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Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 11th September 2024
At School Green Centre commencing at 19.30

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

Attending: S Herring (Deputy Clerk)
1 member of the public
Cllr Clarke was present for the Bellway Homes presentation only
4 representatives from Bellway Homes present during the presentation only

Prior to the meeting, Bellway Homes gave a presentation on their proposed planning application for phase 2 of the additional housing on land north of the Arborfield Road

24/PC/83 Public Questions

83.1 There were no public questions

24/PC/84 Apologies and declarations of Members' Interest

84.1 Apologies had been received from Cllr Jahromi and B Winton (Clerk)

ACTION - Clerk to ask Cllr Fernandes if he still wished to be on the Planning and Highways Committee

84.2 There were no declarations of members' interests

24/PC/85 Minutes of the Previous Meeting

85.1 The minutes of the committee meeting of 22nd August 2024 were approved and signed as such by Cllr Peer

Proposed: Cllr Grimes
Seconded: Cllr Lias
Approved: Unanimously


09/10/24

85.2 **Actions and Matters Arising from the meeting held on 10th July 2024**

24/PC/69.2

24/PC/60.2 Clerk to circulate the link to the Environmental Impact Assessment Regulations to Members
This had been done.

24/PC/60.2 Clerk to write to Wokingham Borough Council (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

This had been done.

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 22nd July

This had been done.

24/PC/63.2 Clerk to ask WBC when Woodcock Lane ceased being a bridle way and to request that motor vehicles are restricted

This had been done.

24/PC/64.1 Clerk to produce the next draft of the Shinfield Parish Neighbourhood Plan for the meeting in September

This was on the agenda.

24/PC/70.2 Bellway Homes to be invited to the Planning and Highways Meeting on 14th August and published in the SPC newsletter should they accept

Bellway Homes gave a presentation prior to the meeting.

24/PC/73.4 Clerk to write to WBC and request that the path from Lailey Path to Shinfield Infants School is given priority

This had been done. Although WBC were willing to instal the footpath, it was reported that due to a 'listed wall' this would take time to resolve.

ACTION – Clerk to follow up with BCllr Glover and WBC

24/PC/74.1 Clerk to reorganise the next meeting of the Shinfield Parish Neighbourhood Plan Working Party

This was on the agenda.

85.3 **Actions and Matters Arising from the meeting held on 22nd August 2024**

24/PC/79 Clerk to add matters arising from the meeting held on 10th July to the agenda of the meeting on 11th September 2024.

This had been done.

24/PC/80.1 Cllr Grimes to draft a response to the planning application that would be circulated to members at the Full Council meeting on 28th August 2024

This had been done

24/PC/81.1 Clerk to add the request to comment on the NPPF consultation from ET Planning to the agenda of the Planning and Highways Committee meeting to be held on 11th September 2024.

This was discussed under correspondence.

24/PC/86 Schedule of Deposited Plans

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

86.2 Planning Application 232833 – Natural History Museum

It was reported that the planning application had been approved.

86.3 Planning Application 241679 - 23 Woodside Way

The Chair brought to the attention concerns regarding the site. Only if there was sound evidence that the building was used as a separate dwelling could an objection be submitted.

86.4 Planning Application 223455 - Land to the north of the A4 New Bath Road Twyford

Councillors noted this planning application in Twyford and would be studying the Local Plan Update (LPU) to see if this had been included. The following comment on the planning portal was highlighted:-

“Thank you for letting me know that David Wilson (aka Barratt) have determined to take their proposal forward to a Planning Inquiry under the aegis of the Secretary of State, after failing twice to secure approval from WBC. You imply that the comments/representations made to WBC with regard to their earlier submissions will be taken into account by the Inquiry, but I fear I have little faith in the likelihood that this will be of any consequence. In my humble opinion, based on past experience, the clearly stated housing policy of the new government combined with the weight of the Barratt name will lead to only one - regrettable- conclusion”

ACTION – Clerk to circulate the Local Plan Update to members of the committee



24/PC/87

Appeals

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

Members **NOTED** the report.

24/PC/88

Enforcement Notices

- 88.1 Closed Enforcement Notices

Three items had been deemed "No Breach", two others had resulted in voluntary compliance, and one was listed as 'Other'.

Members **NOTED** the report

- 88.2 Live Enforcement Notices

There was one new case

- 6 Marlow Place – Breach of Condition 2

Five have appeared as 'investigation ongoing' but were not previously reported

- Thurley Business Units, Pump Lane, Grazeley – erection of building in addition to 220983
- 52 Oatlands Road – Build not in accordance with approved plans
- 6 Skylark Way – Beauty business operating from premises without PP
- Land rear of Stanbury House -building waste dumped on SANG site

Members **NOTED** the report

ACTION – Clerk to check with WBC the situation with Carneys Yard that was still showing as 'Awaiting Compliance'.

24/PC/89

Highways, Street Lighting and Footpath Matters

- 89.1 Footpath matters

Cllr Masseron gave a verbal report:-

- The cycle way adjacent to Footpath 4 was almost complete with a 'horse gate' installed to prevent vehicle access.
- New cycleway has been built half way down from the Ridge towards High Copse by the University of Reading including new gates.
- Footpath 7 has been tarmacked. Entrance/Exit is currently blocked but being dealt with.
- Footpath 39 towards Lower Earley has been lit.
- Shinfield Volunteer Group have cleared 'Hellend' footpath and trimmed Footpath 18. Brambles have been cut back on Pearman's Copse. Footpath 28 – Hollow Lane to Leyland Gardens has been cut back

Members **NOTED** Cllr Masseron's report and would like to thank the Shinfield Volunteers Group for all the work they had contributed.

89.2 Traffic Working Party

The Traffic Working Party were due to meet on Tuesday, 17th September.

Cllr James would discuss Church Lane traffic at this meeting.

89.3 Village Gates

Nothing further to report at the current time.

24/PC/90

Renewal of Neighbourhood Plan

90.1 Shinfield Parish Neighbourhood Plan (SPNP)

The SPNP Working Party and produced an initial draft for consideration. The Clerk had circulated this to all members of the committee on 9th September.

It was suggested that importance is placed on the

- green spaces separating the communities; these should be retained and reinforced
- Local Active Travel Plan
- Education in the parish
- Reference to the National Planning Policy Framework (NPPF)

Concern was expressed about the governance of the process in the event of the LPU being rejected; how would Shinfield Parish get WBC to adopt the plan; consideration to seeking advice from a planning barrister may be a way forward.

Members **AGREED** that the plan should be completed and approved as this should form part of the Borough's Local Plan Update.

ACTION –

- **Members to monitor the LPU and Government Policy**
- **Clerk to arrange the next meeting of the SPNP Working Party**
- **Clerk to add to the agenda of the next meeting**

24/PC/91

Correspondence

91.1 Arborfield and Newland Parish Council

The Clerk had received an invitation to attend a meeting regarding the WBC Local Plan update.

Cllr Grimes, Peer and the Clerk would be attending.

91.2 Bloor Homes – development on land east and west of Hyde End Road

Cllrs Grimes, Peer and the Clerk, had met with Bloor Homes. This development would be along similar lines to the proposed Bellway site.

To consider further once the planning application was available.



91.3 Misuse of Footpath on Skylark Way

There had been reports of vehicles driving through from Skylark Way to Parker Close through the footpath. This had previously been reported to WBC but nothing further had been communicated. This was a safety issue due to many pedestrians using the footpath from Church Lane to the School Green.

Members **NOTED** the reports

91.4 NPPF consultation from ET Planning

Nothing had been received to date.

91.5 Local Plan Update (LPU)

Cllr Lias was concerned that the coming LPU was likely to be open to many challenges, but the principal amongst them would be the conflicts around the sustainability of Hall Farm and the failure to consider alternative or additional sites. The implications for Shinfield Parish would be discussed once Members had read through the report.

91.6 Marrons

A request had been received to attend the meeting in November to provide a short presentation on how their proposals had evolved since the consultation in the summer, and to open questions from Councillors.

ACTION – Clerk to invite Marrons to the meeting on 6th November

24/PC/92

Date of the next meeting

92.1 The date of the next meeting will be Wednesday, 9th October 2024

The meeting ended at 21:42



Handwritten signature and date: 09/10/24

List of Actions

24/PC/84	Clerk to ask Cllr Fernandes if he still wished to be on the Planning and Highways Committee	Clerk
24/PC/73.4	Clerk to follow up with BCllr Glover and WBC regarding the installation of a footpath on Hyde End Road from Lailey Path to the Shinfield Infant School	Clerk
24/PC/86.4	Clerk to circulated the Local Plan Update to members of the committee	Clerk
24/PC/88.2	Clerk to check with WBC the situation with Carneys Yard that was still showing as 'Awaiting Compliance'	Clerk
24/PC/90.1	Members to monitor the LPU and Government Policy	All Cllrs
24/PC/90.1	Clerk to arrange the next meeting of the Shinfield Parish Neighbourhood Plan (SPNP)	Clerk
24/PC/90.1	Clerk to add SPNP to the agenda of the next meeting	Clerk
24/PC/91.6	Clerk to invite Marrons to the meeting on 6 th November	Clerk

