

Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 6th December 2023
At School Green Centre commencing at 19.30

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

Attending: B Winton (Clerk)
S Herring (Deputy Clerk)

2 members of the public

23/PC/119

Public Questions

119.1

PA232653 Greentech Solar Farm

A representative from Greentech attended to answer questions in relation to the planning application for the solar farm.

Discussion and questions were based around the upgrade to the public right of way (PRoW) and the suggested creation of a permissive footpath along the side of the solar farm down to the Basingstoke Road.

Greentech would need to seek agreement with the landowner to upgrade the path as a 'multi-user route' within the leased area and request permission from Wokingham Borough Council (WBC) for the part that would be used for construction access (this was identified in Figures 1.2b and 6.5 in the 'Planning Statement').

Cllr Grimes requested that a permissive footpath run alongside the edge of the solar farm down to the Basingstoke Road to create an alternative path for walkers. Greentech were willing to look into the possibility but would need to check with WBC regarding access onto the road as there may be restrictions of a 'ransom strip' onto the Basingstoke Road. Cllr Masseron expressed concerns that this may reduce the usage of the PRoW placing its continuation at risk. This PRoW was important as it linked Swallowfield footpath 18 and Shinfield footpath 22a. Cllr Masseron reported that the Ramblers were meeting to discuss this footpath and she would report back to the Clerk.

ACTION – Clerk to draft a response to the planning application



10/01/24

23/PC/120**Apologies and declarations of Members' Interest**

120.1 Apologies for absence were received from Cllrs Hoyle, Jahromi and Tatla

120.2 There were no declarations of members' interests.

23/PC/121**Minutes of the Previous Meeting**

121.1 The minutes of the committee meeting of 8th November 2023 were approved and signed as such by Cllr Peer

Proposed: Cllr Grimes
Seconded: Cllr Lias
Approved: Unanimously

121.2 **Actions and Matters Arising**

23/PC/111.2 Cllr Masseron to make initial contact with Nigel Frankland (UoR) to
23/PC/92.2 see if a crossing was planned on the Arborfield Road

Cllr Masseron had spoken to Nigel Frankland and there were no current plans for a crossing

23/PC/111.2 Clerk to follow up with Nigel Frankland (UoR) regarding creating a gap
23/PC/92.2 in the fence at the Arborfield Road end of the new footpath that runs to Millworth Lane or to display a sign at the Millworth Lane end to inform users that there was no exit at the end of the path

Cllr Masseron reported that a gap had now been created in the Heras fencing to allow access to the path.

23/PC/111.2 Clerk to provide BCllr Glover with the information regarding the cost
23/PC/92.2 of providing parking enforcement so she could follow up the cost of providing parking enforcement

The Clerk had originally made this request in early October and had been told it would be provided "ASAP". He had chased in advance of the November Planning and Highways meeting and again in advance of this meeting. He has been advised that the parking team were discussing this with their contractor and they (WBC) were expecting a response by the end of the week.

23/PC/111.2 Clerk to add an item to the agenda in November 2024 to follow up the
23/PC/92.2 issue of replacing the stile with a kissing gate on footpath 22 on Sussex Lane

This will be done.



23/PC/111.2 Deputy Clerk to continue to liaise with the Shinfield Parish Volunteer
23/PC/92.2 Group and assist with publication of the revised leaflets

Deputy Clerk advised that this was ongoing. Walk 6 had now been finalised and the updated version would be published on the Council website once received.

23/PC/111.2 Deputy Clerk to send an electronic copy of the 'walks map' to the two
23/PC/92.2 local care homes

This will be done.

23/PC/111.2 Proposal on further provision of information on walks to be
23/PC/92.2 considered at the next meeting

There was nothing further to report at this point as we were awaiting revisions to the walks.

23/PC/111.2 Clerk to continue to monitor the status of the enforcement relating to
23/PC/93.3 Carney's Yard

The Clerk had checked with WBC's Enforcement Team and this was still progressing

23/PC/111.2 Clerk to circulate the list of terms used by WBC on the 'closed
23/PC/95.1 enforcement notices'

This had been done.

23/PC/111.2 Cllr Masseron to continue to monitor the situation relating to the
23/PC/105.1 unfinished footpath on Hyde End Lane

Information was reported in Cllr Masseron's footpath report previously circulated.

It was noted that WBC had not acknowledged or thanked Shinfield Parish Council (SPC) for the offer of part funding.

Cllr Lias felt that WBC were using the delay in building the primary school as an excuse not to complete the path.

ACTION – Clerk to contact BCllr Fishwick to ascertain the current situation

23/PC/111.2 Clerk to follow up with UoR regarding a request that the path on
23/PC/107.1 Cutbush Lane be upgraded with the NHM access road work.

The Clerk advised that this appeared to be covered by Planning Application 232995 which covered the provision of road access to the proposed Natural History Museum site. However, the details were not available online. It was likely that these details would be available for the next weekly round of planning applications.

23/PC/111.2 Clerk to continue to seek a response from WBC regarding SPC
23/PC/107.3 requests on traffic improvements and to copy the Chairman into any emails sent

The Clerk had written the response, as agreed by members of the working party, and had copied in Borough Councillor Paul Fishwick and Chris Easton, Assistant Director Highways and Transport at WBC. No response or acknowledgement had yet been received.

23/PC/115.2 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

23/PC/115.3 BCllr Glover to investigate and report back to the Committee regarding the government money received by WBC to support bus services

BCllr Glover was not present, however, it was noted that there was now a Sunday service from Mere oak to Reading only, Hartley Court is now serviced, and free transport is being offered within the Borough on a Saturday leading up to Christmas.

23/PC/116.1 Clerk to circulate a 'brief' for contractors to review the Shinfield Parish Neighbourhood Plan (SPNP) to members of the committee for comment

This was on the agenda

23/PC/116.1 Clerk to appoint a contractor to carry out a review of the SPNDP

This was on the agenda

23/PC/122

Schedule of Deposited Plans

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



122.2 Planning Application 232833 Natural History Museum

Concern was expressed in relation to this application that was merely a warehouse for safe storage of artefacts. Any employment opportunities were likely to be for the lower paid staff in the community and there was no apparent benefit to the community in terms of educational outreach.

SPC would be more supportive if access to exhibits was made available for the community and schools, and would expect a detailed plan for community engagement and outreach. Additionally, SPC would like to see improvements in access from Cutbush Lane to Lower Earley to link up with the cycle route as well as funding towards sustainability of bus numbers 3 and 600. As the British Museum would also be on this site, members felt that there was an opportunity for an holistic approach to a community facility and educational engagement with schools.

Members agreed that they would object to the application as it was outside the development limits and was not conducive to the SPNDP as it was in the countryside. If planning was approved there should be a condition that the facility was not occupied until a community engagement plan was written and approved.

It was agreed that the Clerk would draft a response that would be considered by Cllrs Boyer, Grimes, James and Masseron.

ACTION – Clerk to draft a response for consideration by the working party

PA232653 – Greentech Solar Farm

This was discussed under 'Public Questions'. It was agreed that –

- PRow should be upgraded
- A permissive path to the Basingstoke Road should be requested for the duration of the Lease

23/PC/123

Appeals

123.1

The Clerk advised that two of the three live planning appeals had been decided since the last meeting. The appeals related to Uplands, Basingstoke Road. The Planning Inspectorate decision was that WBC were correct to refuse the planning application (222052) but their enforcement requirement to completely remove the double gates and wall was excessive and WBC had been instructed to change the enforcement to allow the option of reducing the height of the wall.

There was also one new appeal in respect of Belamie Gables in Hyde End Road (223802). SPC had made no comment on the application.



23/PC/124

Enforcement Notices

124.1 Closed Enforcement Notices

There were 9 items closed since the last report. Of these 7 were deemed to be "no breach", one was deemed not expedient to follow up and one had seen an application submitted.

124.2 Live Enforcement Notices

The Clerk noted that there were 3 new items on the list. These were in relation to

- GBSA, Gravelly Bridge Farm – Rifle club without permission
- Land at Stanbury House – construction traffic in private estate
- 34 Leyland Gardens – grey structure at side of property

Members noted the contents of the report that had previously been circulated.

23/PC/125

Highways, Street Lighting and Footpath Matters

125.1 Footpath matters

CLlr Masseron had previously circulated a written report. She highlighted the fact that the yellow gate on Footpath 20 that leads to the Ryeish Green Pavilion was regularly blocked by cars parking in front of the gate. WBC had now agreed that a 'no parking' sign could be attached to the SPC sign pole if necessary. Flooding was occurring to the right of the Ryeish Green Pavilion due to ditches not being cleared by WBC, it was unclear whose land this was and this needed clarification. It was also believed that WBC were intending to lay a path along the fence line of the pitches in line with their cycling and walking improvement plan, however, this land was owned by SPC who were unaware of this project.

It was also noted that the section of Millworth Lane from the tennis club to the new path was due to be resurfaced.

ACTION – Clerk to ascertain who owned the land to the right of the Ryeish Green Pavilion

125.2 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



23/PC/126**Renewal of Neighbourhood Plan**

126.1

Shinfield Parish Neighbourhood Plan (SPNP)

The Clerk reported that he was still drafting the brief for the SPNP for the consultant to review. The consultant's review would check that the current plan was fit for purpose, applied to all current legislation and would advise SPC whether the current plan required minor or major updates.

ACTION -

- Clerk to circulate a 'brief' for consultant to members of the committee for comment
- Clerk to appoint a consultant to carry out a review of the SPNP with a deadline of 31 March 2024

23/PC/126**Subscriptions**

126.2

Locality subscription

When this was reviewed at the Annual Council meeting the Locality subscription was marked as needing to be reviewed before the subscription was renewed. This renewal is now due.

The Clerk advised that he had not made any material use of Locality.

Members agreed not to renew the Locality subscription at the current time.

23/PC/127**Correspondence**

127.1

Ruscombe Neighbourhood Plan

Members NOTED the Ruscombe Neighbourhood Plan

127.2

Guardian Article relating Proposed move of Royal Botanical Gardens Kew

Members NOTED the above mentioned article



127.3 Planning application 232490 – Land off Langley Common Road
Arborfield Wokingham

Cllr Lias had drawn this application to the Clerk's attention. There was significant opposition from residents and both Arborfield and Newlands and Barkham Parish Councils had posted lengthy and detailed objections to the application. Members felt that a response from SPC was required as traffic would be increased significantly around the parish as a result of this development, it was outside of the development limits and contrary to SPNP.

ACTION – Clerk to object to the planning application

23/PC/128

Date of the next meeting

128.1 The date of the next meeting will be on Wednesday, 10th January 2024

The meeting ended at 21:40

A handwritten signature in black ink, consisting of a stylized 'S' or 'J' shape with a loop at the end.

List of Actions

23/PC/119.1	Clerk to draft a response to Planning Application 232653 – Greentech Solar Farm	Clerk
23/PC/121 23/PC/111.2 23/PC/105.1	Clerk to contact BCLlr Fishwick to ascertain the current situation relating to the unfinished footpath on Hyde End Lane	Clerk
23/PC/122.2	Clerk to draft a response for consideration by the working party on PA232833 Natural History Museum	Clerk
23/PC/125.1	Clerk to ascertain who owned the land to the right of the Ryeish Green Pavilion	Clerk
23/PC/125.2	Clerk to continue to work on arranging for the streetlamps to be turned off between 00:30 and 05:00	Clerk
23/PC/126.1	Clerk to circulate a 'brief' for consultant to members of the committee for comment relating to the SPCNP	Clerk
23/PC/126.1	Clerk to appoint a consultant to carry out a review of the SPCNDP with a deadline of 31 March 2024	Clerk
23/PC/127.3	Clerk to object to PA232490 – Land off Langley Common Road, Arborfield, Wokingham	Clerk



Handwritten signature and date: 10/01/24