

Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 14th February 2024
At School Green Centre commencing at 19.30

Present: Cllrs Boyer, Grimes, Hoyle, Jahromi, Lias, Masseron & Peer (Chair)

Attending: B Winton (Clerk), S Herring (Deputy Clerk)
1 member of the public and BCllr Glover

24/PC/11 Public Questions

11.1 There were no public questions.

24/PC/12 Apologies and declarations of Members' Interest

12.1 Apologies for absence were received from Cllrs James, Johnson, Tatla

12.2 There were no declarations of members' interests.

24/PC/13 Minutes of the Previous Meeting

13.1 The minutes of the committee meeting of 10th January 2024 were approved and signed as such by Cllr Peer after an amendment was made to item 9.6 with the removal of the last paragraph.

Proposed: Cllr Grimes
Seconded: Cllr Boyer
Approved: Unanimously

13.2 Actions and Matters Arising

23/PC/121 Clerk to provide an update from BCllr Fishwick on the unfinished footpath on Hyde End Lane for the next meeting

BCllr Glover advised that this was progressing, and the work would be started as soon as a date had been set.

23/PC/122.2 Clerk to submit the formal response on PA232833 Natural History Museum to WBC

This had been done.



13/03/24

- 23/PC/122.2 Cllr Grimes to respond to Dr Gurr, Director of Natural History Museum and invite him to attend a Full Council Meeting

This had been done and the Natural History Museum had sent a delegation to attend Full Council on 24th January. Subsequently Chris Howard had forwarded their summary of biodiversity proposals.

ACTION – Clerk to circulate the NHM Biodiversity proposals to members

- 24/PC/4.2 Clerk to invite Chris Howard to a future meeting

Cllrs Grimes and Peer had spoken to Chris Howard while attending a presentation by the Natural History Museum at WBC offices on 29th January and Mr Howard had accepted an invitation to the Planning and Highways Committee meeting in April.

ACTION – Clerk to invite Chris Howard to the committee meeting on 17th April 2023. This meeting would start at 19:00.

- 24/PC/4.3 Clerk to contact ET Planning regarding potential future Issues

There was a meeting on Monday 12th February, and this is also covered in minute 24/PC/18.1.

- 24/PC/6.1 Clerk to write to BCllrs regarding the number of 'not expedient' enforcement notice decisions

The Clerk had written to the Borough Councillors and the concern had been forwarded on to Marcia Head, Head of Development Management at WBC. She had arranged for the Clerk to see the most recent batch of reports on items deemed to be 'not expedient'. In each of the 5 reports the current position was clearly set out including information about what was expected under the planning permission, what the current status was and most importantly why the decision to close it as 'not expedient' was made.

The Clerk would be able to request reports on any future cases if members wished to have more information on a specific issue.

- 24/PC/6.4 Clerk to include a summary of items where there was little or no response from WBC at Full Council at the earliest opportunity

As had been reported at Full Council the Clerk was finding that it was a time-consuming exercise to record the full details of every instance of lack of response from WBC.

- 24/PC/7.2 Clerk to continue to work on arranging for the streetlamps to be turned off between 00:30 and 05:00

This was on the agenda

24/PC/8.1 Clerk to circulate a 'brief' for a consultant for the review of Shinfield Parish Neighbourhood Plan (SPNP) to members of the committee for comment

This was on the agenda

24/PC/8.1 Clerk to appoint a consultant to carry out a review of the SPNP with a deadline of 31 March 2024

This was on the agenda

24/PC/8.2 Clerk to include Neighbourhood Park as a possible element for inclusion in the revised SPNP

This was on the agenda

24/PC/9.4 Clerk to contact Nigel Frankland, University of Reading (UoR) regarding options for increasing biodiversity within the parish

The Clerk had written to Nigel Frankland after the previous meeting but had not received any response as to how this could be achieved with the University. He will continue to follow up.

ACTION – Clerk to contact Nigel Frankland, University of Reading regarding options for increasing biodiversity within the parish

24/PC/9.7 Clerk to circulate the Local Transport Plan 4 to members and add to agenda for the next meeting

This had been done

24/PC/14

Schedule of Deposited Plans

14.1 Planning applications were circulated to members weekly and comments noted on the WBC planning portal.

14.2 Planning application 233038 – Land East of Hayes Drive North, Three Mile Cross for 148 dwellings

Cllr Boyer suggested that this application be referred to ET Planning for a formal response on behalf of SPC. This should include issues of flooding, traffic, pollution, wildlife and infrastructure, access to the new development and any impact on the nearby thatched cottage that was a listed building. It was important to request that all previous comments on the planning application should follow through to the next consultation. SPC would also resubmit their previous comments.

ACTION – Clerk to ask ET Planning to respond to PA 233038

24/PC/15

Appeals

- 15.1 The Clerk advised that the papers for the meeting had indicated no changes to the active Planning Inspectorate appeals. However, since issue the decision on Belamie Gables had been received. This had been circulated with the Planning Applications on 9th February.

The appeal had been dismissed on the grounds of concerns over adequate parking and access for emergency vehicles. When WBC had rejected the application, they had cited concerns over the emergency off-site plan for AWE Burghfield. However the Planning Inspector had considered that the business continuity emergency plan subsequently submitted by the applicant had addressed this concern and the Office of Nuclear Regulation would also no longer object subject to the imposition of suitably worded conditions.

24/PC/16

Enforcement Notices

- 16.1 Closed Enforcement Notices

Of the Closed Enforcement Notices this month one application had been submitted and four were deemed to have no breach.

WBC had provided an update on Carneys Yard to advise that

“Clearance works are continuing, and the landowner has fully cleared the site and removed the unauthorised hard standing. They are starting to lay the topsoil ready for seeding, however the wet weather is slowing progress on completing this.”

- 16.2 Live Enforcement Notices

Of the Live Enforcement Notices this month there was one new case of unauthorised works to a listed building in Three Mile Cross, six with ongoing investigation, five awaiting compliance, one awaiting information, two awaiting information and one with no status listed.

Members requested more information regarding 34 Leyland Gardens RFS/2023/088953.

Cllr Lias agreed to find out further information in relation to the listed building that the render had been removed from.

ACTION –

- Clerk to request further information from WBC regarding RFS/2023/088953
- Cllr Lias to find out further information relating to the listed building that the render had been removed from

Highways, Street Lighting and Footpath Matters

17.1

Footpath matters

- As previously reported, the footpath on Hyde End Lane was awaiting a start date.
- Footpath 20 – Clares Green Road to Brambles was due to be completed.
- Andrew Glencross, WBC had asked permission to carry out work to improve the path to the north of Ryeish Green Pavilion. The Clerk had confirmed with the Chairs of Facilities and Planning & Highways that they had no objections and had advised Mr. Glencross accordingly.

17.2

Update on Streetlamps

The Clerk advised that he has not been able to spend any time on this matter since the last meeting due to other priorities.

ACTION – Clerk to continue to work on arranging for the streetlamps to be turned off between 00:30 and 05:00

17.3

Renaming of the 'Service Road' on Basingstoke Road

The Clerk had not received any further update on this item. It was understood that the road would be renamed with the house numbers and the sign for the 'service road' would be replaced.

17.4

Traffic Working Party

The Clerk reported that the Traffic Working Party wished to take WBC to task on the lack of progress for requests to traffic improvements in the Parish. They wanted to give a clear message and felt that an area to focus on could be from the Black Boy Roundabout to Beke Avenue where there were a number of issues including the introduction of a yellow box junction, speed limit reduction to 30mph and pedestrian crossing. The working party would look at this at their meeting on Tuesday, 20th February.

Cllr Lias expressed concerns over the work due to commence on the Basingstoke Road in January that had now been delayed until Easter due to Gigaclear works.

Cllr Lias gave an update on the proposed traffic lights at Church Lane/Basingstoke Road junction. He had been informed that there was no problem with the funding and Taylor Wimpey and the UoR were waiting for the work to commence.

ACTION – Traffic working party to put together a letter that sets out the frustrations of SPC at the lack of communication and action from WBC on improvements to traffic issues in Shinfield Parish.

24/PC/18**Renewal of Neighbourhood Plan**

18.1

Shinfield Parish Neighbourhood Plan (SPNP)

Cllr Peer, the Clerk and Deputy Clerk had met online with David Weatherill from ET planning to discuss DEPZ (see next item on the agenda) and also the neighbourhood Plan.

Mr Weatherill advised having an internal discussion about what this committee wished to see updated or added in to the existing plan. This may for example include the nominating of land for development, the inclusion of a design code and, as previously discussed, including a Neighbourhood Park within the plan.

This would then be used to allow ET planning (and others) to provide an estimate of costs.

Locality do provide a grant of up to £10k for a neighbourhood plan and a further £8k for work that includes, for example, a design code or allocating sites for housing. This is however reduced by any grant support received since 2015 and SPC had received approximately £25k for the production of the original plan.

He then recommended that there was no further action until such time as WBC had issued their latest Local Plan update (most likely this would not happen until after the borough elections in May). This would then ensure that any work done on the SPNP would be consistent with WBC's Local Plan update. This would be a change to the previous intention of completing the review in early part of 2024.

ET planning could undertake this work and were already conducting formal reviews of existing parish council neighbourhood plans.

Members were in agreement with this course of action and suggested that a project group be set up to examine the scope of the SPNP to ascertain if there needed to be revised or added content.

ACTION – Clerk to arrange a meeting of a project group to look at the scope of the SPNP

24/PC/19**Developments within the DEPZ**

19.1

Questions would be addressed to Chris Howard, WBC at the meeting on 17th April 2024.

24/PC/20**Correspondence**

20.1

The Clerk had received a message from the owners of the land adjacent to Dobbies Garden Centre on Hyde End Road as they wished to clarify the situation regarding the work they were carrying out on

their land. They explained that they had removed the sucker growth from around the Lime trees with the permission of WBC. They recognised that it does look bare due to the large amount of sucker growth removed and that there are currently no leaves on the trees.

They have requested that if anyone has any issues with what they are doing they should contact them to discuss this further or look on the WBC website where the full details of what had been approved is recorded. The works on the lime trees was covered by PA232556 and further works by PA240122. They would like to reiterate that they would not do anything without permission.

It was noted that the land was in 'countryside' and there was a TPO on the trees.

20.2 Members **NOTED** the Ruscombe Neighbourhood Plan

20.3 All members and the Clerk had received a request from Save our Loddon Valley Environment (SOLVE) regarding their concerns on the proposed development at Hall Farm, Arborfield. This had been discussed at Full Council on 24th January and the Clerk had been asked to invite SOLVE to a private meeting to consider the issues around Hall Farm. SOLVE had accepted an invite and were considering potential dates for this meeting which would most likely be on a Monday or Tuesday evening to avoid any clashes with council business.

Cllr Grimes had attended A SOLVE presentation in Arborfield and reported that it had not been well attended. A similar presentation was planned by SOLVE for Saturday, 17th February in Spencers Wood between 14:00 and 17:00.

ACTION – Clerk to arrange a meeting with SOLVE

20.4 WBC Local Transport Plan 4

The Traffic Working Party would draft a response to WBC. This should include capacity modelling for J11 and the Blackboy roundabout.

ACTION – Traffic Working Party to draft a response to the WBC Local Transport Plan 4

20.5 Land off the Basingstoke Road

Richborough had asked for a private meeting to discuss their proposals for development of the land off the Basingstoke Road.

ACTION – Clerk to arrange a meeting with Richborough for Monday, 26th February

20.6 Sale of Land at Hill View

This had been administered by Auction House South Yorkshire.
7 small strips of land were sold as one lot for £50. However, it was noted that there was a "non-refundable administration charge of £1,200 VAT INC".

20.7 WBC update on California Crossing

Cllr Lias had concerns about the amount of information being provided for the work at California Crossroads compared to the lack of information regarding the work on Basingstoke Road.

24/PC/21

Date of the next meeting

21.1 The date of the next meeting will be Wednesday, 13th March 2024

The meeting ended at 21:00

John D. Lias
13/03/24

List of Actions

24/PC/13.2 23/PC/122.2	Clerk to circulate the NHM Biodiversity proposals to members	Clerk
24/PC/13.2 24/PC/4.2	Clerk to invite Chris Howard to the committee meeting on 17 th April 2024	Clerk
24/PC/13.2 24/PC/9.4	Clerk to follow up with Nigel Frankland (UoR) regarding options for increasing biodiversity within the parish	Clerk
24/PC/14.2	Clerk to ask ET Planning to respond to PA233038	Clerk
24/PC/16.2	Clerk to request further information from WBC regarding RFS.2023/088953	Clerk
24/PC/16.2	Cllr Lias to find out further information relating to the cottage in Spencers Wood where the render had been stripped off	Cllr Lias
24/PC/17.2	Clerk to continue to work on arranging for the streetlamps to be turned off between 00:30 and 05:00	Clerk
24/PC/17.4	Traffic working party to put together an article that sets out the frustrations of SPC at the lack of communication and action from WBC on improvements to traffic issues in Shinfield Parish	Traffic working party
24/PC/18.1	Clerk to arrange a meeting of a project group to look at the scope of the SPCP	Clerk
24/PC/20.3	Clerk to arrange a meeting with SOLVE	Clerk
24/PC/20.4	Traffic working party to draft a response to the WBC Local Transport Plan 4	Traffic working party
24/PC/20.5	Clerk to arrange a meeting with Richborough for Monday, 26 th February	Clerk