

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 3rd November 2022, at the School Green Centre, RG2 9EH, commencing 19.30



Bruce Winton
28th October 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 6th October 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
- 4.2 To **RECEIVE** and **CONSIDER** planning application 222627 – Change of use from residential dwelling to childrens' care home

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 **CONSIDER** council attendance at the Public Inquiry in respect of Planning Application 201002 – Proposed 49 dwellings on land west of Kingfisher Grove, Three Mile Cross
- 5.3 To **RECEIVE** and **CONSIDER** an email* from Mark Croucher, Wokingham Borough Council regarding the above Planning Application

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 November and will be forwarded to members as soon as available

7. Highways, Street Lighting and Footpath Matters

- 7.1 To **RECEIVE** and **CONSIDER** a verbal update on Highways, Street Lighting and Footpath Matter

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 Clarke Telecom regarding proposed mast for Three Mile Cross*
- 9.2 To **CONSIDER** if any further action is required regarding Houses of Multiple Occupation in the parish

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 1st December 2022**

* indicates papers attached

** indicates papers to follow

Minutes of a meeting of
Planning & Highways Committee
Held on Thursday 6th October 2022
At School Green Centre commencing at 19.30

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

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

22/PC/91 Public Questions

91.1 No public questions have been received

22/PC/92 Apologies and declarations of Members' Interest

92.1 Apologies had been received from Cllrs Peer and Jahromi. Cllr Lias would chair the meeting as Vice-Chair of the committee.

92.2 There were no declarations of members' interests.

22/PC/93 Minutes of the Previous Meeting

93.1 The minutes of the committee meeting of 1st September 2022 were approved as a correct record and signed as such by Cllr Lias.

Proposed: Cllr Tatla
Seconded: Cllr Emmment
Approved: Unanimously

22/PC/94 Actions and Matters Arising

28.5 Make good Footpath 17.

There was no update on this matter.

ACTION – Clerk to continue monitor situation until issue resolved

22/PC/56.1 Taylor Wimpey Reinstatement of Footpath 13

Cllr Emmet confirmed that this work had been completed.

22/PC/75.3 Clerk to advise when Loddon Valley Ramblers have installed the Kissing Gates of FP23

The Ramblers have installed one of the gates and had provided a photo. The other gate was to be installed next week

ACTION – Clerk to advise when second gate installed

22/PC/75.3 Clerk to contact landowner regarding availability of land for potential retail development

The Clerk has not yet sent this letter

ACTION – Clerk to send letter as discussed at previous meeting

22/PC/84.1 Clerk to submit comments on PA 222304 via planning portal

The Clerk had restated the previous objections to this planning application. This was also on the agenda at 10.2

22/PC/85.1 Clerk to distribute live and closed enforcement reports for August
22/PC/85.2 when available from WBC

The Clerk had distributed these reports

22/PC/86.1 Clerk to obtain more details regarding the TRO proposed for outside the Post Office in Three Mile Cross

This would be covered at Item 7 on the agenda.

22/PC/87.1 Clerk to update the Terms of Reference for the Traffic Working Party to reflect discussion at 1st September Meeting

This item was on the agenda

- 22/PC/87.3 Clerk to discuss with Cllr Grimes on how to set SMART objectives for the Traffic Working Party

The Clerk and Cllr Grimes had discussed this point.

- 22/PC/87.4 Clerk to arrange the first meeting of the Traffic Working Party

This item was on the agenda.

- 22/PC/88.2 Clerk to respond to WBC regarding the positioning of the works compound for the construction of the village centre food store

This had been done.

- 22/PC/89.1a Cllr Lias to follow up Beke Avenue bus gate with WBC

Cllr Lias advised members of the contents of the letter he had sent Paul Fishwick at Wokingham Borough Council.

- 22/PC/89.1b Clerk to add discussion on Beke Avenue bus gate to agenda for October Meeting

This would be covered later in the meeting.

22/PC/95

Schedule of Deposited Plans

- 95.1 Planning Application 222416 – Provision of 4 Jet Wash bays at BP garage on Basingstoke Road, Three Mile Cross

Members discussed this application and had no objection provided the restrictions set out in the application e.g. hours of operation were fully complied with.

22/PC/96

Appeals

- 96.1 Planning Application 201002 – Land west of Kingfisher Grove, Three Mile Cross

Members discussed this appeal and in particular the encroachment into the DEPZ. Cllr Lias agreed to attend the opening of the public inquiry which was scheduled for 15th November 2022.

ACTION – Cllr Lias to attend and report back to committee

- 96.2 Members reviewed the other appeals within the parish that are notified on the Planning Inspectorate website

22/PC/97

Enforcement Update

- 97.1 Closed Enforcement Notices

Members NOTED the closed enforcement notices for the month.

- 97.2 Live Enforcement Notices

Members NOTED the live enforcement notices for the month. In particular they wished to keep an eye on any enforcement on HMOs.

- 97.3 Hannah Skeels regarding PA 221090

Members NOTED the response from Hannah Skeels at Wokingham Borough Council regarding the above application.

22/PC/98

Highways, Street Lighting and Footpath Matters

- 98.1 Wokingham Borough consultation on Traffic Regulation Order Amendment 5

Members discussed each of the three items within TRO Amendment 5 that related to Shinfield parish and NOTED the document.

22/PC/99

Road Traffic

99.1 Traffic Working Party

The Clerk had suggested dates for the first meeting to the 5 councillors nominated to sit on the working party and would confirm a date as soon as possible.

ACTION – Clerk to confirm the date of the first Traffic Working Party meeting

99.2 The Clerk had updated the terms of reference following the discussions at the previous Planning & Highways Committee.

ACTION – Clerk to circulate the updated version of the terms of reference to the committee

22/PC/100

Shinfield Centre Food Store Application

100.1 Planning Application 222656

The Clerk summarised the comments that had already been made regarding this application which were largely in favour but with specific concerns from some regarding parking, potential noise, lack of recycling provision and impact on the footpath.

Members considered the application carefully and arrived at the following position:

Shinfield Parish Council was supportive of the planning application provided the build proceeds in accordance with the details set out in the application and that the store operations do likewise. In particular the council would not want to see the site/store cause any nuisance to its neighbours through noise, litter, anti-social behaviour and similar.

The Council had the following specific comments:

1 - Footpath 11 should remain open at all times throughout the build period. Where necessary to divert the footpath during the build, any alternative route should remain as near to the original footpath as practicable. It was not felt necessary for the footpath to be closed or for any diversion to be outside the overall boundary of the site. The footpath is an important thoroughfare for local residents and is especially well used for those travelling to/from the schools.

2 - It was felt that recycling facilities (glass, paper, fabric etc.) should be provided for within the car park.

3 - All construction traffic should access the site from Hollow Lane onto Beke Avenue. At the same time Beke Avenue should be opened for buses.

4 - As stated above there is a considerable amount of pedestrian movement north-south that will need to cross Beke Avenue. Shinfield Parish Council strongly urged a reinstatement of the bus gate originally planned for Beke Avenue (as a planning condition for this application). This would ensure that most vehicle traffic is to the east of the car park entrance and allowing an uncontrolled crossing point for pedestrians to the west of the car park entrance. If the bus gate was not reinstated, then a full controlled crossing point would be required for the safety of pedestrians (and especially children) crossing at this point.

The Council had no specific comment to make on the number of parking spaces being proposed.

ACTION – Clerk to circulate a draft of these comments for review by members and then post the comments on the planning portal.

22/PC/101

Correspondence

101.1 Jonathan Simpson ref Church Lane/Basingstoke

Members NOTED the email from Jonathan Simpson updating the position on these works.

101.2 Planning Application 222304 - land adjacent to Land End House, Shinfield

This item had been called in by Borough Councillors and would be discussed on 12th October.

101.3 Response of Borough Councillors to HMO question

This will be discussed further at the next meeting.

ACTION – Clerk to add to agenda for next meeting

- 101.4 Pre-consultation for proposed radio base station on Basingstoke Road, Three Mile Cross

Members discussed this consultation document and felt there was a need to balance any potential health & safety concerns over such base stations with ensuring that residents can access the technologies they provide (e.g. 5G). It was felt that the specific location could be moved slightly further towards the A33 (and away from nearby houses) and should be multi-agency use to avoid the need for other similar stations in the same area.

ACTION – Clerk to respond to the pre-consultation accordingly.

- 101.5 Hayes Drive Double Yellow Lines

This road has yet to be handed over to Wokingham Borough Council so there was very little that Shinfield Parish Council could do to address the residents concerns over parking. When and if the road was adopted then WBC could provide additional double yellow lines but there was no clear idea of timescale for this to happen. Cllr Lias would write to the resident accordingly.

ACTION – Cllr Lias to write to the resident

- 101.6 SOLVE Petition

Members discussed and agreed that Shinfield Parish Council should not endorse or promote this petition.

22/PC/102

Project Schedule

- 102.1 The Clerk was asked to follow up with John Russell at Motion regarding the travel plan for Crosfields school. There were no other comments on the Project Schedule.

ACTION – Clerk to check with Motion

The meeting ended at 21.40

The next meeting is Thursday 3rd November 2022

List of Actions

28.5	Clerk to continue to monitor the position regarding Footpath 17 with University of Reading	Clerk
22/PC/75.3	Clerk to advise committee when Loddon Valley Ramblers have installed Kissing Gates	Clerk
22/PC/75.3	Clerk to contact landowner regarding availability of land for potential retail development	Clerk
22/PC/96.1	Cllr Lias to attend opening of Planning Inquiry relating to PA 201002 and report back to committee	Cllr Lias
22/PC/99.1	Clerk to confirm the date of the first meeting of the Traffic Working Party	Clerk
22/PC/99.2	Clerk to circulate the updated terms of reference for the Traffic Working Party	Clerk
22/PC/100.1	Clerk to submit comments on PA 222656 – Lidl's	Clerk
22/PC/101.3	Clerk to add consideration of Wokingham Borough Council's approach to Houses in Multiple Occupation to agenda for next meeting	Clerk
22/PC/101.4	Clerk to respond to the pre-consultation document for a proposed radio base station on Basingstoke Rad, Three Mile Cross	Clerk
22/PC/101.5	Cllr Lias to write to the resident in Hayes Drive regarding double yellow lines	Cllr Lias
22/PC/102.1	Clerk to follow up with John Russell at Motion regarding the travel plan for Crosfields School	Clerk

Kingfisher Grove – Public Inquiry

Dear Sirs,

I'm dealing with current appeal at Kingfisher Grove in Three Mile Cross.

The agent has changed the scheme so that it is now 100% affordable housing – they now consider the scheme to be a 'rural exception site'. The council has pushed back on that claim, and I believe they have done this try and make the proposal more palatable. The council are still strongly objecting.

Please can you advise whether the agent has contacted the parish council about conducting a housing needs survey or to select appropriate sites for a rural exception scheme?

Yours sincerely

Mark Croucher BA (Hons) MSc
Principal Planning Officer Team Manager - Development Management

Tel: 07919397028

Email: mark.croucher@wokingham.gov.uk

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 see the mast situated further west than initially proposed and ideally that it be multi-agency.

This is the response from Clarke Telecom

“Dear Bruce,

Thank you for your email.

I will consult our design and acquisition team if it would be possible to move the proposed mast further to the west.

In regard to the mast being multi-agency, Three requires new 5G to be installed into its network in this cell area. The new multi-technology antennas are bigger and heavier and require larger feeder cables which run up the centre of the column. Columns are not designed to be able to support both/ multiple operators (5G antennas) without being radically redesigned and replaced with a much bulkier and bigger structure. This would have to be in the form of a more traditional monopole with large bulky headframe or lattice tower. Examples of both are shown in figures 1 and 2 below.

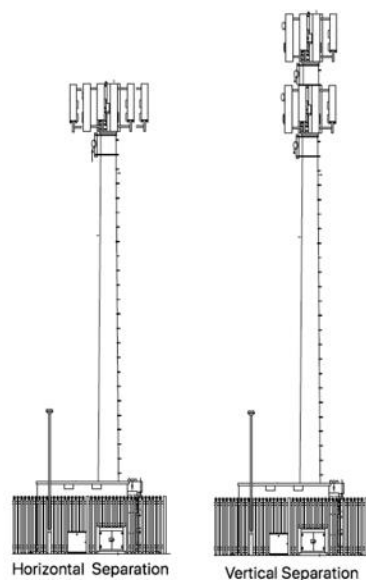


Figure 1 Example of a monopole design incorporating antenna separations between operators.



Figure 2 Example of a shared lattice tower next to the road.

This would have a much greater impact on the visual amenity of the streetscene.

Kind regards,

Michal

Michal Laskowski | [Graduate Town Planner](#)
Clarke Telecom”

Planning & Highways Committee Project Schedule After discussion at 6th October 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