

Minutes approved on:	
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DRAFT

Minutes of a meeting of the Planning and Highways Committee held on Monday 08 January 2018 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/81 **Public questions**
There were none

17/PH/82 **Apologies and declarations of members' interests**
82.1 No apologies were received as all members were present.
82.2 There were no declarations of members' interests.

17/PH/83 **Minutes of the previous meeting**
83.1 It was **RESOLVED** that the minutes of the meeting of 18 December 2017 were a correct record of the meeting, and these were signed by Cllr Peer.
83.2 Matters arising:
83.2.1 Land opposite Pulleyns
Members discussed the planning approval for use of the site as a storage yard. Members noted the need to forward concerns to the enforcement team at Wokingham Borough Council. The Deputy Clerk reported that the matter had been raised with Chris Howard regarding how the use of the site will be monitored and managed, but noted that the Planning Officer dealing with the latest application is no longer working for the borough council. The Deputy Clerk was asked to forward the parish council's concerns to Marcia Head at WBC.
83.2.2 Fighting fund
Members discussed this topic but noted that further discussion was required before any decisions were made.
83.2.3 Hyde End Road Pavements
The Deputy Clerk reported that the Monitoring Officer had responded to the issue noting that the developers are required to clean the roadways only, and that a request to clean the pavements had been forwarded to the WBC Cleaner and Greener Team. Members noted that no action has been taken, and asked the Deputy Clerk to follow up on this again.
83.2.4 Contact the Borough Councillors regarding the road across the green gap
Members noted that this will be raised to the Borough Councillors present at the full council meeting on Monday.
83.2.5 Speed camera pole for Grazeley
Cllr P Hughes asked Cllr Lias to raise this issue at the next meeting of the Grazeley Village Hall Management Committee.

17/PH/84	<u>Deposited plans:</u>			
173432	260 Hyde End Road, Spencers Wood, RG7 1DL			
Proposal	Full application for the erection of two bedroom 1no detached dwelling			
Planning Officer	Katie Herrington	Comments by	25 January 2018	
Comment	Shinfield Parish Council welcomes a small unit on this site, which is in keeping with a previous structure on this site. We request standard working hours (Monday to Friday 8am to 6pm, Saturday 8am until 1pm and no working on Sundays or Bank Holidays), restrictions for this development. We request that there be no off-loading of vehicles or on-street parking of construction vehicles during peak travel hours, as this will cause significant disruption.			

173622	The Walnut, Croft Road, Shinfield, RG2 9EY			
Proposal	Application for outline consent for the proposed erection of 3no detached dwellings with associated external works, access to be considered.			
Planning Officer	Omar Sharif	Comments by	15 January 2018	
Comment	Shinfield Parish Council expresses concern over the loss of trees on this site, and refers this proposal to the Shinfield Neighbourhood Plan, which details the parish council's view over the loss of trees and natural habitats. Shinfield Parish Council also expresses concerns over the highways safety of having additional dwellings and construction on these one-way roads.			

173612	26 Caribou Walk, Three Mile Cross, RG7 1WR			
Proposal	Householder application for the proposed erection of single storey rear extension to form conservatory.			
Planning Officer	Rosie Rogers	Comments by	1 February 2018	
Comment	No comment			

173666	18 Falcon Avenue, Shinfield, RG2 8EL			
Proposal	Householder application for the proposed erection of a two storey side extension to dwelling			
Planning Officer	Andrew Parsons	Comments by	25 January 2018	
Comment	No comment			

180007	Land south of Church Lane, east to Hyde End Lane, and west to Church Lane, Shinfield			
Proposal	Prior notification application for a proposed field access at Church Lane for agricultural purposes, plus the erection of a field gate and steel beam barrier and new section of cattle proof fence			
Planning Officer	Chris Howard	Comments by	Unknown	
Comment	No comment			

84.2 **Planning decisions: Approvals**

161508	Littlefields, Croft Road, Shinfield, RG2 9EX			
Proposal	Full planning application for the erection of 4 No. four bedroom detached dwellings.			
Our comment	Shinfield Parish Council feels this is overdevelopment of the site. There is insufficient parking for the number of properties, and a lack of visitor parking. The access is very narrow, and there is no capacity for overspill parking on Croft Road. The turning area for parking on the site looks very tight and any additional vehicles parked along the verges will make this almost impossible, and may well result in cars reversing out onto Croft Road, which is a significant highways safety issue. There is unsuitable access for emergency vehicles and amenity vehicles such as refuse lorries. The parish council would urge planning officers to refuse a further entrance onto Croft Road and that access to the site be through the south, via the Taylor Wimpey site, as originally proposed in the outline permission.			

172623	Baycroft, Church Lane, Three Mile Cross, RG7 1HD			
Proposal	Householder application for the replacement of the existing boundary fence adjacent to the highway (retrospective)			
Our comment	Shinfield Parish council supports this application and feels that the new fence is an improvement on the previous fence, which was somewhat dilapidated.			

173046	Land north of Church Lane, Three Mile Cross			
Proposal	Full application for the proposed erection of a 1.8m high green mesh fence and gates to existing field entrance, replacing existing palisade fence.			
Our comment	No comment			

173166	13 Salmond Road, Shinfield, RG2 8QN
Proposal	Householder application for the proposed erection of two storey side extension following the demolition and relocation of the existing garage, plus single storey front extension to form porch.
Our comment	No comment

84.3	<u>Planning decisions: Refusals</u>
173001	2 Kendal Avenue, Shinfield, Berkshire, RG2 9AR
Proposal	Householder application for the proposed erection of a part two storey, part first floor side extension to the existing dwelling.
Our comment	No comment

17/PH/85 **Local Plan Update – Communications Strategy.**
Members discussed the Local Plan Update Communications Strategy drafted by Cllr Reid. Following discussion, Cllr Reid was asked to draft an introductory paragraph, setting out the intended outcome, and objectives of the strategy. This updated draft will be circulated to members and put to the 1st February meeting of the Communications and Policies Committee.

17/PH/86 **Enforcement**
Members viewed a tabled report on closed and current enforcement matters.

17/PH/87 **Highways, Street lighting and footpath matters**

87.1 The Deputy Clerk displayed images of the grasscrete parking along the section of Basingstoke Road from the Wellington Industrial Estate to Spring Gardens. It was noted that this provides parking for approximately 22 vehicles.
It was noted that this parking is usually in constant use during the daytime, and is often unavailable for use by those visiting the shops and amenities along Basingstoke Road. Cllr Peer asked members to consider which sections, and what proportion of this parking should be requested for timed parking restrictions, and the Deputy Clerk was asked to add the matter to the next agenda for further consideration.

87.2 The Deputy Clerk reported on complaints from residents over footpath 11, and a request to Buxted Construction and Bloor Homes, who are developing alongside the footpath, to make some improvements to the path to make it usable again. The Deputy Clerk reported that there are plans to tarmac this section of the path during the February half term.

87.3 Cllr Boyer requested, and members approved the purchase of a telescopic ladder to assist with the installation and replacement of batteries in the SID devices. Members **RESOLVED** to approve the request.

17/PH/88 **Correspondence**
The following correspondence items were noted:

- Request to discuss the siting of cycle route signage outside Silchester Place, Three Mile Cross.
Members noted the photograph of the new blue cycle route signage, and noted a comment from the Deputy Clerk that these are currently covered up whilst the development work is ongoing, but felt that if they meet the requirements specified by Wokingham Borough Council for signposting cycle routes as part of the planning consent, then any decision on the suitability or pertinence of the signage should be made by Wokingham Borough Council.
- Street naming confirmation for Shinfield West primary school
- TPO 1605/2017 land north of Croft Road, Shinfield.
- Notification of temporary closure of Tabby Drive, Three Mile Cross
- Street Naming notification for 32 new dwellings on land north of Hyde End Road
- Cllr Reid highlighted the publication of an 11 page report from Wokingham Borough Council into the Cemex application for gravel extraction and a cement plant on land at Bridge Farm in Arborfield.
- Cllr Reid reported that John Redwood MP is seeking the views on local residents on the proposal as part of the Local Plan Update 2026-2036 for development in Grazeley.
- Theresa May MP has again re-iterated her wish to defend the Green Belt from development.

17/PH/89 **Date of next meeting**

The date of the next meeting was confirmed as Monday 29 January 2018. Please note this is a 7pm start, as we have a presentation from the Development Consortium on the village centre.

The meeting ended at 21.35 hrs.

Action points:

Ref:	Action:	By whom:
83.2.1	Email Marcia Head with issues relating to the use of land opposite Pulleyns Transport on Church Lane	Deputy Clerk
83.2.3	Follow up with Cleaner and Greener Team at WBC regarding pavements on Hyde End Road	Deputy Clerk
83.2.5	Raise issue of pole for SID on village hall land at next GVHMC meeting	ClIr Lias
85	Update draft communications strategy and forward to Clerk / Deputy Clerk for distribution	ClIr Reid
87.1	Add grasscrete parking restrictions to the next agenda	Deputy Clerk
87.3	Purchase telescopic ladder for use with SIDs	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)	87
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