

Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 6th November 2024
At School Green Centre commencing at 20.00

Present: Cllrs Boyer, Fernandes, Grimes, Hoyle, James, Jahromi, Lias, Masseron and Peer (Chair)

Attending: B Winton (Chief Executive and Clerk)
S Herring (Deputy Clerk)
1 member of the public

24/PC/104 Public Questions

104.1 There were no public questions.

24/PC/105 Apologies and declarations of Members' Interest

105.1 There were no apologies for absence.

105.2 There were no declarations of members' interests

24/PC/106 Minutes of the Previous Meeting

106.1 The minutes of the committee meeting of 9th October 2024 were approved and signed as such by Cllr Peer

Proposed: Cllr Boyer
Seconded: Cllr Grimes
Approved: Unanimously

106.2 Actions and Matters Arising from the meeting held on 9th October 2024

24/PC/94 Clerk to chase WBC for a response to the question "when did Woodcock
24/PC/85.2 Lane ceased being a bridle way and to request that motor vehicles are
restricted."

The Clerk had not been able to follow this up

ACTION – Clerk to chase WBC for a response to the question "when did Woodcock Lane ceased being a bridle way and to request that motor vehicles are restricted."



04/12/24
Peer

24/PC/90.1 Clerk to add the Shinfield Parish Neighbourhood Plan to the agenda of the next meeting

This was on the agenda see minute 24/PC/112.1

24/PC/91.6 Clerk to circulate the website address of Richborough to committee members

This had been done.

24/PC/99.1 Cllr Grimes to raise awareness of the issue with his contact at the consortium

Cllr Grimes would follow this up.

ACTION - Cllr Grimes to raise awareness of the issue with his contact at the consortium

24/PC/99.2 Clerk to make enquiries to AOC to ascertain if a plan had previously been drawn up

The Clerk reported that he had checked the files but had been unable to trace anything that related to a 'Spencers Wood Village Centre'.

24/PC/99.2 Clerk to add Traffic Working Party to the agenda for the next meeting

The Clerk had nothing further to report in relation to the 'Spencers Wood Village Centre'.

The Traffic Working Party was on the agenda, see minute 24/PC/110.2

24/PC/99.2 Cllrs Peer and Grimes to discuss at the next parish liaison group meeting

Cllr Peer had raised the 'Spencers Wood Village Centre' at the parish liaison group and there was nothing further to report.

24/PC/99.3 Clerk to write to WBC with details of the agreement made at the meeting, and ask WBC to confirm the action in relation to the path at the end of Lailey Path / Hyde End Road and the Shinfield Infant and Nursery School

This was on the agenda, see minute 24/PC/110.3

24/PC/99.3 Clerk to request that WBC install the barrier at the end of Lailey Path as soon as possible and not wait for the other issues to be resolved

The Clerk had made this request but it was likely that this would be dealt with as part of the larger project.



24/PC/100.1 Clerk to make enquiries to see if there was a resident with expertise in climate change impacts

This had been included in the Newsletter but there had been no approaches made to the council.

24/PC/100.1 Cllr Grimes to write up an objection for approval at Full Council regarding WBC's LPU

This had been done.

24/PC/100.1 Clerk to add to the agenda of Full Council SPC's objections to the WBC LPU for approval

This had been done.

24/PC/100.1 Clerk to add to the agenda of Full Council a proposal to assist Arborfield and Newland Parish Council with the funding of a planning consultant

This had been done.

24/PC/101.1 Clerk to add the proposed 'Spencers Wood Centre' into the Shinfield Parish Neighbourhood Plan (SPNP)

This will be done when available. The SPNP was on the agenda, see minute 24/PC/112.1

24/PC/101.2 Clerk to add the Local Active Travel Plan (LATP) into the SPNP

This had been done.

24/PC/102.2 Clerk to circulate the invite from Grupotec to a public consultation to members of the committee

This had been done.

24/PC/103.3 Clerk to submit a request of 'Community Interest' in the land north of the proposed Spencers Wood Primary School

The request for the land to be regarded as an Asset of Community Value had been submitted but had not been decided. In the meantime, the land had been sold at auction. A request to complete consideration of the application had been made to Wokingham Borough Council (WBC) in case the land came up for sale again in the future.

Further discussion took place on requests for 'Assets of Community Value', see minute 24/PC/112.2



24/PC/103.4 Clerk to inform WBC of the views of SPC relating to the former Shire Hall site

The Clerk had written to Chris Howard, WBC, to make him aware of the views of Shinfield Parish Council (SPC) and had also shared this with the developers of the site.

24/PC/107

Schedule of Deposited Plans

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

107.2 Planning Application 232333 – Land East of Croft House, Croft Road, Shinfield, RG2 9EY

After further discussion, members agreed that they had nothing further to add to the comments previously made.

ACTION – Clerk to circulate the letter from AWE if this was available

107.3 Planning application 242484 – Land North of Arborfield Road

It was agreed that this application would be sent to members with the weekly batch of planning applications so it could be fully considered.

ACTION – Deputy Clerk to circulate PA242484 with weekly batch of planning applications

24/PC/108

Appeals

108.1 The Clerk advised that there was one change to the list provided last month and no new appeals.

Members **NOTED** the report.

24/PC/109

Enforcement Notices

109.1 Closed Enforcement Notices

Seven items had been deemed “No Breach” and one had seen an application submitted (“not built in accordance with approved plans”). Two were closed marked as “Other”

- Gravelly Bridge Farm (bunds created without permission)
- Amersham, Basingstoke Road (breach of condition regarding operating hours)

There was a query as to why RFS/2024/089803 (Shinfield Infant and Nursery School) had been added to the list as the ‘brick wall’ had not yet been removed.

ACTION – Clerk to request the report relating to RFS/2024/089803 (Shinfield Infant and Nursery School) from WBC

Members **NOTED** the report



109.2 Live Enforcement Notices

Two items were marked as "New"

- Mortimer Road Grazeley (change of use of agricultural land to residential garden)
- 4 Loxwood Close, Three Mile Cross (unauthorized building works)

Members **NOTED** the report

24/PC/110

Highways, Street Lighting and Footpath Matters

110.1 Footpath matters

Cllr Masseron referred members to the video footage circulated by Cllr Johnson showing the new path linking Ryeish Lane and Hyde End Lane, and to the Ramblers report.

110.2 Traffic Working Party

There had been no further meeting held. Cllr James and the Clerk were due to meet with Paul Fishwick, WBC, to discuss whether the Executive could support the progress of SPC's requests.

ACTION – Cllr James and the Clerk to meet with Paul Fishwick, WBC regarding progress of SPC's requested actions

110.3 Lailey Path / Hyde End Road footpath

SPC had received a request for a CIL contribution of £20,000 towards the creation of a footpath from the end of Lailey Path/Hyde End Road to the Shinfield Infant School.

Members **AGREED** to make available a maximum of £20,000 from the funds reserved for improving highways for the creation of a footpath from the end of Lailey Path/Hyde End Road to the Shinfield Infant School as this was important for the safety of the residents. They requested that WBC should be informed that SPC felt that this should have been originally considered as part of the west of Shinfield development.

Proposed: Cllr Lias
Seconded: Cllr Jahromi
Agreed: Unanimously

ACTION – Clerk to send the proposed response to Cllr Grimes for approval prior to responding to WBC



24/PC/111

Wokingham Borough Council's Local Plan Update (LPU)

- 111.1 A response to the WBC LPU had been discussed and agreed at the previous Full Council meeting. Members did not feel there was anything else to add to the response and requested the Clerk to submit it accordingly.

ACTION – Clerk to submit SPC's response to WBC's LPU as agreed at Full Council in October 2024

24/PC/112

Renewal of Neighbourhood Plan

- 112.1 Shinfield Parish Neighbourhood Plan (SPNP)

No movement had taken place in the last month while considering the impact of the WBC LPU. The initial draft had been circulated to members of the committee on 9th September for consideration. A further meeting to proceed with the SPNP would be set up in due course.

ACTION – Clerk to arrange a meeting of the Working Party to proceed with the SPNP

- 112.2 Assets of Community Value

Following the sale of the land north of the proposed Spencers Wood Primary School, where it had been too late to register the land as an 'asset of community value', it was felt that SPC needed to consider other facilities in the parish in order to protect them from potential future sale.

Many sites were mentioned, however, it was felt that priority should be given to:-

- Manor Ground Pavilion and land
- High Copse Pavilion and land
- Land adjacent to Alder Grove School (to allow for future enlargement of the school if required)

Other sites identified to follow were:-

- School Green Centre (second phase)
- Spencers Wood Pavilion and Recreation Ground
- Millworth Lane Pavilion and Recreation Ground
- Deardon Field
- Ryeish Playing Fields
- Poundland
- Shinfield Players
- Green space west of Deer Leap Park
- SANGS
- School Green Car Park
- Spencers Wood Village Hall
- Spencers Wood Library
- Common and pond in Spencers Wood
- Nullis Farm
- Grazeley Village Hall



Proposed: Cllr James
Seconded: Cllr Grimes
Agreed: Unanimously

ACTION – Clerk to apply to register

- Manor Ground Pavilion and land
- High Copse Pavilion and land
- Land adjacent to Alder Grove School (to allow for future enlargement of the school if required)

as 'Assets of Community Value' with WBC

112.3 Spencers Wood Village Centre

Cllr Grimes would contact Tom Howard, AOC to request if there was any information available to share that was part of the student study.

ACTION – Cllr Grimes to contact Tom Howard, AOC for any information in relation to a proposed 'Spencers Wood Village Centre'.

24/PC/113

Correspondence

113.1 Letter of thanks from Deer Leap Park Residents Association

Members **NOTED** the letter

113.2 Tree Protection Order for Grovelands Road, Spencers Wood

Members **NOTED** the Tree Protection Order

24/PC/114

Date of the next meeting

114.1 The date of the next meeting will be Wednesday, 4th December 2024

The meeting ended at 21:10



List of Actions

24/PC/94 24/PC/85.2	Clerk to chase WBC for a response to the question “when did Woodcock Lane ceased being a bridle way and to request that motor vehicles are restricted”.	Clerk
24/PC/99.1	Cllr Grimes to raise awareness of the issue, concerning the area to the north of the Lidl site where the land slopes down towards the loading bay, with his contact at the consortium	Cllr Grimes
24/PC/107.2	Clerk to circulate the letter from AWE in relation to PA232333 – Land East of Croft House, Croft Road, Shinfield, RG2 9EY, if this was available	Clerk
24/PC/107.3	Deputy Clerk to circulate PA242484 with weekly batch of planning applications	Deputy Clerk
24/PC/109.1	Clerk to request the report relating to RFS/2004/089803 (Shinfield Infant and Nursery School) from WBC	Clerk
24/PC/110.2	Cllr James and the Clerk to meet with Paul Fishwick, WBC regarding progress of SPC’s requested actions	Cllr James and the Clerk
24/PC/110.3	Clerk to send the proposed response to Cllr Grimes for approval prior to responding to WBC relating to a CIL contribution of £20,000 for the footpath on Hyde End Road	Clerk
24/PC/111.1	Clerk to submit SPC’s response to WBC’s LPU as agreed at Full Council in October 2024	Clerk
24/PC/112.1	Clerk to arrange a meeting of the Working Party to proceed with the SPNP	Clerk
24/PC/112.2	Clerk to apply to register • Manor Ground Pavilion and land • High Copse Pavilion and land • Land adjacent to Alder Grove School (to allow for future enlargement of the school if required) As ‘Assets of Community Value’ with WBC	Clerk
24/PC/112.3	Cllr Grimes to contact Tom Howard, AOC for any information in relation to a proposed ‘Spencers Wood Village Centre’.	Cllr Grimes