

Minutes approved on:	
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Minutes of a meeting of the Planning and Highways Committee held on Thursday 15 March 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), Dr F Marston (Resident)

17/PH/108 Public questions

Dr Marston expressed concern to the committee over a lack of neighbourhood notification for the development of 4 units at Littlefields, off Croft Road.

She reported concerns over a number of matters, including construction vehicles parked on the verges on the footpath entrances, construction material waste in the ditches and damage to fencing and driveways caused by construction vehicles.

Following discussion, the Deputy Clerk was asked to add this as an item to raise to the borough members at the April council meeting.

Dr Marston left the meeting at 20:20 hrs

17/PH/109 Apologies and declarations of members' interests

109.1 Apologies were received and accepted from Cllr P Hughes.

109.2 Cllr Gray declared a personal interest in application 180431.

17/PH/110 Minutes of the previous meeting

110.1 It was **RESOLVED** that the minutes of the meeting of 19 February 2018 were a correct record of the meeting, and these were signed by Cllr Peer.

110.2 Matters arising:

110.2.1 Pedestrian crossing for the Basingstoke Road

The Deputy Clerk reported that she had contacted WBC regarding the pedestrian crossing proposed as part of the Parklands application, which is awaiting determination and is awaiting a response. The Deputy Clerk was asked to follow up for a response.

110.2.2 Grazeley SID

The Deputy Clerk reported that one of the SIDs has been located in Grazeley, outside Grazeley Primary School. It was noted that roadworks have been underway where the SID has been located, so the data will not yet accurately reflect usual road traffic or speeds.

110.2.3 Grasscrete Parking restrictions

The Deputy Clerk was asked to follow up with the borough members regarding the request for parking restrictions on the grasscrete parking along Basingstoke Road. Following a discussion, the Deputy Clerk was asked to work with the Clerk to collate a list of requests made to the borough members, which could be listed on the agenda for each council meeting.

110.2.4 Hyde End Lane night time visibility issue

- Cllr Lias reported that the highways street lighting at the new Church Lane roundabout has been dimmed. This has improved the situation somewhat, but Cllr Lias will continue to follow up with Christ Easton for a site visit, to see whether other measures can be taken to improve the visibility of the Hyde End Lane junction.
- 110.2.5 Local Plan Update Communications Strategy document
Cllr Peer noted that this will go to the Communications and Policies Committee for further consideration.
- 110.2.6 Newsletter article on planning and future development
Members noted that the newsletter article will be revised to include some text reporting on the consultation over changes to the National Planning Policy Framework (NPPF), which Cllr Grimes will draft.
- 110.2.7 Village Centre proposals
The Deputy Clerk reported that a response from Barton Willmore on their proposals to scale back the supermarket provision for the West of Shinfield development is still awaited.

17/PH/111 **Deposited plans:**

173570
Proposal **187 Hyde End Road, Spencers Wood, RG7 1BU**
Householder application for the proposed erection of single storey rear extension plus two storey rear and side extension to dwelling following demolition of existing garage.

Planning Officer Dariusz Kusyk Comments by 21st March 2018
Comment Shinfield Parish Council objects to this application on the basis of overdevelopment, and by its size will appear incongruous and overbearing. This proposal will make the building, in relation to its adjoining property, appear unbalanced, and is in contravention of the borough design guide.

173608
Proposal **9 Winston Close, Spencers Wood, Wokingham, RG7 1DW**
Householder application for the proposed erection of two storey rear extension to dwelling.

Planning Officer Rasha Khoja Comments by 27 March 2018
Comment No comment

180303
Proposal **1 Sika Gardens. Three Mile Cross, Wokingham, RG7 1WF**
Householder application for the proposed loft conversion to create habitable accommodation including a rear dormer and 2 Velux windows on the front elevation

Planning Officer Christine Phillips Comments by 2 April 2018
Comment This application can only be acceptable if additional off street parking, required to meet the need of a five bedroom house, can be provided, in accordance with WBCs parking standard, and the parking standard within the Neighbourhood Development Plan, SPD.

180321
Proposal **2 Lane End Villas, Shinfield Road, Shinfield, RG2 9BS**
Application to vary condition 2 and 3 of planning consent F/2013/1439 for the erection of new detached building containing office and storage following removal of existing office, storage and containers (10 no). Provision of new garden area to no. 2 Lane End Villas. Condition 2 relates to the approved plan numbers, the new plan proposes minor fenestration changes to door and windows. Condition 3 relates to samples and materials.

Planning Officer Omar Sharif Comments by 20 March 2018
Comment Shinfield Parish Council requires the original planning application be enforced. The parish council objects to the use of retrospective planning and requests that the use of the originally approved materials be enforced.

180403
Proposal **Land East of Eventide, Church Lane, Three Mile Cross, RG7 1HD**
Full planning application for the erection of a bungalow following demolition of existing garage

Planning Officer Rasha Khoja Comments by 19 March 2018
Comment Shinfield Parish Council objects to this application on the basis of highways safety, given the lack of visibility of vehicles approaching from the east along Church Lane (Please see previous applications on this site, refused for this reason).
The proposed parking provision is insufficient, with a lack of turning space, likely resulting in vehicles reversing onto the main road with a 40 MPH speed limit. Should this be granted, it should not be allowed to proceed until a speed reduction has been implemented.
The dwelling has insufficient amenity space.

180407 **236 Hyde End Road, Spencers Wood, RG7 1DH**

Proposal	Application for variation of a condition 2 following grant of planning permission 162164 for the proposed erection of 4no bed two storey dwelling to allow extension of the existing garage, plus alterations to the chimney		
Planning Officer	Katie Herrington	Comments by	22 March 2018
Comment	No comment		
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180431	Land east of Basingstoke Road, Basingstoke Road, Spencers Wood		
Proposal	Application for non-material amendment for planning consent RM/2015/1019 (10/04/2014) to allow storm water drainage changes		
Planning Officer	Nuno Fernandes	Comments by	Unknown
Comment	Shinfield Parish Council does not have sufficient expertise to determine whether additional drainage is required. SPC requires the engineering calculations to show that a further drainage solution is required following the completion of previous drainage works on the Basingstoke Road, south of the listed building, carried out during the summer of 2017. The Parish Council requires demonstration that the above calculations and prior works have not been required due to developments approved by the borough council that have not required EIAs. The parish council requires that a method of installation be used which does not have a detrimental impact on either the neighbouring grade 2 listed buildings (The Lieutenants Cottage) and should exclude horizontal impact tunnelling or the use of tunnel boring machines, nor methods which will be detrimental to the root protection zones of the trees which are shown close to the proposed site for this piping. The council expresses significant concern over the maintenance and management of the swales indicated in the design and require a maintenance and management regime to be implemented for this proposal, and associated downstream systems, to prevent the creation of additional flooding risk to properties further north, downstream of this proposal. The parish council requires the developers to work in concert with all other developers along this route, to ensure that there is proper co-ordination of the drainage solutions for this area.		
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180490	Unit 3, Thurley Business Units, Pump Lane, Grazeley, RG7 1LL		
Proposal	Application for proposed change of use to dog day care centre		
Planning Officer	Omar Sharif	Comments by	28 March 2018
Comment	Shinfield Parish Council welcomes the additional mixture of employment opportunities that this proposal includes.		
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180523	61 Chestnut Crescent, Shinfield, RG2 9EJ		
Proposal	Householder application for proposed erection of single storey rear in-fill extension		
Planning Officer	Nesha Burnham	Comments by	5 April 2018
Comment	No comment		
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180581	1 High Copse Farm Cottages, Hyde End Road, Shinfield, RG2 9ES		
Proposal	Application for a non-material amendment to planning consent 162907 (15/12/2018) to allow changes on the location of the consented Bat Barn.		
Planning Officer	Daniel Ray	Comments by	Unknown
Comment	No comment		
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180614	Littlefields, Croft Road, Spencers Wood, RG2 9EX		
Proposal	Application for variation of a condition 2 following grant of planning permission 161508 to allow elevational changes to the front and rear gables.		
Planning Officer	Daniel Ray	Comments by	3 April 2018
Comment	No comment		
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180622	6 Appletree Lane, Spencers Wood, RG7 1EF		
Proposal	Householder application for the proposed erection of single storey front extension to dwelling.		
Planning Officer	Christine Philips	Comments by	
Comment	No comment		
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** ADJOINING PARISH CONSULTATION***			
180683	Lambs Farm Business Park, Basingstoke Road, Swallowfield		
Proposal	Full application for the proposed erection of 2no light industrial/storage units H3 and H4 (use classes B1(a), (B), (c) and B8 with vehicle parking and ancillary works following demolition of existing buildings (part retrospective).		
Planning Officer	Daniel Ray	Comments by	9 April 2018
Comment	Shinfield Parish Council notes the increase in employment opportunities created by this proposed addition, but equally recognises the residents' concerns over additional vehicle		

movements in this area.

111.2 **Planning decisions: Approvals**

173666 Proposal	18 Falcon Avenue, Shinfield, RG2 8EL Householder application for the proposed erection of two storey side extension to dwelling
Our comment	No comment
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180216 Proposal	1 Orchard Close, Spencers Wood, RG7 1EJ Householder application for the proposed erection of single storey rear extension to dwelling.
Our comment	No comment
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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 5.90m, for which the maximum height would be 2.925m and the height of the eaves 2.925m
Our comment	No comment

111.3 **Planning decisions: Refusals**

180148 Proposal	16 Salmon Close, Spencers Wood, RG7 1EG Application for works to protected trees TPO131/1977 T1 Ash - reduce height of crown by 1 metre to clear telephone lines, to achieve a finished height of 17m.
Our comment	No comment submitted

17/PH/112 **Enforcement update**

There were no enforcement updates to note.

17/PH/113 **Highways, Street lighting and footpath matters**

- 113.1 The Deputy Clerk reported on the delay to the completion of the Swallowfield Bridge strengthening works, and the impact that this will have on the start date for the Thames Water Hyde End Road works, which has been deferred until Monday 9 April 2018, and which will run to Friday 20 July 2018.
- 113.2 The Deputy Clerk reported on the works carried out during February on footpath 11, which now has a tarmac section. It was noted that the University of Reading has been approached to make improvements to the top section, which is particularly muddy at present.

17/PH/114 **Correspondence**

- 114.1 Members requested that the correspondence item from Wokingham Town Council be deferred for further discussion at the next meeting.
Members requested that the WBC land supply statement be added to the next meeting agenda for further discussion.

Members agreed to continue the meeting beyond 22:00 hrs

The following correspondence items were noted:

- Notice of application to carry out works to protect trees TPO1230/2008 – 61 Woodcock Court, Three Mile Cross, RG7 1BZ
- Notice of application to carry out works to protected trees TPO 412/1988 – 21 Coningham Road, Reading, RG2 8QP
- Planning appeal decision for Etudie Litanjus, Sussex Lane, Spencers Wood,
- TPO 1602/2017 for land south of Croft Road
- TPO 1603/2018 land north of Hyde End Road, Spencers Wood.
- Notice of withdrawal of application 173548 (20 Appletree Lane, RG7 1EF)
- Notice of works to a TPO tree – 180387- South Lodge, Stanbury Park, Wellington Court.

17/PH/115 **Date of next meeting**

The date of the next meeting was confirmed as Thursday 12 April, commencing at 19:30 hrs.

The meeting ended at 22.15 hrs.

Action points:

Ref:	Action:	By whom:
108	Forward issues raised by Dr Marson to the borough members	Deputy Clerk
110.2.1	Follow up on query regarding the location of the pedestrian crossing for the Basingstoke Road associated with the Parklands development proposal	Deputy Clerk
110.2.3	Write to borough members regarding the request for CPE parking restrictions on areas of the grasscrete on the Basingstoke Road in Spencers Wood.	Deputy Clerk
110.2.3	Collate list of items referred to WBC Officers and borough members, where a response has been requested, for inclusion in the council meeting agendas.	Clerk / Deputy Clerk
114	Adding the following correspondence items to the agenda for the next P&H agenda: Wokingham TC item and WBC land supply statement.	Deputy Clerk

Planning stats:

Number of plans reviewed (Civic year to date)	113
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