

Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 10th July 2024
At School Green Centre commencing at 19.30

Present: 10th July – Cllrs Grimes, Lias, Masseron, Peer (Chair)
11th July – Cllrs Grimes, Hoyle, Lias, Masseron, Peer (Chair)

Attending: 10th July – B Winton (Clerk)
11th July – B Winton (Clerk), S Herring (Deputy Clerk)

10th July – No Members of the public
11th July – 1 Member of the public

24/PC/67

Public Questions

67.1 There were no public questions

It was proposed and approved to adjourn the meeting until Thursday 11th July at 7.30 p.m.

Proposed: Cllr Lias
Seconded: Cllr Grimes
Approved: Unanimously

11th July

19:30

The meeting resumed

24/PC/68

Apologies and declarations of Members' Interest

68.1 Apologies had been received from Cllrs Jahromi and James

68.2 There were no declarations of members' interests

24/PC/69

Minutes of the Previous Meeting

69.1 The minutes of the committee meeting of 12th June 2024 were approved and signed as such by Cllr Peer

Proposed: Cllr Grimes
Seconded: Cllr Hoyle
Approved: Unanimously



22/08/24

69.2 **Actions and Matters Arising**

- 24/PC/46.2 Clerk to inform WBC Highways Department regarding the condition of
24/PC/27.2 the warning sign on Hyde End Road

This had been reported to WBC

- 24/PC/52.1 Clerk to follow up his invitation to 'Transport to the South East' to a
meeting with councillors

This was on the agenda – minute 24/PC/75.1

- 24/PC/59.1 Terms of Reference to be added to the agenda for Full Council on 26th
June 2024 for clarification of these matters

This had been done and was now being covered by the Corporate
Governance Working Party.

- 24/PC/60.2 Clerk to submit a response regarding PA 241261 on the basis of the
above

This had been done.

The Clerk had also attempted to submit a similar response in respect of
PA241326. The response from WBC was as follows:

"The application is for a screening opinion, and as such, there is no
requirement for the Council to carry out a public consultation exercise.
Notwithstanding that, the public and parish councils are welcome to
write to the Council about any matter.

The software which we use to host applications on the web site is "off
the shelf", it is outdated and not easily changed. The consultation
period field, does not include the word "public", and I am sorry that this
is misleading and gives the public the expectation that this is a closing
date for public comments. Unfortunately, the field is automatically
populated with a date when any consultations are sent and in this case,
internal consultations were sent to colleagues in other departments."

ACTION –

- Clerk to circulate the link to the Environmental Impact Assessment Regulations to members
- Clerk to write to WBC Democratic Services to express the concerns of the council that their democratic right to comment was removed due to the short period of time available for comments.



PA 233038 – Land East of Hayes Drive North of 3 Mile Cross
Wokingham

ACTION – Clerk to draft a letter to Marcia Head, WBC for comment by the committee, relating to the extension of the consultation period to 22nd July.

24/PC/62.3 Clerk to seek an update on the Carneys Yard site

The Clerk has requested an update. At Item 6.2 there are two items for the site shown as “Awaiting Compliance”. Cllr Lias reported that there did not appear to be anything happening.

24/PC/63.2 Clerk to identify if there were any provisions that could be put in place to prevent vehicle access to Woodcock Lane

There has been correspondence between BCllr Glover and the Ramblers regarding this footpath as follows:

“As a lobby group we have raised this with WBC and it appears there is little enthusiasm to go down the restriction route. We have in the recent past elsewhere in the borough complained and WBC simply put a temporary closure order on the routes in the winter months. That is to say all traffic including walkers and equestrians were barred. Admittedly the byways in question were eventually repaired but we fear the magnitude of Woodcock Lane would make that a near impossibility in the current financial climate.

We see the only real way forward is for the Parish Council to put pressure on the Borough Council to carry out its duty and make the lane usable. That again will most likely force a temporary closure order. It's a hard battle to win really.”

ACTION – Clerk to ask WBC when Woodcock Lane ceased being a bridle way and to request that motor vehicles are restricted

24/PC/64.1 Clerk to produce the next draft of the Shinfield Parish Neighbourhood Plan

This has not progressed as the last meeting of the group had been cancelled. This would be deferred until later in August.

ACTION – Clerk to produce the next draft of the Shinfield Parish Neighbourhood Plan for the meeting in September.

24/PC/70

Schedule of Deposited Plans

- 70.1 Planning applications were circulated to members weekly and comments noted on the WBC planning portal.
- 70.2 Cllr Peer gave an update on the proposal for 191 houses the Land to the North of the Arborfield Road.

ACTION – Bellway Homes to be invited to the Planning and Highways Meeting on 14th August and published in the SPC newsletter should they accept

24/PC/71

Appeals

- 71.1 The Clerk advised that there were no changes to the list provided last month and no new appeals.

Members **NOTED** the report.

24/PC/72

Enforcement Notices

- 72.1 Closed Enforcement Notices

One item had been deemed “No Breach” while three others had resulted in voluntary compliance.

Members **NOTED** the report

- 72.2 Live Enforcement Notices

There were three items showing as new cases:

- Fourwinds - breach of condition re planting trees re 191862 (although this was actually reported as a new case in June)
- 41 Appleby Walk – erection of an extension to the existing garage and outbuilding (this is the third live enforcement on this property)
- 16 Elizabeth Rout Close – use of land for storage and possible breach of conditions (relating to PA181117)

Members **NOTED** the report

24/PC/73

Highways, Street Lighting and Footpath Matters

- 73.1 Footpath matters

Cllr Masseron had produced a written report and highlighted the following:-

- Footpath 20 had been considerably improved and the Plymouth Brethren had volunteered to paint the gate.



- The University of Reading (UoR) were making improvements to The Ridge and were exploring the idea of installing benches.
- UoR had been contacted regarding the gate on Footpath 4 as the current position would restrict access by cyclists.
- The Shinfield Volunteers had cleared Footpath 6, removed some old chain link fence and were working with the Ramblers to replace a rotten way mark post at the junction of Footpath 31A and footpath 32A.
- National Meadows Day had taken place on 6th July.
- Deardon Orchard was doing well and lots of fruit was being produced on the trees.
- Footpath between Deardon Way and Scobell Close has some loose metal barriers that needed attention.

73.2 Traffic Working Party

There had been no recent meeting of the Traffic Working Party to report back to committee.

73.3 Village Gates

The Clerk had intended to delegate this to the incoming Facilities Manager but that had not been possible. This would be followed up at the Traffic Working Party and resumed once a Facilities Manager was in post.

73.4 Lailey Path to Shinfield Infants School needed to be installed prior to the new school term in September. This was an extremely dangerous area for parents and children accessing the school.

ACTION – Clerk to write to WBC and request that this is given priority

24/PC/74

Renewal of Neighbourhood Plan

74.1 Shinfield Parish Neighbourhood Plan (SPNP)

The fourth meeting which had been planned for 27th June was not held.

ACTION – Clerk to reorganise the next meeting of the Working Party.

24/PC/75

Correspondence

75.1 Transport for the South East – Transport Strategy survey

The public consultation was planned for later in 2024 and Transport for the South East would attend a meeting nearer to the time of that process.

75.2 Development on Body's Farm – WBC response on publication of AWE

BCllr Glover had raised a query with WBC as to why they did not publish consultee comments until the end of the process. The Senior Planning Officer, WBC reported that this was their policy on all applications as it allowed them to pass on the information to the applicant in a managed way.

75.3 Nullis Farm House

This was a listed building in a poor state of repair. It was a requirement of Taylor Wimpy to bring it up to scratch before being handed back to WBC. The Clerk had written to WBC regarding the building but had not received a response.

(Post meeting note – Planning application 24166 - Full application for proposed repairing of Nullis Farmhouse, including foundation, structure and roof was on the WBC Planning Portal)

75.4 Members **NOTED** the application for the Designation of Thatcham Neighbourhood Area

75.5 University of Reading (UoR) – Tanner’s Farm, Farley

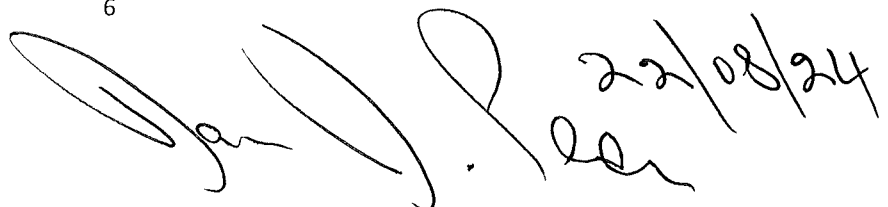
Members **NOTED** the UoR’s plans to launch a new agriculture and food research strategy after completing the purchase of Tanners Farm, Farley.

24/PC/76

Date of the next meeting

76.1 The date of the next meeting will be Wednesday, 14th August 2024

The meeting ended at 21:30

A handwritten signature in black ink, followed by the date '22/08/24' written in a similar style.

List of Actions

24/PC/69.2

24/PC/60.2	Clerk to circulate the link to the Environmental Impact Assessment Regulations to Members	Clerk
24/PC/60.2	Clerk to write to WBC Democratic Services to express the concerns of the council that their democratic right to comment was removed due to the short period of time available for comments	Clerk
24/PC/60.2	Clerk to draft a letter to Marcia Head, WBC for comment by the committee, relating to the extension of the consultation period to 22 nd July	Clerk
24/PC/63.2	Clerk to ask WBC when Woodcock Lane ceased being a bridle way and to request that motor vehicles are restricted	Clerk
24/PC/64.1	Clerk to produce the next draft of the Shinfield Parish Neighbourhood Plan for the meeting in September	Clerk
24/PC/70.2	Bellway Homes to be invited to the Planning and Highways Meeting on 14 th August and published in the SPC newsletter should they accept	Clerk
24/PC/73.4	Clerk to write to WBC and request that the path from Lailey Path to Shinfield Infants School is given priority	Clerk
24/PC/74.1	Clerk to reorganise the next meeting of the Working Party	Clerk