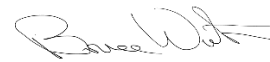


To all members of Planning & Highways Committee

Notice is hereby given and you are summoned to attend a meeting of the Planning and Highways Committee on Thursday 1st December 2022, at the School Green Centre, RG2 9EH, commencing 19.30



Bruce Winton
25th November 2022

Members: Cllrs. N. Boyer, P. Emmet, A. Grimes, P. Jahromi, L. James, M Jones, D. Lias,
D. Peer (Chair), R Tatla

Agenda

1. Public Questions

- 1.1 To **RECEIVE** and **CONSIDER** public questions

2. Apologies and declaration of members' interests

- 2.1 To **RECEIVE** and **CONSIDER** approval of apologies for absence
- 2.2 To **RECEIVE** members' declarations of interest

3. Minutes of the previous meeting

- 3.1 To **RECEIVE** and **APPROVE** the minutes of 3th November 2022 as a correct record of the meeting and to authorize the Chairman to sign the same *
- 3.2 To **CONSIDER** matters arising from the minutes

4. Schedule of Deposited Plans

- 4.1 Planning applications are being reviewed weekly. Plans deposited following the most recent Thursday planning email which require urgent attention will be forwarded as received

5. Appeals

- 5.1 To **RECEIVE** and **CONSIDER** planning inspectorate appeals relating to Shinfield Parish (<https://acp.planninginspectorate.gov.uk/CaseSearch.aspx>)
- 5.2 To **RECEIVE** and **NOTE** a verbal report from Cllr Dias regarding the Public Inquiry in respect of Planning Application 201002 – Proposed 49 dwellings on land west of Kingfisher Grove, Three Mile Cross

6. Enforcement Notices

- 6.1 To **RECEIVE** and **NOTE** the Closed Enforcements table** (for information only)
- 6.2 To **RECEIVE** and **NOTE** the Outstanding Enforcements table** (for information only)
These tables are due to be provided by WBC on 1st December and will be provided at the meeting if available
- 6.3 To **RECEIVE** and **CONSIDER** an email from Helen Maynard MRTPI, Principal Planner - Development Management & Compliance (Specialist) at Wokingham Borough Council relating to Carney's Yard, Church Lane, Three Mile Cross*

7. Highways, Street Lighting and Footpath Matters

- 7.1 To **RECEIVE** and **CONSIDER** a verbal update on Highways, Street Lighting and Footpath Matter
- 7.2 To **RECEIVE** and **CONSIDER** a report on reducing the hours of operation of the street lighting **

8. Road Traffic

- 8.1 To **RECEIVE** and **CONSIDER** a verbal update regarding the Traffic Working Party

9. Correspondence

- 9.1 To **RECEIVE** and **CONSIDER** an email from Clarke Telecom regarding proposed mast for Three Mile Cross*

10. Project Schedule

- 10.1 To **RECEIVE** and **CONSIDER** the Project Schedule*

11. Future Meetings

- 11.1 The next Planning & Highways Committee meeting will be
Thursday 5th January 2023

* indicates papers attached

** indicates papers to follow

(Vice-Chair

Minutes of a meeting of
Planning & Highways Committee
Held on Thursday 3rd November 2022
At School Green Centre commencing at 19.30

Present: Cllrs P Emmet, A Grimes, L James, D Lias (Vice-Chair), R Tatla

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

22/PC/103 Public Questions

103.1 No public questions had been received

22/PC/104 Apologies and declarations of Members' Interest

104.1 Apologies had been received from Cllrs Boyer, Jahromi and Peer.

104.2 There were no declarations of members' interests.

22/PC/105 Minutes of the Previous Meeting

105.1 The minutes of the committee meeting of 6th October 2022 were approved as a correct record and signed as such by Cllr Lias.

Proposed: Cllr Emmet
Seconded: Cllr Grimes
Approved: Unanimously

22/PC/106 Actions and Matters Arising

106.5 Clerk to continue to monitor the position regarding Footpath 17 with the University of Reading. The Clerk was meeting Nigel Franklin next week to discuss a number of operational items and would include this item.

Members expressed concern about the narrowing of the entrance at the bottom part of the field and Church Lane that was now becoming wet and boggy and there was fear that someone may slip and be

injured. Additionally the path was enclosed by barbwire fences on either side that could cause safety issues if someone slipped.

ACTION – Clerk to chase the University of Reading regarding the condition of Footpath 17

22/PC/75.3 Clerk to advise when Loddon Valley Ramblers have installed the Kissing Gates of FP23. The Clerk confirmed that both gates had been installed and the Ramblers had publicly thanked the Parish Council for their financial support.

22/PC/75.3 Clerk to contact landowner regarding availability of land for potential retail development. The Clerk had drafted a letter and once reviewed by Cllr Grimes it would be sent to the landowner.

ACTION – Clerk to send letter as discussed at previous meeting

22/PC/96.1 Cllr Lias to attend the opening of the Planning Inquiry relating to PA 201002 (land west of Kingfisher Grove, Three Mile Cross) and report back. The opening of the public inquiry was scheduled for 15th November. This was also on the Agenda as Item 5.2. No application had been made for rights of representation – see Item 22/PC/108.2.

22/PC/99.1 Clerk to confirm the date of the first Traffic Working party meeting. This has been done and the meeting took place on 18th October. This item was on the agenda at Item 8.1

22/PC/99.2 Clerk to circulate the updated version of the terms of reference for the Traffic Working Party. This had been done.

22/PC/100.1 Shinfield Centre Food Store Planning Application (222656). Clerk to circulate draft comments to members of the committee and then post comments on planning portal. This had been done.

22/PC/101.3 Clerk to add the response of Borough Councillors regarding Houses of Multiple Occupation the agenda. Item on the agenda. Item 22/PC/112.

22/PC/101.4 Pre-consultation for proposed radio base station on Basingstoke Road, Three Mile Cross. The Clerk had responded to Clarke Telecom. The matter was also on the agenda.

- 22/PC/101.5 Cllr Lias to write to the resident in Hayes Drive regarding double yellow lines.

Cllr Lias provided a brief update of the current position and it was agreed that the Clerk would write to the resident.

ACTION – Clerk to write to the resident in Hayes Drive

- 22/PC/102.1 Clerk to contact John Russell regarding the travel plan for Crosfields School. The Clerk has asked for an update and will chase further with John Russell who will be attending the next Traffic Working Party meeting.

ACTION – Clerk to contact John Russell regarding the travel plan for Crosfields School

22/PC/107

Schedule of Deposited Plans

- 107.1 Planning Application 222627 – Change of use from residential dwelling to childrens' care home

Members discussed the application due to different responses received by the Clerk. It was agreed that the parish council would not make a formal response to the application.

- 107.2 Planning Application 223257 – Playground Deer Leap Park

Following objections to a 6ft hedge being planted to separate the park into two separate areas, one for 5-11 year olds and one for 11-15 year olds, a revised plan to separate the areas with a path flanked with posts had been proposed. Contractors were due to start 2-3 weeks before Christmas with completion due at the end of January.

It was NOTED that Shinfield Parish Council supported this application.

- 107.3 Croft Drive Playground

It was reported that the playground was still awaiting RoSPA inspection. Members expressed concerned that a handrail needed installing on the steep slope. WBC is responsible for inspecting the area.

22/PC/108

Appeals

108.1 Planning Inspectorate Appeals

It was NOTED that there were 6 planning inspectorate appeals in progress in the parish.

108.2 Attendance at Planning Inquiry in respect of Planning Application 2001002 – Proposed 49 dwellings on land west of Kingfisher Drive

A change to the original plan had been submitted, following an appeal, with a 100% affordable housing proposed. It was NOTED that the Parish Council already had a high percentage of low cost housing. It was felt that this case was been used to test the constraints of the DEPZ.

Cllr Lias was intending to attend the opening day but it was agreed that SPC should apply for Rights of Representation at this appeal.

ACTION – Clerk to apply for rights of representation

108.3 Email from Mark Croucher, Wokingham Borough Council regarding the above

The Clerk confirmed that no contact from the agent had been received.

22/PC/109

Enforcement Update

109.1 Closed Enforcement Notices

Members NOTED the closed enforcement notices for the month.

109.2 Live Enforcement Notices

Members NOTED the live enforcement notices for the month.

22/PC/110**Highways, Street Lighting and Footpath Matters****110.1 Footpath 20**

It was reported that this footpath backs onto parkland and concern was expressed that the road was the same level as the footpath. Cllr Emmet reported seeing visible tyre tracks on the footpath that were a potential health and safety issue.

ACTION – Clerk to write to the developers (Taylor Wimpey) to raise a Health and Safety concern

110.2 Street Lighting

It was proposed that the street lighting be turned off from 00:00 to 05:00 to reduce the electricity costs to the Parish Council as this item had far exceeded the planned budget. It was noted that there specific steps to be taken before any changes were made.

ACTION – Clerk to investigate potential savings to ascertain if this was a financially viable option

ACTION – Clerk to check what would be required to make these changes

22/PC/111**Road Traffic****111.1 Traffic Working Party**

It was reported that the second meeting had taken place with more meetings planned. Motion had been invited to the next meeting and it was intended that future meetings would extend invitations to the police and then Wokingham Borough Council. It was suggested that the meeting with the police could also include discussions on anti-social behaviour.

Engagement with the public was important and Motion could be asked to help with a public meeting and it was suggested that interaction was required with Swallowfield and Riseley, particularly in relation to controlling the traffic from Riseley to Spencers Wood.

It was NOTED that the working party were making good progress.

ACTION – Clerk to establish if there was any opportunity to co-ordinate with Swallowfield Parish Council

22/PC/112

Correspondence

112.1 Clarke Telecom Regarding proposed mast for Three Mile Cross

CT have made a prior approval submission for this (PA 223189). This is as per the initial consultation document and does not reflect our request to see this pole moved further west.

Members stated that it had previously been agreed that all new masts should be multiagency to reduce the number that would need to be erected in the future. It was suggested that the mast be sited at the MereOak Park and Ride site that was within the Borough boundary.

Members NOTED the response from Clarke Telecom.

ACTION – Clerk to write to Clarke Telecom proposing the relocation of the mast

ACTION – Clerk to find out if Clarke Telecom had any statutory rights

112.2 To consider if any further action is required regarding Houses of Multiple Occupation

The following information had been received from Cllr Rance:

- WBC does not have a planning policy relating to HMO's.
- Planning permission is not required to change a house to an HMO for up to 5 people.
- A licence IS required when an HMO is occupied by 5 or more persons.
- Apparently HMO's are increasingly popular.
- Residents do get unhappy about the presence of HMO's for various reasons. Often these premises are mismanaged.
- Smaller HMO's however should comply with national management regulations (and often do not)
- Larger HMO's 5 or more occupiers require a licence which imposes conditions on the landlord and should be inspected – often this becomes lax
- If residents believe an HMO is not licensed they should report to environmental.health@wokingham.gov.uk

It was NOTED that further action was required

22/PC/113

Project Schedule

- 113.1 Cllr Lias provided an update on various matters arising from the meeting he had recently held with Taylor Wimpey. This included :
- Deer Leap Park problems with drainage and sunken manholes. Tidying to be carried out by Southern Counties and Taylor Wimpey.
 - Footpath 20. Discussion was taking place between WBC and Taylor Wimpey regarding the proposal to continue this footpath up to the A33.
 - Coronation Garden at Three Mile Cross. The land had been churned up by Taylor Wimpey and needed to be returned to the original state. Cllr Lias reminded members that the garden had been created for the coronation of HM Queen Elizabeth II (including the provision of a bench). He suggested that consideration could be given to providing a second bench in the area to mark the coronation of HM King Charles III. To protect the area it could be surrounded by a fence with a gate.

The meeting ended at 21:00

The next meeting is Thursday 1st December 2022

List of Actions

22/PC/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	Clerk
22/PC/75.3	Clerk to send letter as discussed at previous meeting regarding availability of land for potential retail development	Clerk
22/PC/101.5	Clerk to write to the resident in Hayes Drive	Clerk
22/PC/102.1	Clerk to contact John Russell regarding the travel plan for Crosfields School	Clerk
22/PC/108.2	Clerk to apply for rights of representation in respect of Planning Application 2001022 – Proposal of 49 dwellings on land west of Kingsfisher Drive	Clerk
22/PC/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/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	Clerk
22/PC/11.2	Clerk to check what would be required to make changes to the timing of the street lights	Clerk
22/PC/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	Clerk
22/PC/112.1	Clerk to write to Clarke Telecom (CT) proposing the relocation of the mast at the MereOak Park and Ride site	Clerk
22/PC/112.1	Clerk to find out if CT had any statutory rights	Clerk

Carney' Yard, Church Lane, Three Mile Cross

Dear Bruce,

Thank you for your email.

As you have noted, this relates to a current enforcement investigation.

I visited the site last week with my Manger, Jason Varley and met with the current tenant and the Planning Agent. From our discussions on site, it appears that the works taking place at the site are national security works for AWE.

It is our intention to invite a temporary planning application (similar to the adjoining site) for the works, with restricted site area. Providing the Applicant can sufficiently justify that the works are for national security purposes for a maximum of 12 months Officers could support such and application.

I will let you know when I have written to the Agent and the approximate timescales for the submission of such an application. A submission is usually requested within 28 days of our correspondence.

If you have any questions on the above, please do not hesitate to contact me.

Kind Regards,

Helen

Helen Maynard MRTPI

Principal Planner - Development Management & Compliance (*Specialist*)

Place & Growth | Development Management and Regulatory Services | Wokingham Borough Council | Shute End | Wokingham
| Berkshire | RG40 1BN

☎ 07809311547 | ✉ helen.maynard@wokingham.gov.uk | 🌐 www.Wokingham.gov.uk

Please submit your application electronically via the Planning Portal website at: <https://www.planningportal.co.uk/>

In order to ensure that your application is validated quickly, please check the Council's Local Validation List and ensure all necessary plans, documentation and fee are submitted with your application. The Council has introduced a procedure whereby applications which are still missing plans, documentation or a fee after 28 days will be closed and where a fee has been paid it will be returned. This will not prevent you from resubmitting a fresh application at a later date..

Please note this email constitutes an Officer opinion only, it is given without prejudice and does not constitute any formal determination under the Town and Country Planning Act.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Clarke Telecom Pre-Consultation for Three Mile Cross

At the previous meeting members considered a pre-consultation proposal from Clarke Telecom regarding a telecoms mast in Three Mile Cross.

Members indicated they would like to enquire if this could be sited on the MereOak Park and Ride.

This is the response from Clarke Telecom

Dear Bruce,

The search area for the proposed site is small due to the operator's requirement to fill the hole in coverage to fix coverage and capacity issues currently being experienced by its users; the MereOak Park & Ride area is located outside this search area, and therefore it would not provide coverage to the target coverage area. 3G and 4G signals by their very nature (as they carry high data rates) do not penetrate over long distances, (5G even less so), just a few hundred metres, depending on the topography of the land, building clutter and vegetation including trees in the area which can reduce their effectiveness. Therefore 3G, 4G and 5G radio base stations need to be close to their customer demand. Therefore, a new site is required to provide new 5G service provision as well as enhance their 3G and 4G coverage to this cell area. This severely limits the options for siting a new installation in the area. An installation outside this search area, regardless of whether there are existing sites, would not allow the operator to provide their desired level of coverage and therefore would not adequately maintain and provide new coverage and capacity.

The Government's latest thinking continues to strongly support communications infrastructure. The NPPF remains very supportive of high quality communications. Indeed, a whole chapter is dedicated to high quality communications, emphasising the importance that the Government attaches to digital connectivity. Paragraph 114 states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. This wording echoes guidance set out in paragraph 42 of the 2012 version of NPPF. However, it also includes the importance of *reliable* communications infrastructure for both economic growth *and social well-being*.

The Government is already forward thinking the evolution of data networks and seeks planning decisions to take account of this. 5G technology provides increased speed of data and more capacity in the network, to ensure that handheld devices can continue to be used for the purposes in which they were purchased. This will bring even greater economic and social benefits to the area.

Kind regards,
Michal

Michal Laskowski | Graduate Town Planner
Clarke Telecom

T: +44 161 785 4500
E: Michal.Laskowski@clarke-telecom.com
www.clarke-telecom.com

Head Office: Clarke Telecom Ltd, Unit E, Madison Place, Northampton Road, Manchester, M40 5AG. Tel. +44 (0)161 785 4500.
Registered Office: 3175 Century Way, Thorpe Park, Leeds, LS15 8ZB. Registered in England No. 07524755.

Planning & Highways Committee Project Schedule After discussion at 3rd November 2022 Meeting

Item 10.1

Code	Ref No	Project	Cllr Assigned	Consultant Assigned	Fee Approved	Status	Next Key Date
4536	PS3	SIDs	N Boyer			Ongoing and possibly in need of upgrade or new batteries	
4536	PS4	30 mph speed limit	D Lias	Motion		Darrell composing evidence backed letter to WBC. Motion commissioned (06.01.2022) to compose a response re traffic speed and density through the parish The Clerk was asked to check that WBC had received the report (9/6/22)	
4536	PS5	Village Gates	D Lias	Motion		Darrell to send locations to Clerk to forward to WBC. Done Darrell had a meeting with A Glencross and M Heath on 21 July 2020 Andy G meeting of 21 September 2020 discussed Villages gates and 30mph Grazeley being used as test site regarding implementation of village gates to reduce speed limits - Meeting took place in Oct 2021 with representatives Motion commissioned to liaise with Askley Waite re Village Gates	
4536	PS6	Speedwatch	P Emmet			Ongoing - Is now recruiting members as of Nov 2021	
4535	PS9	Church Lane Basingstoke Rd junction	D Lias			Awaiting consultation notice from WBC. SPC note a new crossing has been installed south of the junction of the Basingstoke Road	
4536	PS15	Speeding in Grazeley	D Lias			Awaiting WBC's response on proposed speeding measures. Meetings have been held and discussions ongoing (Oct 2021)	
4535	PS16	Traffic Survey SW	D Lias	Motion		Ongoing - Motion have been requested to put together report	
	PS28	Green Park Station	A Grimes			Cllr Grimes had been advised that the station would not be opened, for safety reasons, until the flats being constructed in that area were materially complete	
	PS29	Crosfields School	D Lias	Motion		Congestion on Shinfield Road Motion sent objection to WBC Clerk asked to check current position with WBC planners (9/6/22)	

4535 - For professional planning advice

4536 - Speed reduction Initiative