

Minutes of a meeting of
Planning & Highways Committee
Held on Thursday 1st December 2022
At School Green Centre commencing at 19.30

Present: Cllrs N Boyer, P Emmet, A Grimes, P Jahromi, L James, D Lias (Vice-Chair),
N Masseron, D Peer (Chair), R Tatla

Attending: Bruce Winton (Clerk), Sally Herring (Deputy Clerk) and one member of the public

22/PC/114 Public Questions

114.1 No public questions had been received

22/PC/115 Apologies and declarations of Members' Interest

115.1 There were no apologies for this meeting.

115.2 There were no declarations of members' interests.

22/PC/116 Minutes of the Previous Meeting

116.1 The minutes of the committee meeting of 3rd November 2022 were
approved as a correct record and signed as such by Cllr Peer.

Cllr Peer thanked Cllr Lias for deputising during her absence.

Proposed: Cllr R Tatla
Seconded: Cllr P Emmet
Approved: Unanimously

116.2 **Actions and Matters Arising**

106.5 Clerk to chase the University of Reading regarding the condition of
Footpath 17 in relation to the narrowing of the entrance at the
bottom part of the field and the barbwire fences on either side

The Clerk had written to Nigel Frankland at University of Reading on
19th November and NF had indicated he would look to have scalplings
laid as an interim measure.

ACTION – Clerk to add to the next agenda

- 75.3 Clerk to send letter as discussed at previous meeting regarding availability of land for potential retail development

The Clerk had written to the resident on 7th November. No response had been received.

- 101.5 Clerk to write to the resident in Hayes Drive

The Clerk had written to the resident in Hayes Drive explaining the latest position including that Taylor Wimpey were close to handing over the development to Wokingham Borough Council (WBC) which would then allow them to install double yellow lines. The resident was still dissatisfied that immediate action could not be taken. It was NOTED that there was nothing further Shinfield Parish Council (SPC) could do at this time.

- 102.1 Clerk to contact John Russell regarding the travel plan for Crosfields School

The Clerk had been informed by John Russell at Motion that WBC had discharged the travel condition on Crosfields School. The detailed explanation was not available online via the planning portal and John Russell had asked WBC to provide him with a copy.

ACTION – Clerk to follow up with John Russell

- 108.2 Clerk to apply for rights of representation in respect of Planning Application 201022 – Proposal of 49 dwellings on land west of Kingsfisher Drive

This was an item on the agenda

- 110.1 Clerk to write to the developers (Taylor Wimpey) to raise a Health and Safety issue in respect of Footpath 20

This was an item on the agenda

- 110.2 Clerk to investigate potential savings, for reducing the number of hours the street lights were switched on, to ascertain if this was a financially viable option

This was an item on the agenda

- 11.2 Clerk to check what would be required to make changes to the timing of the street lights

This was an item on the agenda

- 111.1 Clerk to establish if there was any opportunity to co-ordinate with Swallowfield Parish Council in relation to controlling the traffic from Riseley to Spencers Wood

This was an item on the agenda

- 112.1 Clerk to write to Clarke Telecom (CT) proposing the relocation of the mast at the MereOak Park and Ride site

This was an item on the agenda

- 112.1 Clerk to find out if CT had any statutory rights

This was an item on the agenda

22/PC/117

Schedule of Deposited Plans

- 117.1 Planning Application 223287

The Clerk reported that the application from the University of Reading (UoR), for five sports pitches in addition to those already planned at High Copse had resulted in 90 negative objections. In summary, the objections were focused on traffic, access and parking issues

Summary of objections

Car Parking	40	Unsuitable	8
Traffic	55	Village	5
Wildlife	56	Bus Lane	3
Green Space	43	Promise not to	3
Not needed	35	build on site	
Pollution	25	Other	6

Members noted that the application was for four junior pitches and one full size rugby pitch in addition to the main application for a pavilion, a cricket pitch and two full sized pitches.

Residents were concerned about the traffic to the proposed pavilion through residential areas (and including coaches). They were also concerned that the distance between the pavilion and the furthest of the additional pitches might lead to ad-hoc parking near to where a match was to take place rather than in the dedicated car park.

Cllr Lias brought to the attention of the Committee the potential relocation of the new primary school to reposition it outside the area of the DPEZ. This would conflict with the building of the sports pitches at High Copse.

It was NOTED that Members were unanimously in agreement to support the local residents' objections, although it was recognised that SPC had very little control.

ACTION

- a) Clerk to respond to the application in support of the residents' concerns
- b) Clerk to arrange a meeting with Nigel Franklin, UoR and Cllrs Clarke & Peer to discuss the proposal from AWE regarding the relocation of the primary school

22/PC/118

Appeals

118.1 Planning Inspectorate Appeals

It was NOTED that there were 8 planning inspectorate appeals currently in progress in the parish.

118.2 Attendance at Planning Inquiry in respect of Planning Application 201002 – Proposed 49 dwellings on land west of Kingfisher Drive

Rights of representation had been applied for and Cllr Lias was able to attend as a representative of Shinfield Parish Council (SPC). Cllr Peer thanked Cllr Lias for attending on behalf of SPC.

Cllr Lias reported on the following, from his attendance at the Planning Inquiry:-

- Only one planning officer was present from WBC
- The appellant presented a strong case in favour of the application with supporting information
- Although the dwellings would be located within the DEPZ the appellant argued that there would be minimal risk to future

residents and any risk would be dependent on the direction of wind flow

- WBC had a protocol to react within 20 minutes of an incident: residents are instructed to stay indoors and shut all windows and doors for 48 hours after which full evacuation to either the leisure centre in Lower Earley or South Reading where decontamination procedures would be carried out

Councillors felt that any risk, regardless of whether or not it was minimal, was still of concern. It was reiterated that SPC already had a high percentage of low cost housing and believed the case was being used to test the constraints of the DEPZ. It was recognised that ultimately it was the decision of the MOD and AWE and that SPC should ask for clarification.

ACTION – Clerk to write to the MOD and AWE expressing members concerns and asking for clarification of the risks

22/PC/119

Enforcement Update

119.1 Closed Enforcement Notices

The Clerk reported that these had not been received and he would forward them to the Members for comment once he had them

ACTION – Clerk to circulate Closed Enforcement Notices to the Committee Members once received

119.2 Live Enforcement Notices

The Clerk reported that these had not been received and he would forward them to the Members for comment once he had them

ACTION – Clerk to circulate Live Enforcement Notices to the Committee Members once received

119.3 Carney's Yard, Church Lane, Three Mile Cross

The Clerk had circulated a response from Helen Maynard, Principal Planner at WBC. WBC had visited the site where the tenant had stated that work was being carried out as “national security works”. The tenant had been asked to apply for temporary planning permission on this basis.

Members expressed concern that the site was not being used for the original purpose.

ACTION – Clerk to keep the application under review

22/PC/120

Highways, Street Lighting and Footpath Matters

120.1 Footpath 20

The Clerk had not yet written to the developers.

ACTION – Clerk to write to the developers (Taylor Wimpey) to raise a Health and Safety issue in respect of Footpath 20

120.2 Street Lighting

The Clerk presented a verbal report on previous years expenditure on street lighting, and the current and projected expenditure, to demonstrate the increase in costs due to the rise in electricity costs. The increased costs had resulted in the expenditure far exceeding the budget. A list of street lights that SPC were responsible for had been obtained. All these streetlights had LED bulbs, were remotely connected, and could easily be reprogrammed to switch off at set hours with no additional costs to SPC. There were no statutory requirements to have street lights.

Members suggested that each light be evaluated individually to ascertain whether there would be any potential risk in switching off the lights between 00:00 and 05:00. For example, it was not felt appropriate to turn off lights where roads regularly flood and at busy road junctions. It was noted that traffic was minimal during these hours and statistically vehicle crime reduced when they were in an unlit area.

The Clerk was asked to prepare a report on a light by light basis for the next meeting and to advise on how best to consult with residents who may be affected by any changes

ACTION – Clerk to:-

- prepare an evaluation of risks, per street light, that were the responsibility of SPC
- advise on how best to consult with residents who may be affected by any changes adopted by the committee

22/PC/121**Road Traffic****121.1 Traffic Working Party**

The Traffic Working Party has been meeting every two weeks. Cllr James provided a summary of the work carried out by the Working Party to date.

The proposals were aimed at reducing the amount of through traffic in the parish, reducing speed levels and deterring the use of specific roads as cut-throughs. The proposals included

- reducing the speed limits to 30mph across the Parish with 20mph speed limits outside school areas
- installing traffic calming measures to encourage the use of the Eastern Relief Road (ERR) and the A33
- extending the bus lane on Hollow Lane to reduce the general traffic to single lane usage (again encouraging use of the ERR)
- Making Church Lane between St Mary's Church and the junction opposite the Six Bells one-way (actual direction to be in consultation with residents)

As some of the proposals would involve Riseley, the Clerk reported that Swallowfield Parish Council and the BCllr for Swallowfield had been invited to join the next meeting of the Traffic Working Party.

The Clerk reported that a public consultation would take place at the School Green Centre on 28th January 2023 at the same time as the sports consultation. Motion could be invited to assist with the public meeting. Depending on the results of the consultation SPC may request Motion to assist with the planning. There would then be a detailed discussion with WBC Highways about how these proposals could be achieved.

ACTION – Clerk to report back to the next meeting of the Planning and Highways Committee

22/PC/122**Correspondence****112.1 Clarke Telecom (CT) - Regarding proposed mast for Three Mile Cross**

The Clerk had written to CT regarding the proposed mast for Three Mile Cross and submitted the response for further discussion.

Members NOTED the response from CT but requested that the Clerk write to them again including a map to indicate the desired positioning of the mast. Concerned was again expressed regarding the current

proposed location as it was deemed to be too close to residential property

ACTION – Clerk to write to CT, including a map of a suggested position for the mast, and to request they reconsider their proposal

22/PC/123

Project Schedule

113.1 There was nothing further to report

The meeting ended at 20:55

The next meeting is Thursday 5th January 2023

List of Actions

22/PC/116.2	106.5 - Clerk to chase the UoR regarding the condition of Footpath 17 and add to the next agenda	Clerk
	102.1 - Clerk to follow up with John Russell regarding the travel plan for Crosfields School	Clerk
	110.1 – Clerk to write to the developers (Taylor Wimpey) to raise a Health and Safety issue in respect of Footpath 20	Clerk
22/PC/117	Planning Application 223287	
	a) Clerk to respond to the application in support of the residents' concerns	Clerk
	b) Clerk to arrange a meeting with Nigel Franklin, UoR and Cllr Clarke to discuss the proposal from AWE regarding the relocation of the primary school	Clerk
22/PC/118	Clerk to write to the MOD and AWE, in relation to Planning application 201002, expressing members concerns and asking for clarification of the risks	Clerk
22/PC/119.1	Clerk to circulate the Closed Enforcements Notices to the Committee Members once received	Clerk
22/PC/119.2	Clerk to circulate the Closed Enforcements Notices to the Committee Members once received	Clerk
22/PC/119.3	Clerk to keep the application for Carney's Yard, Church Lane, Three Mile Cross, under review	Clerk
22/PC/120.1	Clerk to write to the developers (Taylor Wimpey) to raise a Health and Safety issue in respect of Footpath 20	Clerk
22/PC/120.2	Streeting lighting	
	- Clerk to prepare an evaluation of risks, per street light, that were the responsibility of SPC	Clerk
	- Clerk to advise on how best to consult with residents who may be affected by any changes adopted by the committee	Clerk

22/PC/121.2	Clerk to report back to the next meeting of the Planning and Highways Committee on the Traffic Working Party	Clerk Clerk
22/PC/122	Clerk to write to CT, including a map of a suggested position for the mast, and to request they reconsider their proposal	Clerk