extension over existing garage and single storey rear extension to dwelling.
Planning Officer Andrew Parsons Comments by 9 January 2018
Comment No comment

173373
Proposal **28 Salmon Close, Spencers Wood, RG7 1EG**
Householder application for the proposed erection of first floor side extension to create habitable accommodation
Planning Officer Rosie Rogers Comments by 10 January 2018
Comment No comment

173477
Proposal **Land south of Hyde End Lane, north of Ryeish Lane, south of Oakbank School, east of Basingstoke Road**
Reserved matters application in respect of the sports pitches and allotments, including landscaping
Planning Officer Nuno Fernandes Comments by 2 January 2018
Comment Shinfield Parish Councils requests that the allotment plots identified within this application be retained as green open space. We understand that this proposal has been agreed by Andy Glencross. We request that the car park identified for the SANG be a tarmac surface and incorporate a height barrier / security measures to prevent unwanted use. We request that provision be made for secure cycle storage.

173600 **3 Sevenoaks Drive, Spencers Wood, RG7 1AZ**

Proposal	Householder application for the proposed erection of single storey rear extension to dwelling.		
Planning Officer	Ade Balogun	Comments by	10 January 2018
Comment	No comment		

76.2 Planning decisions: Approvals

170239	Land east of Hyde End Lane, north of High Copse Farm, west of Hyde End , Shinfield.
Proposal	Application for approval of reserved matters following outline approval (O/2013/0346) for a sustainable transport link to serve public transport (buses), emergency vehicles and pedestrian and cycle links.
Our comment	<ul style="list-style-type: none"> Shinfield NHDP values the green separation space between the villages and this will erode it. During the consultations on the Neighbourhood Plan, 99% of respondents expressed a wish to retain a green separation space between the settlements. Previous proposals to run buses through residential developments has failed (Mitford Fields, Shinfield Park etc). Proposals to improve bus usage should focus on express routes, on wider main roads where on-street parking will not hamper bus access, and where routes will minimise journey times to key destinations. The cost of installing this link would be better spent on improvements to Hyde End Road, reducing the collision risk on the bends and developing a safe footpath on one side of the road between Dobbies and School Green and developing a full bus service through the whole length of Hyde End Road linking Spencers Wood and Shinfield. Even with a bus route as frequent as every 10 minute route, this proposed road crossing the green separation space will only serve 12 vehicles per hour. Investing this money into Hyde End Road represents a far greater community benefit, for far more users. Additionally, funds should be diverted to improve footpath 13, which already provides a sustainable transport link between Spencers Wood and Shinfield for pedestrians and cyclists. The fence represents a real visual intrusion, and does not appear to serve any real purpose. In our view, if the road is approved, there should not be a fence. In the event that the road is approved, Shinfield Parish Council requests that a less visually intrusive road surface treatment be considered, and any lighting be low level and possibly with timers, so these lights are not on all night. The Parish Council does not wish to see intrusive high level street lighting, which will erode the visual appearance of the green space. The road should incorporate electronic bus gate that can prevent unwanted vehicles from accessing the route In the event that the road is built, but the bus service proves not to be viable, and fails to continue beyond the period subsidised by developer contributions, that the road be removed.

172747	4 The Manor, Shinfield, RG2 9DP
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 front dormer, plus erection rear outbuilding to create garden room.

Our comment

172798	4 Songbird Close, Shinfield, RG2 9AB
Proposal	Householder applications for the proposed conversion of existing loft space to additional habitable accommodation, to include 2no front dormer extensions.

Our comment

172882	Lambwood Hill Farm, Lambwood Hill. Grazeley, RG7 1JN
Proposal	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.

Our comment

No comment

172925	39-41 School Green, Shinfield, RG20 9EE
Proposal	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.

Our comment Shinfield Parish Councils requests that illuminated signage only be lit during opening hours.

172941
Proposal **Land north east of Pulleyn Transport Yard, Church Lane, Three Mile Cross, RG7 1HB**
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.

Our comment 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.

76.3 Planning decisions: Refusals

172291
Proposal **Lambs Farm Business Park, Basingstoke Road, Swallowfield, RG7 1PQ**
Full application for the proposed change of use including Engineering works to provide HGV parking area (Retrospective)

Our comment This type of parking requires changes to the surface drainage systems to include fuel and oil interceptors to prevent the contamination of surface water run-off. In the Design and Access statement associated with this application, item 8.1 notes that the parking surface is semi-porous and that 'drainage will be to the existing watercourse' which in the opinion of Shinfield Parish Council is unacceptable.
The Parish Council also objects to further encroachment on the countryside that this proposal, in an area outside of the settlement limits, represents.

Members discussed the approval of application 170239 and the Deputy Clerk was asked to write to the Borough Councillors and express disappointment that no objections were registered to the bus route across the green space.

Members discussed the approval of application 172941 and the Deputy Clerk was asked to raise a number of issues with the planning officer.

17/PH/77 **Enforcement**
The Deputy Clerk reported that there were no updates on enforcement matters.

17/PH/78 **Highways, Street lighting and footpath matters**
78.1 The Deputy Clerk reported on the response from WBC Highways Team regarding a request to site poles for the Speed Indicator Devices in Grazeley. Following discussion, members asked the Deputy Clerk to contact the Grazeley Village Hall Committee to review whether a pole could be sited on the village hall land.

17/PH/79 **Correspondence**
The following correspondence items were noted:

- Appeal notice for Etudie Litanjus, Sussex Lane.
- Notification of consultation for the designation of Ruscombe as a Neighbourhood Plan area.

17/PH/80 **Date of next meeting**
The date of the next meeting was confirmed as Monday 8 January 2018

The meeting ended at 21.15 hrs.

Action points:

Ref:	Action:	By whom:
75.2.1	Forward WBC response to Cllrs Gray and Peer.	Deputy Clerk
75.2.6	Add discussion over a 'fighting fund' to the C&P agenda	Clerk / Deputy Clerk
75.2.8	Add item to discuss addition of parking enforcement to some areas of the grasscrete on Basingstoke Road to the 8 January agenda.	Deputy Clerk

75.2.9	Raise various issues with Chris Howard	Deputy Clerk
76	Write to the Borough Councillors regarding 170239	Clerk / Deputy Clerk
76	Raise issues with approval 172941 to the Planning Officer	Deputy Clerk
78.1	Contact Grazeley Village Hall Management Committee regarding a pole for the SID devices	Deputy Clerk

For follow up:

Ref:	Action:	When?	By whom:
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)	82
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