

Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 4th December 2024
At School Green Centre commencing at 19:30

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

Attending: B Winton (Chief Executive and Clerk)
S Herring (Deputy Clerk)

2 members of the public

24/PC/115 Public Questions

115.1 There were no public questions.

24/PC/116 Apologies and declarations of Members' Interest

116.1 Apologies had been received from Cllrs James and Masseron

116.2 There were no declarations of members' interests

24/PC/117 Minutes of the Previous Meeting

117.1 The minutes of the committee meeting of 6th November 2024 were approved subject to a minor correction at 24/PC/99.1 'contract' should read 'contact' and signed as such by Cllr Peer

Proposed: Cllr Grimes
Seconded: Cllr Jahromi
Approved: Unanimously

117.2 Actions and Matters Arising from the meeting held on 6th November 2024

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

The Clerk apologised for not having followed this item up.


15-1-25

- 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 had not been able to make contact with his connection at the consortium. The Clerk had subsequently raised the issue with Lidl who had agreed to assess the area.

- 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

This has been done.

- 24/PC/107.3** Deputy Clerk to circulate PA242484 with weekly batch of planning applications

This had been done.

- 24/PC/109.1** Clerk to request the report relating to RFS/2004/089803 (Shinfield Infant and Nursery School) from WBC

The following is a response from Planning Enforcement, Wokingham Borough Council (WBC)

“The case was raised as a Highways enquiry and works had not started at that point. This amounted to the correspondence being placed on file only and the case closed as no breach”.

- 24/PC/110.2** Cllr James and the Clerk to meet with Paul Fishwick, WBC regarding progress of SPC’s requested actions

The Clerk had prepared a letter to be sent to BCllr Martin Alder, who is the new WBC Executive Member for Active Travel, Transport and Highways following the death of BCllr Fishwick

- 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

This has been done.

- 24/PC/111.1** Clerk to submit SPC’s response to WBC’s LPU as agreed at Full Council in October 2024

This had been done.

- 24/PC/112.1** Clerk to arrange a meeting of the Working Party to proceed with the SPNP

The next date proposed was Thursday, 30th January 2025 at 19:30.

ACTION – Clerk to send a diary entry to members of the Working Party.

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

The Clerk would action this once the formal response had been received from WBC for the land at Hyde End Lane.

ACTION – Clerk to apply to register the three areas identified as 'Assets of Community Value'

24/PC/112.3 Cllr Grimes to contact Tom Coward, AOC for any information in relation to a proposed 'Spencers Wood Village Centre'.

The Clerk had been in correspondence with Tom Coward from AOC to see if any of his students had submitted anything which may have helped as a starting point for a potential discussion with Wokingham Borough Council, however, nothing had been forthcoming to date.

ACTION – Clerk to request a fee enquiry for a feasibility study for the proposed 'Spencers Wood Village Centre'

24/PC/118

Schedule of Deposited Plans

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

118.2 Funding request – Bloor Homes

The Facilities Committee had suggested that if, and when, the planning application was received from Bloor Homes a request be made for funding for football pitches to the north of the bus lane at High Copse. It was, however, believed that no new S106 allocation was anticipated from the proposed developments.

118.3 Planning Application 242598 – Millworth Lane Sports Grounds

The Clerk advised that there had been a considerable number of objections to SPC's proposals for the area with the primary concern being the reduction of football pitches. An objection had also been received from Sport England as a statutory consultee. While their letter does recognise the many positive benefits arising from the proposals they have to object as the proposal, as written, results in a net reduction in pitches. SPC need to submit an amendment to mitigate the objection in the planning application by linking the loss of a pitch at Millworth Lane more clearly with the gain in quantity and quality at High Copse.

ACTION – Clerk to respond to WBC regarding the concerns raised by Sport England

- 118.4 Planning Application 232333 Land East of Croft House, Croft Road, Shinfield RG2 9EY

Cllr Hoyle raised concerns that WBC had granted planning permission despite the concerns raised by the Atomic Weapons Establishment (AWE). Concern was expressed that WBC were going against their own Local Plan in allowing this development and ignoring the concerns of AWE. It was recognised that this did not bode well for future planning applications.

- 118.5 Planning Application 241861 – proposed Primary School in Spencers Wood

The Clerk reported that he was awaiting a response from BCllr Bray regarding SPC's objections to the planning application.

24/PC/119

Appeals

- 119.1 The Clerk advised that there was no change to the list provided last month. However, notification had been received of an appeal against WBC's decision to refuse planning for 148 houses at land East of Hayes Drive North of 3 Mile Cross (PA233038)

Concern had been expressed that the developer may use 'The Hollies' (West Berkshire) successful appeal as a lever to appeal against the decision for their application, however, on further investigation it was noted that this was an allocated site for development whereas the application in 3 Mile Cross was not identified as such in the WBC Local Plan.

24/PC/120

Enforcement Notices

- 120.1 Closed Enforcement Notices

This month there had been:
4 items reported as being No breach
1 item as being "not expedient"
1 item with application submitted – Unit 8 Heron Industrial Estate

Members **NOTED** the report

- 120.2 Live Enforcement Notices

The last five items on the list are all new (although not marked as such) when comparing to the previous month's report. Of these three are noted as "awaiting application" while in the case of the other two they were "investigation ongoing"

Members **NOTED** the report

24/PC/121**Highways, Street Lighting and Footpath Matters****121.1 Footpath matters**

Cllr Masseron reported, prior to the meeting, that she was working on detailed proposals for the Local Active Travel Plan (LATP). This would be submitted for consideration by the committee at a future meeting.

Cllr Grimes suggested that SPC seek advice on the streetlighting on the B roads in the parish as they may be out of date with current requirements and not up to the correct specification now the road had been upgraded due to major developments.

ACTION – Clerk to contact MOTION for advice

121.2 Traffic Working Party

Cllr Grimes, Matic, Montgomery and the Clerk had recently met with Reading Borough Councillors to discuss ways of working together to provide facilities for SPC residents north of the M4. Discussions included improvements to the junction of Whitley Wood Lane with B3270, a crossing on Whitley Wood Lane and the possible utilisation of a proposed new community building on Lexington Grove. RBC would work closing with WBC and SPC.

121.3 Lailey Path / Hyde End Road footpath

WBC have been notified that SPC are prepared to contribute up to £20,000 towards the cost of this project.

24/PC/122**Wokingham Borough Council's Local Plan Update (LPU)****122.1** There was no further update.**24/PC/123****Proposed School Green car parking charges****123.1** This had been raised informally at a recent WBC meeting but there was no definitive decision at this point in time.**123.2 Assets of Community Value**

This had been discussed under Matters Arising from the meeting held on 6th November, minute 24/PC/112.2.

123.3 Spencers Wood Village Centre

This had been discussed under Matters Arising from the meeting held on 6th November, minute 24/PC/112.3.

24/PC/124

Correspondence

- 124.1 Article in the Slough Express relating to an appeal against a planning application in Twyford.

Members **NOTED** the article

- 124.2 Tree works planned for Church Lane, Shinfield

The University of Reading had originally planned to do this work in January 2025 but the Clerk had now received an update to say that this work was now scheduled for 4 days starting on 10th February 2025 as "highway consent could not be obtained for January".

Members requested that the Clerk investigate whether any trees were being taken out as this would contravene the Shinfield Parish Council Neighbourhood Plan.

Members **NOTED** the planned tree works

ACTION – Clerk to check the details of the tree work to ensure that trees were not being removed

- 124.3 Arborfield Road Allotments

It was reported that the hedge between the field and the allotments had been taken out. This was a concern as it gave open access to the allotments from the field.

ACTION – Clerk to check whether the developers were proposing to erect a fence to protect the allotments

24/PC/125

Date of the next meeting

- 125.1 The date of the next meeting will be Wednesday, 15th January 2025

The meeting ended at 20:57



List of Actions

24/PC/112.1	Clerk to send a diary entry to members of the Shinfield Parish Neighbourhood Plan Working Party	Clerk
24/PC/112.2	Clerk to apply to register the three areas identified as 'Assets of Community Value'	Clerk
24/PC/112.3	Clerk to request a fee enquiry for a feasibility study for the proposed 'Spencers Wood Village Centre'	Clerk
24/PC/118.3	Clerk to respond to WBC regarding the concerns raised by Sport England	Clerk
24/PC/121.1	Clerk to contact MOTION for advice regarding the streetlighting on B roads in the parish	Clerk
24/PC/124.2	Clerk to check the details of the tree work planned for Church Lane to ensure that trees were not being removed	Clerk
24/PC/124.3	Clerk to check whether the developers were proposing to erect a fence to protect the Arborfield Road allotments	Clerk