

Minutes approved on:	
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DRAFT

Minutes of a meeting of the Planning and Highways Committee held on Monday 19 February 2018 in the John Heggadon meeting room at Shinfield Parish Hall, commencing 20:00 hrs.

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

Attending: K Hughes (Deputy Clerk)

17/PH/99 **Public questions**

There were none

17/PH/100 **Apologies and declarations of members' interests**

100.1 Apologies were received and accepted from Cllr P Hughes.

100.2 There were no declarations of members' interests.

17/PH/101 **Minutes of the previous meeting**

101.1 It was **RESOLVED** that the minutes of the meeting of 29 January 2018 were a correct record of the meeting, and these were signed by Cllr Peer.

101.2 Matters arising:

101.2.1 Church Lane Traffic Lights

The Deputy Clerk reported that she had contacted WBC regarding the lights at Grazeley Road and was awaiting a response. It was noted that a pedestrian crossing is proposed as part of the Parklands application, which is awaiting determination. Members asked whether the crossing can be located nearer to the bus stop opposite Grazeley Road. The Deputy Clerk was asked to follow up with the Planning Officer.

101.2.2 Grazeley SID

The Deputy Clerk reported that one of the SIDs has now been located in Grazeley, outside Grazeley Primary School. It was noted that an email had been sent to the Secretary at Grazeley Village Hall, and the Deputy Clerk was asked to follow up on this.

101.2.3 Grasscrete Parking restrictions

Members noted the response from B/Cllr Keith Baker regarding parking restrictions on some areas of the grasscrete along the Basingstoke Road in Spencers Wood. It was noted from the response that the issue should be forwarded to the Borough Members to follow up on.

101.2.4 WBC Planning Portal

Cllr Peer reported on an email from Marcia Head regarding additional functionality for the planning portal, which the Deputy Clerk was asked to circulate to members.

101.2.5 Wokingham Traffic Management Letter

The Deputy Clerk confirmed that the letter had been sent, and will follow up for a response.

101.2.6 Hyde End Lane night time visibility issue

The Deputy Clerk reported that she had spoken to two members to understand the nature of the issue. Cllr Grimes reported that the bright new LED lights on the new Church Lane roundabout were creating a 'halo' effect and this was impacting on the visibility of the Hyde End Lane junction with Church Lane. Following discussion, Cllr Lias

was requested to contact Wokingham Borough Council to suggest that a Highways Officer visit the site to view the problem.

101.2.7 Footpath 10A

The Deputy Clerk displayed a scanned copy of an approved partial diversion for footpath 10A, along with a map showing the new route for the path.

17/PH/102 Deposited plans:

172926 Proposal	Land adjacent to Grange Lodge, Cutbush Lane, Shinfield, RG2 9AL Full application for the proposed erection of 3no x 3 bed dwellings, revised access and associated works.
Planning Officer Comment	Katie Herrington Comments by 23 February 2018 Shinfield Parish Council objects to this application for the following reasons: <ul style="list-style-type: none">• This site is outside the SDL and therefore is contrary to the policy within the Neighbourhood Development Plan, for location of development.• The site is constrained, and appears to be over development of a small site. Planning consent for 2 units on this site has previously been refused, however outline consent for a single unit has been previously approved.• This proposal will have a detrimental impact on the setting of the grade I listed barn directly opposite the site. It would be contrary to policies CP1 and CP3 of the Core Strategy 2010 (CS) and policies TB21 and TB24 of the Managing Development Delivery Local Plan 2014 (MDD).
173267 Proposal	Walford House, Basingstoke Road, Spencers Wood, RG7 1AA Full application for the proposed conversion of existing dwelling to 4no units with associated landscaping, refuse and car parking
Planning Officer Comment	Simon Taylor Comments by 19 February 2018 This application will be deemed acceptable provided the parking provision meets the requirement for the categorisation of this location, which based on the borough's parking guide is a 'village' location, and therefore requires 6 space – 4 allocated and 2 unallocated.
173428 Proposal	Oak Tree, Beech Hill Road, Spencers Wood, RG7 1HN Householder application for the proposed erection of a two storey side extension and replacement front porch
Planning Officer Comment	Senjuti Manna Comments by 8 March 2018 No comment
173548 Proposal	20 Appletree Lane, Spencers Wood, RG7 1EF Householder application for the proposed erection of part two storey side extensions plus single storey front extension to dwelling following demolition of existing garage to create habitable accommodation.
Planning Officer Comment	Dariusz Kusyk Comments by 23 February 2018 No comment
180216 Proposal	1 Orchard Close, Spencers Wood, RG7 1EJ Householder application for the proposed erection of a single storey rear extension to dwelling,
Planning Officer Comment	Christine Phillips Comments by 05 March 2018 No comment
180238 Proposal	9 Halfacre Close, Spencers Wood, RG7 1DZ Householder application for the proposed erection of single storey side/rear extension plus installation of pitched roof to the front projection
Planning Officer Comment	Stefan Fludger Comments by 14 March 2018 No comment
180258 Proposal	44 Falcon Avenue, Shinfield, RG2 8EL Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.5m, for which the maximum height would be 2.925m and the height of the eaves 2.925m
Planning Officer Comment	Senjuti Manna Comments by 20 February 2018 No comment
180328 Proposal	10 Arborfield Road, Shinfield, RG2 9DY Householder application for the proposed erection of single storey side and rear extension to form new entrance plus demolition of existing detached garage

Planning Officer Senjuti Manna Comments by 13 March 2018
Comment No comment

180350 **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 13 March 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 this one-way road.
We request that conditions which restrict the working hours to those which apply to the neighbouring north of Croft Road development site, apply to this development.

102.2 Planning decisions: Approvals

172963 **10 Beech Hill Road, Spencers Wood, RG7 1HL**
Proposal Householder application for the proposed two storey rear extension; first floor side extension and alterations to the main roof

Our comment No comment

173207 **66 Clares Green Road, Spencers Wood, RG7 1DX**
Proposal Householder application for the proposed erection of single storey rear and side extensions, part two storey rear extension to dwelling plus changes to the fenestration.

Our comment No comment

173600 **3 Sevenoaks Drive, Spencers Wood, RG7 1AZ**
Proposal Householder application for the proposed erection of single storey rear extension to dwelling

Our comment No comment

173612 **26 Caribou Walk, Three Mile Cross, RG7 1WR**
Proposal Householder application for the proposed erection of a single storey rear extension to form conservatory

Our comment No comment

102.3 Planning decisions: Refusals

162923 **Hartley Court Farm, Hartley Court Road, RG7 1NH**
Proposal Full planning application for the proposed change of use of part of an agricultural building to office, storage and light industrial (B1) plus area for car parking (retrospective)

Our comment Shinfield Parish Council welcomes additional employment space within the parish.

172634 **3 Grange Cottages, Cutbush Lane, Shinfield, RG2 9AF**
Proposal Householder application for the proposed erection of a first floor side extension over existing garage and single storey rear extension to dwelling.

Our comment No comment

173142 **3 Sheepbridge Cottages, Basingstoke Road, Spencers Wood, RG7 1PS**
Proposal Householder application for the single storey rear extension to dwelling plus proposed dropped kerb

Our comment No Comment

17/PH/103 **Local Plan Update – Communications Strategy.**

Members discussed the Local Plan Update Communications Strategy Document. It was noted that whilst there is no further news from WBC on the Local Plan Update at present, the committee should have a strategy in place for managing the communication ahead of the release of any decision on future development.

Following discussion, it was proposed to keep the strategy within the Planning and Highways Committee, due to the specific nature of the subject matter.

The Deputy Clerk was asked to re-circulate the revised document, and members were asked to re-read the document, and for its adoption to be added to the agenda for the 15th March meeting.

17/PH/104 Enforcement update

A list of open enforcement items were reviewed by members. It was noted that no enforcement items for Shinfield were closed during January.

17/PH/105 Highways, Street lighting and footpath matters

- 105.1 The Deputy Clerk reported on one request for additional street lighting in Wychelm Road, Shinfield. Following discussion, it was noted that agreement from neighbouring properties would be required prior to the request being considered.
- 105.2 Members noted the Thames Water consultation on the Hyde End Road closure which was held at the parish hall on 13th February. Members noted that some residents only received notification on the day via a letter drop.
- 105.3 The Deputy Clerk reported on plans for a replacement shuttle bus service for both the '7' service during the Swallowfield Bridge Strengthening works, and for the '10A' service for the Hyde End Road works, both of which will utilise the Mere oak Park and Ride.
- 105.4 The Deputy Clerk reported on concerns raised to Wokingham Borough Council by the Loddon Valley Ramblers regarding the installation of kissing gates at the entrances to the Brambles development in Spencers Wood, off footpath 20. It was noted that the footpath had not been upgraded to a multi-user path because cyclists would be able to use the roadway within the development, rather than the footpath, but that this will now not be possible, because the gates are too small to fit a bicycle through.

17/PH/106 Correspondence

- 106.1 Members reviewed two planning related draft newsletter articles. Following extensive discussion, the Deputy Clerk agreed to re-write one article, and circulate to Cllrs Gray and Peer for review.

Members agreed to continue the meeting beyond 22:00 hrs

The following correspondence items were noted:

- Decision notice and grounds for appeal for 173001 – 2 Kendal Avenue, Shinfield
- TPO 1623/2018 land north of Church Lane
- TPO 1622/2018 land east of Ryeish Lane and west of Hyde End Road
- Request for double yellow lines and new signage along Basingstoke Road, adjacent to the edges of Spring Gardens.
- Consultation on the West Berkshire Local Plan Review to 2036 Scoping Report and the Sustainability Appraisal (SA) Scoping Report
- TPO 16212018 - Served - Land Adjacent to Nullis Farmhouse Spencers Wood
- 2 new dwellings on land at Rose Cottage Croft Road Shinfield
- Notice of the application for the designation of St Nicholas Hurst Parish as a Neighbourhood Area

17/PH/107 Date of next meeting

The date of the next meeting was confirmed as Thursday 15 March, commencing at 19:30 hrs.

The meeting ended at 22.10 hrs.

Action points:

Ref:	Action:	By whom:
101.2.1	Contact Planning Officer re pedestrian crossing for the SANG	Deputy Clerk
101.2.2	Follow up on contact with Grazeley VHM re contact for SID pole	Deputy Clerk
101.2.3	Forward request for Grasscrete parking restrictions to borough members	Deputy Clerk
101.2.4	Circulate information on planning portal additional functionality to P&H members	Deputy Clerk

101.2.5	Follow up for response on Hollow Lane speed reduction letter to WBC Traffic Management team	Deputy Clerk
101.2.6	Invite WBC Traffic Officer to view lighting situation at Hyde End Lane / Church Lane junction	Cllr Lias
103	Re-circulate updated Local Plan Update Communications Strategy to members, and add to the agenda for the next meeting	Deputy Clerk
106	Re-write newsletter article and circulate to Cllrs Gray and Peer for review	Deputy Clerk

Planning stats:

Number of plans reviewed (Civic year to date)	100
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