

Minutes approved on:	
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## **DRAFT**

### **Minutes of a meeting of the Planning and Highways Committee held on Thursday 12 April 2018 in the John Heggadon meeting room at Shinfield Parish Hall, commencing 19:30 hrs.**

Present: Cllrs P Emmet, G Gray, A Grimes, D Lias, D Peer, J Reid.

Attending: K Hughes (Deputy Clerk)

17/PH/116 **Public questions**

There were none

17/PH/117 **Apologies and declarations of members' interests**

117.1 Apologies were received and accepted from Cllrs N Boyer and L James.

109.2 Cllr Gray declared a personal interest in application 180431.

17/PH/118 **Minutes of the previous meeting**

118.1 It was **RESOLVED** that the minutes of the meeting of 15 March 2018 were a correct record of the meeting, and these were signed by Cllr Peer.

118.2 Matters arising:

118.2.1 Croft Road development issue

The Deputy Clerk asked whether the matter had been discussed at a meeting with borough members on 11 April. It was noted that the matter had not been raised, and the Deputy Clerk was asked to email the details to the borough members.

118.2.2 Civil Parking Enforcement

Cllr Peer reported that the issue of Civil Parking Enforcement was discussed at the Borough Parish Liaison Forum by borough officer Clare Lawrence. It was further discussed at a meeting with borough members on 11 April. The Deputy Clerk noted that B/Cllrs Munro and Patman had supported the request, and the Deputy Clerk was asked to contact the borough members to determine whether the request has been taken forward.

118.2.3 List of outstanding items raised to borough members

The Deputy Clerk displayed a list of current items raised to borough members. Following discussion, the Deputy Clerk was asked to transfer the list to Excel.

118.2.4 Village Centre Proposals

Cllr Grimes requested that item 110.2.7 be added to a list of outstanding action items.

17/PH/119 **Enforcement update**

Cllr Peer reported on one enforcement matter. The Deputy Clerk reported that no further enforcement updates had been received from Wokingham Borough Council.

17/PH/120 **Highways, Street lighting and footpath matters**

120.1 The Deputy Clerk noted that no response had been received back from the University of Reading regarding the top of footpath 11, which runs from School Green to Church Lane, by Honeysuckle Day Nursery.

- 120.2 The Deputy Clerk reported on a number of issues regarding footpath 20, from Ryeish Green pitches to Three Mile Cross, including the installation of a kissing gate across the cycle route. She reported that these issues have been raised by the volunteer group to the footpaths team at Wokingham Borough Council.
- 120.3 Members noted that part of Langley Mead is currently under water, due to recent heavy rainfall. Members noted that this should be raised to the University of Reading at a future meeting.
- 120.4 Members discussed the issue of the narrow footpath between Dobbies Garden Centre and Croft Road, and enquired whether any works are likely to happen here whilst the road is closed.
- 120.5 Cllr Peer reported that the recent flooding on Hyde End Road was discussed at a meeting with the borough members on 11 April.
- 120.6 Members discussed the need for better co-ordination of future development. Following discussion, Cllr Grimes offered to draft a proposal for a development corporation, for the end of May committee meeting.
- 120.7 Cllr Reid reported on an issue with construction vehicles parking on and blocking the pavement by Marlborough House, Basingstoke Road. The Deputy Clerk was asked to report this to the monitoring officer.
- 120.8 Cllr Lias reported that the LED highways lighting at the new Church Lane roundabout has been dimmed. Members discussed a recent news article about the impact of the new LED lighting.

17/PH/121 **Deposited plans:**

**180289** **8 Wellington Court, Spencers Wood, RG7 1BN**  
 Proposal Householder application for the proposed erection of two storey side extension, single storey rear extension to dwelling, plus changes to fenestration.  
 Planning Officer Stefan Fludger Comments by 25 April 2018  
 Comment This application can only be deemed acceptable if sufficient additional parking is provided to meet the standards required within the borough's parking standards. The external appearance should be in keeping with the existing street scene, and is balanced in appearance. The Parish Council requests that sufficient root protection be provided for the neighbouring mature trees.

**180813** **8 Sussex Lane, Spencers Wood, RG7 1BY**  
 Proposal Householder application for the proposed erection of first floor rear extension to dwelling, erection of pitched roof over existing single storey, raising of eaves height plus changes on the fenestration.  
 Planning Officer Senjuti Manna Comments by 25 April 2018  
 Comment Shinfield Parish Council objects to this application on the basis of overdevelopment of the site.

**180757** **Specialist Housing Site (South), Local Centre West of Shinfield, West of Hyde End Road and Hollow Lane, South of Church Lane, Shinfield RG29EH**  
 Proposal Reserved matters application for the erection of a 68-bed care home building (Class C2) and associated development including site access, car parking, and landscaping in the part of the site identified by the outline planning consent for specialist housing. Access, Layout, Scale, Appearance and Landscaping to be considered.  
 Planning Officer Chris Howard Comments by 26 April 2018  
 Comment Shinfield Parish Council requests that a pedestrian route through to the medical centre be incorporated into the site.  
 The parish council requests some additional features to break up the visual impact of elevation F.  
 The Parish Council would prefer to see the design of the parking and exterior landscaping be co-ordinated with the neighbouring site (application 180758), so that there is a degree of visual integration between the two sites.

**180758** **Specialist Housing Site (South), 1 Local Centre Land West of Shinfield, West of Hyde End Road and Hollow Lane, South of Church Lane, Shinfield RG29EH**  
 Proposal Reserved matters application for the erection of a building comprising 80 no. extra care units (Class C2) and associated development including site access, car parking, and landscaping in the part of the site identified by the outline planning consent for specialist housing. Access, Layout, Scale, Appearance and Landscaping to be considered.  
 Planning Officer Chris Howard Comments by 26 April 2018  
 Comment Shinfield Parish Council is concerned about the visual impact on the street scene of a four storey structure, which is located close to the edge of the site boundary. It is currently unclear what the appearance of the building on the other side of the main road will be,

as the design has not yet been determined. A building of this size and height will not be in keeping with the local area.

The Parish Council would prefer to see the design of the parking and exterior landscaping be co-ordinated with the neighbouring site (application 180757), so that there is a degree of visual integration between the two sites.

The Parish Council requests that the application be deferred, until further design information is available for the buildings along the opposite side of the main road.

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<b>173747</b>	<b>218 Hyde End Road, Spencers Wood, RG7 1DG</b>
Proposal	Householder application for the proposed erection of two storey rear extension to dwelling
Planning Officer	Rosie Rogers
Comment	No comment
	Comments by 02 May 2018

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<b>180879</b>	<b>20 Appletree Lane, Reading RG7 1EF</b>
Proposal	Householder application for the proposed erection of single storey side/front extension following the demolition of existing garage plus part single, part two storey rear extension to dwelling
Planning Officer	Charenjit Braich
Comment	No comment
	Comments by 02 May 2018

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<b>180587</b>	<b>53a Hyde End Lane, Spencers Wood, RG7 1EP</b>
Proposal	Householder application for the proposed erection of part single, part two storey rear extension to dwelling.
Planning Officer	Rosie Rogers
	No comment
	Comments by 3 May 2018

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<b>180910</b>	<b>40 Wilsford Close, Shinfield, RG6 4BP</b>
Proposal	Householder application for the proposed erection of single storey rear extension to form conservatory.
Planning Officer	Fiona Sullivan
	No comment
	Comments by 9 May 2018

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<b>180978</b>	<b>16 Priors Gardens, Spencers Wood, RG7 1WS</b>
Proposal	Householder application for the proposed erection of a summerhouse
Planning Officer	Nuno Fernandes
	Shinfield Parish Council requests that standard hours of working be added as a condition, to reduce the noise impact on neighbouring dwellings
	Comments by 10 May 2018

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The Deputy Clerk was asked to request a deferral for application 180758.

## 121.2 **Planning decisions: Approvals**

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<b>180238</b>	<b>9 Halfacre Close, Spencers Wood, RG7 1DZ</b>
Proposal	Householder application for the proposed erection of a single storey side/rear extension plus installation of pitches road to the front protection.
Our comment	No comment

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<b>180321</b>	<b>2 Lane End Villas, Shinfield Road, Shinfield, RG2 9BS</b>
Proposal	Application to vary condition 2 and remove condition 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 (10no). Provision of new garden area to no 2. Lane End Villas, Condition 2 relates to the approved plans. Condition 3 relates to samples and materials.
Our 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.

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<b>180328</b>	<b>10 Arborfield Road, Shinfield, RG2 9DY</b>
Proposal	Householder application for the proposed erection of single storey side and rear extension to form new entrance plus demolition of existing detached garage.
Our comment	No comment

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<b>180431</b>	<b>Land East of Basingstoke Road, Basingstoke Road, Spencers Wood</b>
Proposal	Application for a non-material amendment for planning consent RM/2015/1019(1004/2014) to allow storm water drainage changes
Our 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 tunneling 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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<b>180581</b>	<b>1 High Copse Farm Cottages, Hyde End Road, Shinfield RG2 9ES</b>
Proposal	Application for a non-material amendment to planning consent 162907 (15/12/2017) to allow changes on the location of the consented Bat Barn
Our comment	No comment

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The Deputy Clerk was asked to follow up on the comments submitted for 180431, which were not listed on the Officer's Report.

### 121.3 **Planning decisions: Refusals**

<b>172926</b>	<b>Land adjacent to The Grange, Cutbush Lane, Shinfield, RG2 9AL</b>
Proposal	Full application for the proposed erection of 3no x 3 bed dwellings, revised access and associated works.
Our comment	Shinfield Parish Council objects to this application for the following reasons: <ul style="list-style-type: none"><li>• This site is outside the SDL and therefore is contrary to the policy within the Neighbourhood Development Plan, for location of development.</li><li>• 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.</li></ul> 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).

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17/PH/122 **Wokingham Land Supply statement**  
Members noted an addendum to the March 2017 Housing Land Supply Statement, which reported a housing supply for 2017-2022 to 5.11 years.

### 17/PH/123 **Planning Committee**

123.1 Cllr P Hughes reported on proposals to review the council's committees and make the decision making process more streamlined.

123.2 He reported on a proposal from the new civic year to reduce the number of members on the committee to 6, to continue to allocate plans to members, but to give those members greater responsibility for following planning applications through to decision, and for members to be more actively involved in attending WBC executive meetings and planning committee meetings, and, where necessary, submitting questions.

### 17/PH/124 **Correspondence**

The following correspondence items were noted:

1. Prior approval submission for the conversion of existing offices (use class B1(a)) to 3no 1 bed flats – ref 180726. Windward House, Hollow Lane, Shinfield, RG2 9DX
2. TPO 1604-2017 for land north of Church Lane, Shinfield.
3. TPO 1605/2017 for land north of Croft Road

4. Designation of a new Neighbourhood Plan Area for Cold Ash Parish
5. Prior notification for the erection of a single storey rear extension. Ref 180838. 7 Century Drive, Spencers Wood, RG7 1PE.
6. Street naming confirmation for Allendene, Basingstoke Road, Three Mile Cross.
7. 180745 – notification of works to TPO trees/Trees in a conservation area. Culverwood House, Shinfield Road, Shinfield, RG2 9BE
8. 180387 – notification of works to TPO trees/trees in a conservation area. South Lodge, Stanbury Park, Wellington Court, Spencers Wood, RG7 1BN
9. 161915 – Notice of public inquiry for application 161915 – The Paddocks, Kybes Lane, Grazeley
10. Reading Borough Local Plan and Proposals Map – Notification of Submission on 29 March 2018. ([www.reading.gov.uk/localplanexamination](http://www.reading.gov.uk/localplanexamination))
11. Designation of a new Neighbourhood Plan area – Hungerford Parish
12. List of Wokingham Borough Brownfield Sites
13. CPRE free planning training – Wednesday 18 April in Twyford.
14. Street naming for land rear of 236-238 Hyde End Road, Spencers Wood.

**17/PH/125 Date of next meeting**

The date of the next meeting was confirmed as confirmed as Thursday 3 May 2018, commencing at 19:30 hrs.

The date of the late May meeting was agreed as Tuesday 29 May 2018, to allow for a meeting with the Development Consortium on 24 May 2018.

*The meeting ended at 22.00 hrs.*

**Action points:**

Ref:	Action:	By whom:
118.2.1	Summarise Croft Road planning issue and forward to borough members	Deputy Clerk
118.2.2	Check with borough members regarding CPE for areas of grasscrete along Basingstoke Road	Deputy Clerk
118.2.3	Move list of outstanding items raised to borough members into Excel	Deputy Clerk
118.2.4	Note outstanding action item for village centre (110.2.7)	Deputy Clerk
120.3	Discuss Langley Mead flooding with the UoR estates management team	Clerk / Deputy Clerk
120.6	Draft a proposal for a development corporation	CLr Grimes
120.7	Report pavement parking for Marlborough House conversion to the WBC Monitoring Officer	Deputy Clerk
121.1	Request a deferral for application 180758	Deputy Clerk
121.2	Follow up with the Planning Officer regarding 180431	Deputy Clerk

**Planning stats:**

Number of plans reviewed (Civic year to date)	122
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