

To all members of Planning & Highways Committee

Notice is hereby given and you are summoned to attend a meeting of the Planning and Highways Committee on Wednesday 10th April 2024, at the School Green Centre, RG2 9EH, commencing 19.00

Chris Howard, Delivery Manager- Planning and Delivery, and Connor Corrigan, Service Manager, Planning and Delivery - Place and Growth, Wokingham Borough Council will be attending the meeting to answer questions in relation to the DEPZ



Bruce Winton
4th April 2024

Members: Cllrs Boyer, Fernandes, Grimes, Hoyle, Jahromi, James, Johnson, Lias, Masseron, Peer & Tatla

Agenda

1. Public Questions

- 1.1 To **RECEIVE** and **CONSIDER** public questions

2. Apologies and declaration of members' interests

- 2.1 To **RECEIVE** and **CONSIDER** approval of apologies for absence
2.2 To **RECEIVE** members' declarations of interest

3. Minutes of the previous meeting

- 3.1 To **RECEIVE** and **APPROVE** the minutes of 13th March 2024 as a correct record of the meeting and to authorise the Chairman to sign the same *
3.2 To **CONSIDER** matters arising from the minutes

4. Schedule of Deposited Plans

- 4.1 Planning applications are being reviewed weekly. Plans deposited following the most recent Thursday planning email which require urgent attention will be forwarded as received

5. Appeals

- 5.1 To **RECEIVE** and **CONSIDER** planning inspectorate appeals relating to Shinfield Parish* (<https://acp.planninginspectorate.gov.uk/CaseSearch.aspx>)

6. Enforcement Notices

- 6.1 To **RECEIVE** and **NOTE** the Closed Enforcements table* (for information only)
- 6.2 To **RECEIVE** and **NOTE** the Outstanding Enforcements table* (for information only)
- 6.3 To **RECEIVE** and **NOTE** an update from the Clerk on 34 Leyland Gardens

7. Highways, Street Lighting and Footpath Matters

- 7.1 To **RECEIVE** and **CONSIDER** a report on Highways, Street Lighting and Footpath Matters*
- 7.2 To **RECEIVE** and **CONSIDER** an update from the Traffic Working Party including questions from BCllr Glover*
- 7.3 To **RECEIVE** and **CONSIDER** correspondence from BCllr Glover to Cllr Peer regarding traffic issues on Hawthorn, Shinfield*
- 7.4 To **RECEIVE** and **CONSIDER** next steps on the Village Gates*

8. Renewal of Neighbourhood Development Plan

- 8.1 To **RECEIVE** and **CONSIDER** a verbal update from the Neighbourhood Development Plan project group

9. Correspondence

- 9.1 To **RECEIVE** and **NOTE** the response from NALC on the consultation from the Department for levelling up, Housing and Communities consultation on Permitted Development Rights*

10. Future Meetings

- 10.1 To **NOTE** the next meeting of the Planning & Highways Committee meeting is Wednesday, 8th May 2024

*** indicates papers attached**

**** indicates papers to follow**

Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 13th March 2024
At School Green Centre commencing at 19.30

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

Attending: B Winton (Clerk), S Herring (Deputy Clerk)
1 member of the public

24/PC/22 Public Questions

22.1 There were no public questions.

24/PC/23 Apologies and declarations of Members' Interest

23.1 Apologies for absence were received from Cllrs Jahromi and Tatla

23.2 There were no declarations of members' interests.

24/PC/24 Minutes of the Previous Meeting

24.1 The minutes of the committee meeting of 14th February 2024 were approved and signed as such by Cllr Peer

Proposed: Cllr Grimes
Seconded: Cllr Lias
Approved: Unanimously

24.2 Actions and Matters Arising

24/PC/13.2 Clerk to circulate the NHM Biodiversity proposals to members
23/PC/122.2
This had been done.

24/PC/13.2 Clerk to invite Chris Howard and Connor Corrigan to the committee
24/PC/4.2 meeting on 17th April 2024

The Clerk had invited Mr Howard but had not yet had confirmation of attendance. Previously Mr Howard had indicated that these meetings were difficult but there did not appear to be a clash in April. (See also minute 30.1).

24/PC/13.2
24/PC/9.4

Clerk to follow up with Nigel Frankland (UoR) regarding options for increasing biodiversity within the parish

The Clerk had chased Mr Frankland on his views on this matter but had not had any response.

ACTION - Clerk to continue to follow up with Nigel Frankland (UoR) regarding options for increasing biodiversity within the parish

24/PC/14.2

Clerk to ask ET Planning to respond to PA233038

A new Ecological Assessment had been posted on the planning portal yesterday.

This item was on the agenda for further discussion

24/PC/16.2

Clerk to request further information from WBC regarding RFS.2023/088953

This related to a side extension to 34 Leyland Gardens and this item had now been closed as the owner had submitted a retrospective planning application (240177 – SPC had responded with “No Comment”). It would appear that the footpath to the side is still blocked.

24/PC/16.2

Cllr Lias to find out further information relating to the cottage in Spencers Wood where the render had been stripped off

Cllr Lias had checked the Grade II building listing. It was noted that this has now appeared on the list of WBC Enforcement Notices who were awaiting an application.

24/PC/17.2

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

24/PC/17.4

Traffic working party to put together an article that sets out the frustrations of SPC at the lack of communication and action from WBC on improvements to traffic issues in Shinfield Parish

This had been done and was on the agenda

24/PC/18.1

Clerk to arrange a meeting of a project group to look at the scope of the SPNP.

This was on the agenda.

24/PC/20.3

Clerk to arrange a meeting with SOLVE

This had been done and was on the agenda.

24/PC/20.4 Traffic working party to draft a response to the WBC Local Transport Plan 4

This had been submitted.

24/PC/20.5 Clerk to arrange a meeting with Richborough for Monday, 26th February

This was on the agenda at Item 10.5.

24/PC/25

Schedule of Deposited Plans

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

25.2 Planning application 240307 – plot at Shinfield Court, Church Lane, Three Mile Cross, RG7 1HP

Members wished to object to this planning application on the following grounds:-

- It was in the 'countryside' therefore contrary to the SPNP
- It was a very large building that offered no community benefit
- Footways were not good in the area so it was unlikely that people would walk, the alternative being the use of cars therefore increasing traffic at an already busy and dangerous junction in Three Mile Cross
- Concerns over flooding, for example run off from the roof
- Concerns over the timing of deliveries
- The proposed second entrance was too close to the existing entrance that could cause potential confusion if vehicle indicators were showing too early
- Protection of hedgerows and boundary edges

ACTION – Clerk to submit the Council's objections to PA240307

25.3 Planning application 232560 – Whitehouse Farm Beech Hill Road Spencers Wood Wokingham RG7 1HR

This application had been closed but demonstrated a good summary of what a DEPZ plan looked like

25.4 Planning application 232833 – Natural History Museum - Land South Of Cutbush Lane East, Shinfield

Cllr Lias noted that in response to the Council's 'positive objection', SPC's concerns had been referenced in detail in the report.

25.5 Planning application 233038 - Land East of Hayes Drive North of 3 Mile Cross Wokingham

SPC wished to object to this planning application and would ask ET Planning to write a response. Concerns including flooding, traffic and infrastructure.

ACTION – Clerk to request ET Planning to write a response to the planning application

24/PC/26

Appeals

26.1 There are two changes to the previous months report:

253 Shinfield Road (PA 232141) is a new appeal. Permission refused due to the proposed design. Owner argues that most of what was being proposed had been approved in a previous application.

The other one was the decision on Belamie Gables (PA 223802) which was received after the February report was issued but had been discussed at the February meeting.

Members **NOTED** the report.

24/PC/27

Enforcement Notices

27.1 Closed Enforcement Notices

Of the Closed Enforcement Notices this month two applications had been submitted, three were voluntary compliance and two had no closure reason noted. The Clerk had requested further information on these last two items and advised that one had seen a planning application submitted and the other was a permitted development with no breach.

27.2 Live Enforcement Notices

Of the Live Enforcement Notices this month there were two new cases, four awaiting compliance, three with ongoing investigation and four awaiting an application.

The Lieutenants Cottage, Basingstoke Road was noted at 24/PC/16.2 above.

ACTION – Clerk to monitor any changes to RFS/2024/089113, The Lieutenants Cottage, Basingstoke Road. RG7 1SP

24/PC/28

Highways, Street Lighting and Footpath Matters

28.1 Footpath matters

Members reported the following:-

- Hyde End Lane footpath was not happening as fast as anticipated.

- Footpath 20 – the quote received from Diggerwise was more than the S106 budget. Quote had been revised and is now within budget.
- Footpath 10 – BCllr Pauline Jorgensen had been taking credit for the installation barriers on her Facebook page. Cllr Masseron agreed to look at the footpath and find out where these were.
- Footpath 4 – unable to open at the moment as the ground is too wet due to the vast amounts of rain

ACTION – Cllr Masseron to investigate where the installation of barriers were on Footpath 10

28.2 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

28.3 Traffic Working Party

Following a meeting between WBC and SPC, the Clerk had created a list of actions. Members requested that this be sent to WBC with a request for acknowledgement and to confirm its accuracy. An update of outstanding work would take place at the next meeting of the traffic working party.

ACTION – Clerk to send list of actions to WBC and request acknowledgement of its accuracy

28.4

BCllr Pauline Jorgensen had raised a request for a pedestrian crossing outside Crosfields School with no reference to SPC. This was being presented at WBC's Full Council meeting on the 22st March. SPC had previously discussed this in the past when it was not considered a priority, and Reading Buses were against the proposal as it would cause additional delays on this already busy road. Members questioned why they would spend money on a crossing on the Shinfield Road, that was considered low priority, when there were more serious issues that needed addressing to protect the Infants in the parish. Members were disappointed that the local Borough Councillors had not picked this up and raised it with SPC. WBC had informed SPC that there was currently a long list prioritising works and Members questioned why this crossing should be given special consideration and not follow WBC procedures.

ACTION – Clerk to write to Borough Councillors regarding BCllr Jorgensen's proposal for a pedestrian crossing on the Shinfield Road.

Proposed: Cllr Grimes
 Seconded: Cllr Boyer
 Approved: Unanimously

24/PC/29

Renewal of Neighbourhood Plan

29.1 Shinfield Parish Neighbourhood Plan (SPNP)

The Clerk was seeking expressions of interests from members and was proposing a date of 26th March. The meeting would need to be in the evening as it was important that the Chairman was a member of the project group.

Expressions of interest had been received from Cllrs Grimes, Hoyle, James and Peer

ACTION – Clerk to arrange a meeting of the SPNP project group

24/PC/30

Developments within the Designated Emergency Planning Zone (DEPZ)

30.1 A response from AWE to West Berkshire Council had been circulated with the agenda setting out the reasons for the refusal of a planning application. This document had been included as it gives a good summary of AWE's position with regards to the DEPZ.

Questions would hopefully be addressed to Chris Howard, WBC at the meeting on 17th April 2024. Members agreed that it was important that the DEPZ be addressed in the WBC Local Plan.

ACTION – Clerk to follow up with Chris Howard, WBC regarding his proposed attendance at the meeting on 17th April

24/PC/31

Correspondence

31.1 Members **NOTED** the National Association of Local Council (NALC) response to the government's new street vote development order plans.

31.2 Members **NOTED** the WBC's recommendation with regarding to the Natural History Museum and that they had taken on account of SPC's comments.

31.3 Members **NOTED** the update on the proposed building work at Dobbies Garden Centre

31.4 Save our Loddon Valley Environment (SOLVE)

Cllr Peer gave verbal feedback from a meeting held on 12th March with four members from SOLVE. The Chairman had put forward an alternative perspective for consideration by SOLVE that was well received. SOLVE wished to work with SPC and other parishes. If the planning was approved, the development must make improvements for the community. Any response to the WBC Local Plan would have an impact.

31.5 Richborough Estates

Cllr Peer gave verbal feedback from a meeting held on 26th February with Richborough Estates relating to a new proposed development of 500 houses in Spencers Wood that fell within the DEPZ. Members discussed requirements that may be beneficial to the community so they may consider in these in their planning.

24/PC/32

Date of the next meeting

32.1 The date of the next meeting will be Wednesday, 10th April 2024

The meeting ended at 21:30

DRAFT

List of Actions

24/PC/24.2 24/PC/13.2	Clerk to continue to follow up with Nigel Frankland (UoR) regarding options for increasing biodiversity within the parish	Clerk
24/PC/25.2	Clerk to submit the Council's objections to PA240307 – plot at Shinfield Court, Church Lane, Three Mile Cross, RG7 1HP	Clerk
24/PC/25.5	Clerk to request ET Planning to write a response to the planning application 233038 – Land East of Hayes Drive North of 3 Mile Cross, Wokingham	Clerk
24/PC/27.2	Clerk to monitor any changes to RFS/2024/089113, The Lieutenants Cottage, Basingstoke Road, RG7 1SP	Clerk
24/PC/28.1	Cllr Masseron to investigate where the installation of barriers were on Footpath 10	Cllr Masseron
24/PC/28.2	Clerk to continue to work on arranging for the streetlamps to be turned off between 00:30 and 05:00	Clerk
24/PC/28.3	Clerk to send list of actions from the Traffic Working Party to WBC and request acknowledgement of its accuracy	Clerk
24/PC/28.4	Clerk to write to Borough Councillors regarding BCllr Jorgensen's proposal for a pedestrian crossing on the Shinfield Road	Clerk
24/PC/29.1	Clerk to arrange a meeting of the SPNP project group	Clerk
24/PC/30.1	Clerk to following up with Chris Howard, WBC regarding his proposed attendance at the meeting on 17 th April	Clerk



Planning Inspectorate Appeals for RG2 & RG7 within Shinfield Parish as at :-

4th April 2024

Item 5.1

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/D/24/3337926	253 Shinfield Road	RG2 8HF	Householder (HAS)		232141	2		
APP/X0360/W/23/3329586	Land adjacent to 176 Hyde End Road	RG2 9ER	Planning (W)		231229 223646	2		
APP/X0360/W/23/3326997	Belamie Gables, 210 Hyde End Road	RG7 1DG	Planning (W)		223802	3	08/02/2024	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/C/23/3314060	Uplands, Basingstoke Road READING	RG7 1AP	Enforcement Notice	L2	222052	3	17/11/2023	WBC refused PA. Developers Appeal to PI succeeded in part. WBC Enforcement Notice modified to allow for wall to be reduced in height
APP/X0360/W/22/3309384	Uplands Basingstoke Road READING	RG7 1AP	Planning (W)	L2	222052	3	17/11/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/23/3320252	25 Newlands Close, Shinfield	RG2 9LG	Planning (W)		230315	3		WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3296611	1 Westlands Avenue READING	RG2 8EB	Planning (W)		220104	3	10/08/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3274461	12 Coningham Road READING	RG2 8QP	Planning (W)		202984	3	01/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/19/3228974	12 Cutbush Lane West READING	RG2 9AH	Planning (W)		190152	3	07/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3303625	14 Coningham Road READING	RG2 8QP	Planning (W)		221225	3	02/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/17/3171035	15 Deardon Way READING Berkshire	RG2 9HE	Householder (HAS)		163279	3	23/05/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/18/3192970	2 Kendal Avenue READING	RG2 9AR	Householder (HAS)		173001	3	16/02/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/20/3247817	8 Pattinson Road READING	RG2 8QJ	Householder (HAS)		193231	3	02/07/2020	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3173465	Culverwood, Shinfield Road READING	RG2 9BE	Planning (W)		162495	3	05/09/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3172028	Land adjacent to Grange Lodge Shinfield	RG2 9AL	Planning (W)		163561	3	19/07/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3297923	Land Adjacent to lane End House Shinfield	RG2 9BB	Planning (W)		213681	3	20/12/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3269790	Land at Croft Road Spencers Wood Shinfield	RG2 9EY	Planning (W)		203108	3	25/06/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/19/3222049	Leyland Gardens Reading Berkshire	RG2 9AN	Householder (HAS)		181780	3	01/08/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3275086	Willow Tree House Brookers Hill READING	RG2 9BX	Planning (W)		203560	3	18/02/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/22/3303676	Istana, Lambs Lane READING	RG7 1JB	Householder (HAS)		201752	3	02/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3298797	2 Grovelands Road READING	RG7 1DP	Planning (W)		214165	3	07/11/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3290427	Land rear of 182 Hyde End Road Spencers Wood	RG7 1DG	Planning (W)		212507	3	23/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3271017	David Hearn Motor Engineers Reading	RG7 1BA	Planning (W)		201557	3	03/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3269974	30 Grazeley Road Reading	RG7 1BJ	Planning (W)		201629	3	31/08/2021	WBC refused PA. Developers Appeal to PI was dismissed

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/W/20/3258638	Land at Carney's Yard, opposite Pulleyn Transport Yard READING	RG7 1HB	Planning (W)		200596	3	11/01/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/19/3240232	Land rear of Diana Close Spencers Wood Berkshire	RG7 1HP	Planning (W)		171004	3	01/02/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/19/3230479	Land adjacent to Eventide Three Mile Cross	RG7 1HD	Planning (W)		183198	3	07/10/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/19/3221827	Derydene, Basingstoke Road READING	RG7 1AL	Householder (HAS)		181100	3	25/04/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/18/3211871	182 Hyde End Road READING	RG7 1DG	Planning (W)		181676	3	07/03/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/18/3204770	Shinfield Court, Church Lane Wokingham Berkshire	RG7 1HB	Planning (W)		171916	3	13/11/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/18/3199728	Land at Lambs Lane and Beech Hill Road Spencers Wood Berkshire	RG7 1JB	Planning (W)		172495	3	08/01/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3186553	Mallards, Basingstoke Road READING	RG7 1AD	Planning (W)	L1		3	12/12/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3183251	Etudieltawjus, Sussex Lane READING	RG7 1BY	Planning (W)		163635	3	05/03/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3174092	Floyers Barn Wokingham	RG7 1DL	Planning (W)		162924	3	18/10/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3172361	R/O 27-29 The Square Spencers Wood	RG7 1BS	Planning (W)		163287	3	19/07/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3169533	Lambs Farm Business Park READING	RG7 1PQ	Planning (W)		162594	3	28/06/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/16/3161433	219a Hyde End Road SPENCERS WOOD	RG7 1BU	Planning (W)		160982	3	25/05/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/X/16/3152152	24 Fawn Drive READING	RG7 1WL	Lawful Development Certificate		160876	3	22/02/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/C/17/3186555	Mallards, Basingstoke Road READING	RG7 1AD	Enforcement Notice	L1	NA	3	12/12/2018	WBC issued enforcement notice. Developer appealed. Enforcement notice upheld
APP/X0360/W/22/3298882	Woodside & Wayside House Reading	RG2 9BE	Planning (W)		211578	3	07/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3311543	Parkside House Lambs Lane READING	RG7 1JE	Planning (W)		222478	4	23/05/2023	WBC refused PA. Developers Appeal was upheld. Change of use of land to residential and erection of detached building to house domestic garaging and ancillary storage with first floor games room
APP/X0360/C/16/3153193	Paddocks Reading Berks	RG7 1NG	Enforcement Notice		161915	4	02/07/2018	WBC issued enforcement against change of use with planning permission. Appeal was allowed and enforcement notice quashed. Planning permission granted for 3 years
APP/X0360/W/19/3235895	Land south of Reading Road and Arborfield Road Shinfield Berkshire	RG2 9EA	Planning (W)		181631	4	06/01/2020	WBC refused PA. Developers Appeal was upheld. SANG was built
APP/X0360/W/19/3238203	Land to the south of Cutbush Lane Shinfield Berkshire	RG2 9AG	Planning (W)		181499	4	10/03/2020	WBC refused PA. Developers Appeal was upheld. 249 dwellings south of Cutbush Lane
APP/X0360/W/22/3303884	Parrot Farm Shingfield Wokingham	RG2 9EA	Planning (W)		213156	4	28/03/2023	WBC refused PA. Developers Appeal was upheld. Change of use permitted
APP/X0360/W/22/3304042	Land west of Kingfisher Grove Reading Berkshire	RG7 1LZ	Planning (W)		201002	4	31/01/2023	WBC refused PA. Developers Appeal was upheld. 49 homes at Kingfisher Grove

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/W/19/3223579	Berkshire Caravans READING	RG7 1HB	Planning (W)		182831	4	18/06/2019	WBC refused PA. Developers Appeal was upheld. Change of use to caravan storage and sale was permitted
APP/X0360/D/18/3215332	Parkside House, Lambs Lane READING	RG7 1JE	Householder (HAS)		182015	4	30/01/2019	WBC refused PA. Developers Appeal was upheld. 2 storey side extension permitted
APP/X0360/W/18/3204133	Land at Parklands Spencers Wood Wokingham	RG7 1AS	Planning (W)		171737	4	28/02/2019	WBC refused PA. Developers Appeal was upheld. 55 dwellings at Parklands
APP/X0360/W/18/3203707	Hartley Court Farm, Hartley Court Road READING	RG7 1NH	Planning (W)		162923	4	01/07/2019	WBC refused PA. Developers Appeal was upheld. Change of use agricultural building to office & storage permitted
APP/X0360/W/16/3159579	Mallards, Basingstoke Road READING	RG7 1AD	Planning (W)		161522	4	09/02/2017	WBC refused PA. Developers Appeal was upheld. Extended post office and retail with flat above permitted
APP/X0360/W/15/3097721	Land at Stanbury House Spencers Wood	RG7 1AJ	Planning (W)		O/2014/2101	4	18/09/2018	WBC Failed to give notice in time. Developers Appeal to PI was allowed. 57 homes at Stanbury House
APP/X0360/W/21/3282034	12 Coningham Road READING	RG2 8QP	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/19/3235522	22 Cutbush Lane West READING	RG2 9AH	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/21/3267866	Land at and to the Rear of Willow Tree House READING Berkshire	RG2 9BX	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/17/3191447	Land at the Manor Shinfield Berks	RG2 9BX	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/18/3215339	Land at Lambs and Beech Hill Road Spencers Wood Berkshire	RG7 1JE	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/18/3206531	Land at Lambs Farm, Back Lane SWALLOWFIELD	RG7 1PQ	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/15/3129177	SHINFIELD LODGE THREE MILE CROSS	RG7 1HB	Planning (W)		NA	5	NA	Appeal was withdrawn

KEY	
1 =	New case not previously report
2 =	Case in progress
3 =	Complete - WBC original decision upheld
4 =	Complete - WBC original decision overturned
5 =	Complete - Appeal withdrawn
Lx =	Linked cases
xxxx	Indicates changed since previous report

Reference	Address	Case Detail	Closed Date	Closure Reason
RFS/2024/089163	Supermarket Construction Site Near Beke Avenue, Shinfield, RG2 9UW	Unauthorised drainage works.	25 March 2024	No breach

Wokingham Borough Council – Previous month's closed Enforcement Cases for Shinfield Parish - April 24

For further information about a case, please contact planning.enforcement@wokingham.gov.uk, quoting the reference number

Confidential: Information that needs to be handled with care to avoid loss, damage or inappropriate access. Information which incorrectly disseminated could cause some distress to a limited number of individuals.

Reference	Address	Case Detail	Case Status
RFS/2023/087932	44 Falcon Avenue, Shinfield, Wokingham, RG2 8EL	Breach of condition re window	Awaiting compliance
RFS/2023/088312	Marlborough House, Basingstoke Road, Spencers Wood, RG7 1AE	BofC re landscaping	Investigation ongoing
RFS/2023/088348	Land Next To Lea Fields House, Great Lea, Three Mile Cross, RG7	U/A ground clearance without PP	Investigation ongoing
RFS/2023/088597	Carneys Yard, Church lane, Three Mile Cross, RG71HB	Refusal of retrospective application 231437	Awaiting compliance
RFS/2023/088598	Carneys Yard, Church lane, Three Mile Cross, RG71HB	Storage of builders material in north (rear) field & west (side) field	Awaiting compliance
RFS/2023/088767	22 Bland Way, Shinfield, Wokingham, RG2 9SL	High fence erected in rear garden without PP	Awaiting application
RFS/2023/088919	253 Shinfield Road, Shinfield, Wokingham, RG2 8HF	PP 232141 refused	Investigation ongoing
RFS/2023/088920	GBSA, Gravelly Bridge Farm, Grazeley Green Road, Grazeley, Wokingham, RG7 1LG	Rifle club without permission	Awaiting application
RFS/2024/089067	Wistaria Cottage, Church Lane, Three Mile Cross, Wokingham, RG7 1HD	Unauthorised works to listed building	Awaiting application

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - April 24

For further information about a case, please contact planning.enforcement@wokingham.gov.uk quoting the reference number

Confidential: Information that needs to be handled with care to avoid loss, damage or inappropriate access. Information which incorrectly disseminated could cause some distress to a limited number of individuals.

Reference	Address	Case Detail	Case Status
RFS/2024/089113	The Lieutenants Cottage, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AP	unauthorised works to a listed building	Awaiting application
RFS/2024/089131	Land at Grange Lodge (Site Huts), Cutbush Lane, Shinfield, Reading, RG2 9AF	Additional Operational Development	Investigation ongoing
RFS/2024/089142	41 Appleby Walk, Shinfield, Wokingham, RG7 1UZ	moving fence that is back of property over the ditch	Investigation ongoing
RFS/2024/089145	12 Coningham Road, Shinfield, Wokingham, RG2 8QP	Cutting down of hedges at front of the property	New case
RFS/2024/089157	73 Clares Green Road, Spencers Wood, Wokingham, RG7 1DU	A mobile home in the garden next to the house	New case
RFS/2024/089185	Fourwinds, Brookers Hill	breach of condition re planting trees re 191862	New case
RFS/2024/089190	3 Perigee, Shinfield, Wokingham, RG2 9FT	Building in rear garden being built without PP & possible S215 untidy	Investigation ongoing

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - April 24

For further information about a case, please contact planning.enforcement@wokingham.gov.uk quoting the reference number

Confidential: Information that needs to be handled with care to avoid loss, damage or inappropriate access. Information which incorrectly disseminated could cause some distress to a limited number of individuals.

Hyde End Lane – Footpath to Nowhere – update

After more delays and excuses a new start date of 22nd April has been given.

I have requested to see the new revised quote from Volker highways, and was given a rather lame and confuted reason why this was not possible. I will continue to pursue this, and recommend that any request for payment from WBC for SPC's share of the cost for the temporary path includes a copy of this quote, and we are not just presented with some arbitrary figure.

Footpath 20 – Southern End - update

WBC forwarded a quote from Diggerwise for the work requested. This quote was non-sensical and over budget, I assume something was lost in the translation. I met personally with the contractor at the site, along with Ian Young, and we clarified what was needed. A new quote of £16,150 was received which I agreed was acceptable and WBC has now approved the quote and a request for the funding (S106) has now been made and we await a start date.

Footpath 4

A temporary closure order has been given to the contractor until July 2024, while work on the new adjacent cycleway is completed. The work is nearly completed, but lack of progress is delaying the path being opened sooner.

I recommend SPC writes to WBC asking for an explanation and a request the cycleway is completed without further delay so the path can be opened as soon as possible.

UoR – updates

Langley Mead Extension

The pedestrian gates have now been opened onto Arborfield Road, yellow gates are in place and trees along the car park planted.



Arborfield Road crossing

I recommend this is added to SPC 'wish list' for the upcoming development north of Arborfield Road.

SVG - updates

Grazely FP 30 & 32A – the crossfield paths have been treated so walkers will be able to walk through the crops this year.

2023



2024



Email from BCllr Glover to Cllr Peer – 15 March 2024

Dawn,

What if anything does SPC want in the way of pedestrian crossings? I know crossings are in the spotlight at the moment because Cllr P. Jorgensen has submitted a motion about one on Shinfield Road, so there is almost certainly going to be a debate in Council next week.

I have had requests for

1. a crossing on Basingstoke Rd south of the junction with Grazeley Road, which is near a bus stop and the end of the footpath that is going to be finished off in April. Families cross here to go to the play park, and a resident nearby says she witnesses near misses all the time. There is nothing in the plans for the Church Lane Junction, I believe - the only pedestrian crossing would be by the post office.
2. A lady yesterday said she has been trying to get one near Stanbury Gate, where she lives for 30 years, so that she can get to the Church, Village Hall, Pavilion etc (maybe also the pub, who knows?) And of course the southbound bus stop.
3. Hollow Lane near where children get the buses to school.

With 1 and 2 the speed limit *should be* coming down, but that doesn't apply to Hollow Lane. Are there any more?

Then there was the idea of asking the Infant school if they could move their fence so that a path could be made so that they could get safely to the school. There has effectively been no acknowledgement that people are coming out of Shinfield Meadows to go to that school. WBC officers have not asked the school about the fence, so should I ask the school?

And what traffic monitoring is SPC able to do these days? I am not aware that there has been any recently. What happened to those things that told you how fast you were going — haven't seen them for months if not years.

I actually find it quite hard knowing what my role is vis a vis the Parish Council. But to come back to crossings, if we have some crossings we would like in Shinfield, I could speak in the debate and mention them.

Best wishes
Catherine

Cllr Catherine Glover
catherine.glover@wokingham.gov.uk
07762 251686
www.wokingham.gov.uk

Correspondence from BCllr Glover to Cllr Peer regarding traffic issues on Hawthorn dated 14th March 2024

Dear Dawn

I went to visit Mr Muhammed Javed, at 15 Hawthorn, on Tuesday. Hawthorn is a spinal road through the 'Littlebrook' estate, connecting the Shinfield Eastern Relief with Cutbush Lane West. Mr Javed's house is immediately opposite the bus stop, which is right on the corner of Whitethorn.

Until the 'Long Acre' estate south of Cutbush Lane West was built, Hawthorn was relatively quiet and children played outside. Now Hawthorn is used as a cut through, not only from Long Acre, but from Oatlands Road and potentially the rest of Shinfield. It is too dangerous for children to play out, vehicles pass through in volume and at speed, causing dust, noise and pollution. The Javed children cannot sleep as the morning rush hour starts early. Although Hawthorn has the appearance of a main road, it should really only serve the estate itself and not neighbouring estates.

Mr Javed also dislikes the position of the bus stop right opposite his house, and he might well have a point.

I understand that originally Hawthorn was going to be 'buses only', with a bus gate at the Relief Road end.

This was overturned by planning application 171365 Application to remove condition 32 Bus Gate and the variation of condition 36 for SUDS Strategy on planning consent O/2013/0101 for a residential development: 'Following a review of the technical and detailed design of the proposed bus gate, WBC Highways have expressed a strong suggestion to consider removal of this feature [the SUDS — which appears to have been replaced with a 'more efficient strategy' — and bus gate].

(there is also 181628, Application to remove condition 32 Bus Gate and the variation of condition 36 for SUDS strategy on Planning Consent O/2013/0101 for a residential development (126 dwellings))

I can't find the original application to build the houses, but application 214174, Application for submission of details to comply with the following condition of planning consent O/2013/0101 dated 24/12/2013. Condition 8. Landscape and Habitat Management Strategy, is current, and relates to Outline Planning Permission for a residential development comprising up to 126 dwellings, public open space; development was between 2016 and 2018.

Labour have a petition going to which Mr Javed has sent a link:

<https://www.wokinghamlabourparty.org/petition/hawthorn/>

He says he 'raised [his] complaint through Shinfield Parish Council six months ago, but unfortunately no action was taken and [he has] not received any correspondence.

While I believe a 20mph speed limit would help, it would probably be better if the bus gate was restored as well.

Cutbush Lane West is much more suitable for traffic to use, as the houses have front gardens. It is questionable whether the end of Cutbush Lane West should have been cut off. I can see why it was, but that was before Long Acre was built. The situation will only get worse if houses are built south of Long Acre and not allowed to exit towards the Relief Road.

I have written to Paul Fishwick, who is already aware of the problem, as well, but I wonder whether SPC could help by gathering data about speed and volume of traffic. Is this something that you do?

Best wishes

Catherine

Cllr Catherine Glover

catherine.glover@wokingham.gov.uk

07762 251686

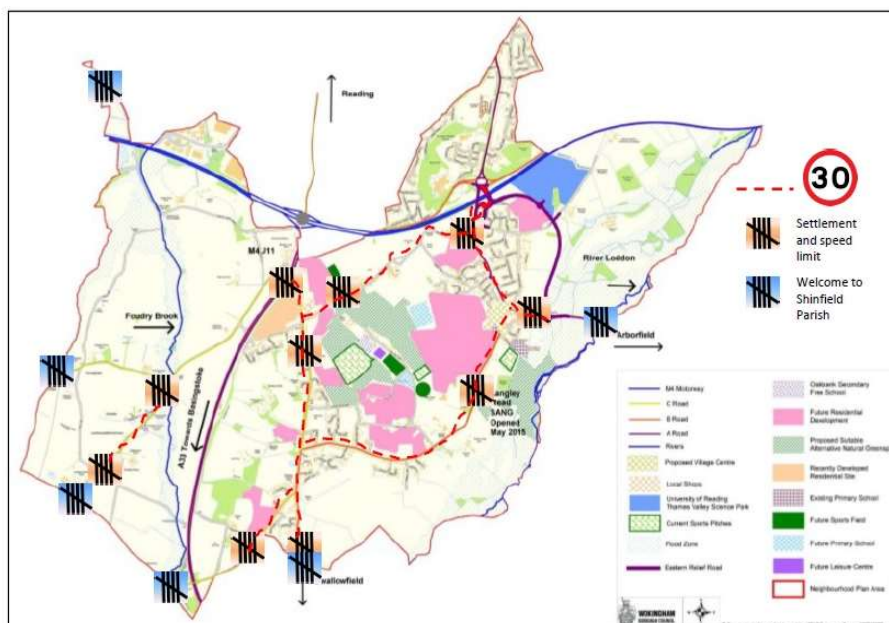
www.wokingham.gov.uk

TRAFFIC MANGEMENT TEAM

SHINFIELD PARISH COUNCIL GATEWAY LOCATIONS

***Note- Site visit photos needed – Some locations unsafe to achieve**

Shinfield Parish



**WOKINGHAM
BOROUGH COUNCIL**

Control Sheet

Project Title: Shinfield Parish Council

Report Title: Gateway Locations

Revision: Version 1

Status: Draft

Date: November 2021

Record of issue

Issue	Status	Author	Date	Check	Date	Authorised	Date
1	Draft	AW	Nov 2021	MH	Nov 2021	TBC	TBC

1.0 Introduction and background

This report is in response to a request from the parish council to review possible locations for gateway signs.

The main objectives of any gateway / welcome signage are to give a positive introduction to an area or village.

This site assessment was carried out by an experienced specialist, and has considered criteria such as geometry, layout, visibility, and costs.

2.0 Locations

2.1 Fullers Lane



Photo 1 - Visibility travelling southeast

With lack of verge width due to an embankment, a sign will not be able to be put in this location. Ideally a clearance of 450mm is desired from edge of carriageway from edge of sign but this cannot be achieved here.

2.2 Bloomfield Hatch



Photo 2 - Visibility travelling Northeast

With lack of verge width, a sign will not be able to be put in this location. Clearance from edge of carriageway cannot be achieved.

2.3 Beech Hill Road



Photo 3 - Visibility travelling Northeast

Adequate room available to allow a sign just before junction with Brook Farm on the near side.

2.4 Basingstoke Road near junction with Back Lane



Photo 4 - Visibility travelling North

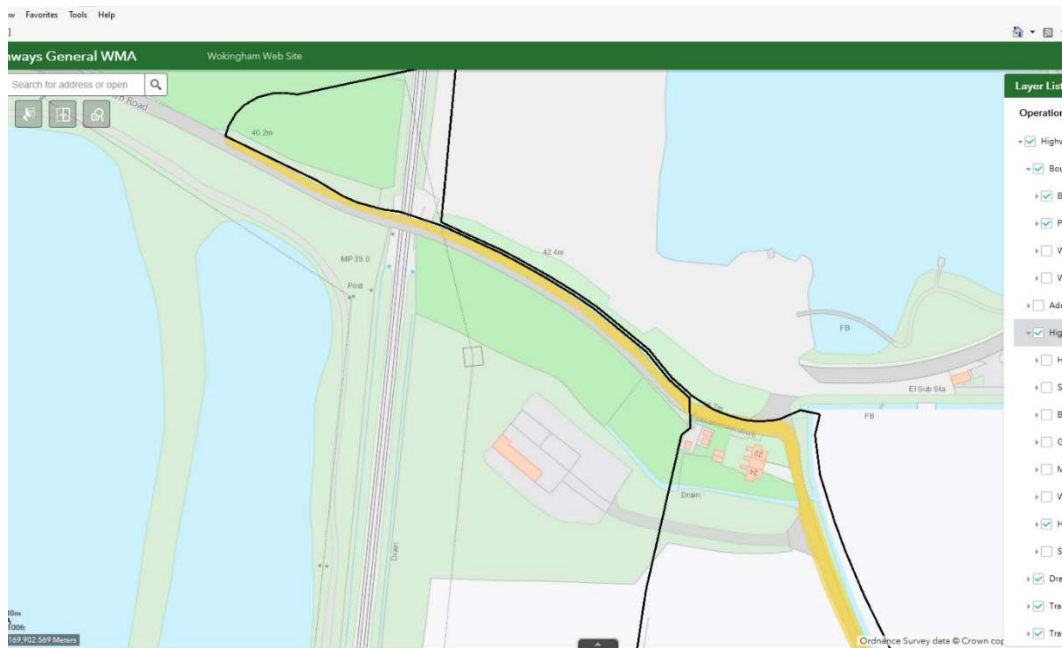
There is a Spencers Wood sign back-to-back with Swallowfield Sign opposite the junction with Back Lane. Is this where you would like the Gateway located? There is another Spencer's Wood sign south of Hill View, but this is where the new speed limit gateway is going.



**Photo 5 - Visibility travelling North (Location of new speed limit gateway)
(Part of Basingstoke Road works)**

2.5 Kirtons Farm Road

Do we know where the Shinfield Parish starts? The map is slightly confusing (image below). Is it before the traffic lights by the bridge or after? There is room on the verge after the lights but would a sign in this area serve much purpose unless you disagree.



2.6 Arborfield Bridge/Road A327



Space is available opposite side of the carriageway to the Arborfield Sign near the green telecom box.

3.0 Sign Design examples

There are several styles and design that the signs can be put on. In the borough we normally prefer one of the three types as shown below:

- Standard circular posts
- Vertical slat fence
- Horizontal slat fence





4.0 Recommendation

Village gate way signs should be erected on the horizontal fence type sign. Dimensions of these gateways would be 1500mm and sit 1800mm above ground. Each sign erected on this type of gateway would cost approximately £1200 to install. These will go with the speed limit gate way signs proposed on the Basingstoke Road by the developer. Once signs have been agreed a drawing will be drafted up for approval. It is also recommended that the gateway locations for speed limit changes elsewhere in the parish should be put in at the time when the new limit comes into force to give a greater impact.

21 MARCH 2024

PR9-24 | PERMITTED DEVELOPMENT RIGHTS

Introduction

We are writing in response to the latest Department for Levelling Up, Housing and Communities consultation on permitted development rights.

The National Association of Local Councils (NALC) is the national membership body that works with the forty-three county associations of local councils to represent and support England's 10,000 local (parish and town) councils.

Local councils and their 100,000 councillors are the first tier of local government, closest to the people, and play an essential part in delivering hyper local services, building strong communities, and strengthening social fabric.

Local councils cover more than 90% of the geography of England and over a third of the population and invest over £3 billion per year to improve and strengthen communities.

Summary

- NALC does not support an across-the-board extension of permitted development rights (PDRs) in the planning system. Policies on permitted development rights should be the prerogative of local planning authorities in their Local Plans, or Neighbourhood Planning Groups.
- We strongly oppose the Government's proposal to expand PDRs further. We and many other bodies and individuals have highlighted that their expansion generally has a detrimental and harmful impact and their expansion should only take place where there is a compelling case to do so. PDRs should play a minimal role in the planning system because every place is different and the circumstances surrounding it are different. However, if the government is determined to introduce the use of at least some of them, this should solely be restricted to use of those rights which will help communities support their local economy or combat climate change. There are significant issues to be addressed within the building industry itself, which are constraining the delivery of more housing, and the solution to this is not necessarily achieved by loosening the planning system.
- Removing the right of local planning authorities to make decisions on planning applications and that of local councils to comment on them constitutes a further loss of democratic input.
- NALC will support a soundly based planning system which represents the most reliable tool for the sustainable allocation of land, and which represents the

three pillars of sustainability equally, i.e. social, economic, and environmental factors.

- NALC will support changes to the planning system which it perceives will strengthen the system and the voice of democracy and lead to better quality, appropriately sited developments. It will not support planning changes which it perceives will work in the opposite direction.
- Furthermore (as NALC has commented to the government in its response to at least one previous consultation on permitted development rights) - NALC supports that Assets of Community Value be subject to the removal of PDRs by imposing an article 4 direction. An article 4 direction is made by the local planning authority. It restricts the scope of PDRs either in relation to an area or site, or a development anywhere in the authority's area.

Consultation questions

NALC's responses to the main consultation questions relevant to local councils in the consultation document are below:

Changes to the permitted development rights for householder development

Q.1 Do you agree that the maximum depth permitted for smaller single-storey rear extensions on detached homes should be increased from 4 metres to 5 metres?

- **Yes**
- **No**
- **Don't know.**

Please provide your reasons.

No. While we have no objection in principle to the specific proposed changes NALC does not support an across-the-board extension of permitted development rights.

Q.2 Do you agree that the maximum depth permitted for smaller single-storey rear extensions on all other homes that are not detached should be increased from 3 metres to 4 metres?

Yes

No

Don't know.

Please provide your reasons.

No, because we oppose an extension of PDRs in principle, but we do not object to the specific changes that are being proposed.

Q.3 Do you agree that the maximum depth permitted for two-storey rear extensions should be increased from 3 metres to 4 metres?

Yes

No

Don't know.

Please provide your reasons.

No, because we oppose an extension of PDRs in principle, but we do not object to the specific changes that are being proposed.

Q.4 Do you agree that the existing limitation requiring that extensions must be at least 7 metres from the rear boundary of the home should be amended so that it only applies if the adjacent use is residential?

Yes

No

Don't know.

Please provide your reasons.

No, because we oppose an extension of PDRs in principle, but we do not object to the specific changes that are being proposed.

Q.5 Are there are any circumstances where it would not be appropriate to allow extensions up to the rear boundary where the adjacent use is non-residential?

Yes

No

Don't know.

Please provide your reasons.

No, because we oppose an extension of PDRs in principle, but we do not object to the specific changes that are being proposed.

Q.6 Do you agree that the existing limitation that the permitted development right does not apply if, because of the works, the total area of ground covered by buildings within the curtilage of the house (other than the original house) would exceed 50% of the total area of the curtilage (excluding the ground area of the original house) should be removed?

Yes

No

Don't know.

Please provide your reasons.

No, because we oppose an extension of PDRs in principle, but we do not object to the specific changes that are being proposed.

Q.7 Should the permitted development right be amended so that where a two-storey rear extension is not visible from the street, the highest part of the alternation can be as high as the highest part of the existing roof (excluding any chimney)?

Yes

No

Don't know.

Please provide your reasons.

No, because we oppose an extension of PDRs in principle, but we do not object to the specific changes that are being proposed.

Q.8 Is the existing requirement for the materials used in any exterior work to be of a similar appearance to the existing exterior of the dwellinghouse fit for purpose?

Yes

No

Don't know.

Please provide your reasons.

No. In general, materials used in maintaining or constructing external sections of dwellinghouses should be in accordance with local design codes and must conform to the relevant neighbourhood plan.

Q.9 Do you agree that permitted development rights should enable the construction of single-storey wrap around L-shaped extensions to homes?

Yes

No

Don't know.

Please provide your reasons.

No, because we oppose an extension of PDRs in principle, but we do not object to the specific changes that are being proposed.

Q.10 Are there any limitations that should apply to a permitted development right for wrap around L-shaped extensions to limit potential impacts?

- **Yes**
- **No**
- **Don't know.**

Please provide your reasons.

No, because we oppose an extension of PDRs in principle, but we do not object to the specific changes that are being proposed.

Q.11 Do you have any views on the other existing limitations which apply to the permitted development right under Class A of Part 1 which could be amended to further support householders to undertake extensions and alterations?

- **Yes**
- **No**
- **Don't know.**

Please provide your reasons.

No, because we oppose an extension of PDRs in principle, but we do not object to the specific changes that are being proposed.

Additions to the roof (including roof extensions)

Q.12 Do you agree that the existing limitation that any additional roof space created cannot exceed 40 cubic metres (in the case of a terrace house) and 50 cubic metres (in all other cases) should be removed?

- Yes
- No
- Don't know.

Please provide your reasons.

No, because we oppose an extension of PDRs in principle, but we do not object to the specific changes that are being proposed.

Q.13 Do you agree that the existing limitation requiring that any enlargement must be set back at least 20 centimetres from the original eaves is amended to only apply where visible from the street, so that enlargements that are not visible from the street can extend up to the original eaves?

- Yes
- No
- Don't know.

Please provide your reasons.

No, because we oppose an extension of PDRs in principle, but we do not object to the specific changes that are being proposed.

Q.14 Should the limitation that the highest part of the alteration cannot be higher than the highest part of the original roof be replaced by a limitation that allows the ridge height of the roof to increase by up to 30 centimetres?

- Yes
- No
- Don't know.

Please provide your reasons.

No, because we oppose an extension of PDRs in principle, but we do not object to the specific changes that are being proposed.

Q.15 Do you agree that the permitted development right, Class B of Part 1, should apply to flats?

- Yes
- No
- Don't know.

Please provide your reasons.

No, because we oppose an extension of PDRs in principle, but we do not object to the specific changes that are being proposed.

Q.16 Should the permitted development right be amended so that where an alteration takes place on a roof slope that does not front a highway, it should be able to extend more than 0.15 metres beyond the plane of the roof and if so, what would be a suitable size limit?

- Yes
- No
- Don't know.

Please provide your reasons. If you have answered yes, please provide your alternative suggestion and any supporting evidence.

No, because we oppose an extension of PDRs in principle, but we do not object to the specific changes that are being proposed.

Q.17 Should the limitation that the highest part of the alteration cannot be higher than the highest part of the original roof be amended so that alterations can be as high as the highest part of the original roof (excluding any chimney)?

- Yes
- No
- Don't know.

Please provide your reasons.

No, because we oppose an extension of PDRs in principle, but we do not object to the specific changes that are being proposed.

Buildings etc incidental to the enjoyment of a dwellinghouse

Q.18 Do you agree that bin and bike stores should be permitted in front gardens?

- Yes
- No
- Don't know.

Please provide your reasons.

Yes, we have no objections in principle to the installation of bin and bike stores and believe it is reasonable in most circumstances that they are covered by PDRs.

Q.19 Do you agree that bin and bike stores should be permitted in front gardens in article 2(3) land (which includes conservation areas, Areas of Outstanding Natural Beauty, the Broads, National Parks, and World Heritage Sites)?

Yes

No

Don't know.

Please provide your reasons.

No. We do not support the unfettered extension of permitted development rights in principle.

Q.20 Do you agree that bin and bike stores in front gardens can be no more than 2 metres in width, 1 metre in depth and up to 1.5 metres in height?

- Yes
- No
- Don't know.

Please provide your reasons.

Yes, we have no objection to the principle of bin and bike stores at the front of a building if it is a reasonable size, except for Article 2(3) land.

Q.22 Should the existing limitation that in Areas of Outstanding Natural Beauty, the Broads, National Parks, and World Heritage Sites development situated more than 20 metres from any wall of the dwellinghouse is not permitted if the

total area of ground covered by development would exceed 10 square metres be removed?

Yes

No

Don't know.

Please provide your reasons.

No. We do not support the unfettered extension of permitted development rights in principle.

Q.23 Should the permitted development right be amended so that it does not apply where the dwellinghouse or land within its curtilage is designated as a scheduled monument?

Yes

No

Don't know.

Please provide your reasons.

No. We do not support the unfettered extension of permitted development rights in principle.

Impact assessment

Q.24 Do you think that any of the proposed changes in relation to the Class A, B C and E of Part 1 permitted development rights could impact on: a) businesses b) local planning authorities c) communities?

Yes

No

Don't know.

Please provide your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination and which right or rights your comments relate to.

Yes. the proposed changes in relation to the Class A, B C and E of Part 1 permitted development rights would impact negatively on communities represented by local councils. Permitted development rights tend to erode the democratic planning system.

Changes to the permitted development rights for building upwards.

Q.25 Do you agree that the limitation restricting upwards extensions on buildings built before 1 July 1948 should be removed entirely or amended to an alternative date (e.g. 1930)?

Yes – removed entirely.

Yes – amended to an alternative date.

No

Don't know.

Please provide your reasons. If you have chosen an alternative date, please specify.

No. Current restrictions should remain.

Impact assessment

Q.29 Do you think that any of the proposed changes in relation to the Class AA of Part 1 and Class A, AA, AB, AC and AD of Part 20 permitted development rights could impact on: a) businesses b) local planning authorities c) communities?

Yes

No

Don't know.

Please provide your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination and which right or rights your comments relate to.

Yes. We think that the proposed changes in relation to the Class AA of Part 1 and Class A, AA, AB, AC and AD of Part 20 permitted development rights would

negatively impact on communities represented by local councils. Permitted development rights tend to erode the democratic planning system.

Changes to the permitted development right for demolition and rebuild.

Q.30 Do you agree that the limitation restricting the permitted development right to buildings built on or before 31 December 1989 should be removed?

Yes

No

Don't know.

Please provide your reasons.

No. Current restrictions should remain.

Q.32 Do you agree that the permitted development right should be amended to introduce a limit on the maximum age of the original building that can be demolished?

Yes – it should not apply to buildings built before 1930.

Yes – it should not apply to buildings built before an alternative date.

No

Don't know.

Please provide your reasons. If you have chosen an alternative date, please specify.

No. Current restrictions should remain.

Impact assessment

Q.35 Do you think that any of the proposed changes in relation to the Class ZA of Part 20 permitted development right could impact on: a) businesses b) local planning authorities c) communities?

Yes

No

Don't know.

Please provide your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination.

Yes. We think that the proposed changes in relation to the Class ZA of Part 20 permitted development right could negatively impact on communities represented by local councils. Permitted development rights tend to erode the democratic planning system.

Changes to the permitted development rights for the installation of electrical outlets and upstands for recharging electric vehicles.

Q.36 Do you agree that the limitation that wall-mounted outlets for EV charging cannot face onto and be within 2 metres of a highway should be removed?

Yes

No

Don't know.

Please provide your reasons.

Yes. This measure will help combat climate change.

Q.37 Do you agree that the limitation that electrical upstands for EV charging cannot be within 2 metres of a highway should be removed?

Yes

No

Don't know.

Please provide your reasons.

Yes. This measure will help combat climate change.

Q.38 Do you agree that the maximum height of electric upstands for EV recharging should be increased from 2.3 metres to 2.7 metres where they would be installed in cases not within the curtilage of a dwellinghouse or a block of flats?

Yes

No

Don't know.

Please provide your reasons.

Yes. This measure will help combat climate change.

Q.39 Do you agree that permitted development rights should allow for the installation of a unit for equipment housing or storage cabinets needed to support non-domestic upstands for EV recharging?

Yes

No

Don't know.

Please provide your reasons.

Yes. This measure will help combat climate change.

Q.40 Do you agree that the permitted development right should allow one unit of equipment housing in a non-domestic car park?

Yes

No

Don't know.

Please provide your reasons. If you think that the permitted development right should allow for more than one unit of equipment housing or storage cabinet, please specify a suitable alternative limit, and provide any supporting evidence.

Yes. This measure will help combat climate change.

Q.41 Do you agree with the other proposed limitations set out at paragraph 60 for units for equipment housing or storage cabinets, including the size limit of up to 29 cubic metres?

Yes

No

Don't know.

Please provide your reasons.

Yes. This measure will help combat climate change.

Q.42 Do you have any feedback on how permitted development rights can further support the installation of EV charging infrastructure?

Yes

No

Don't know.

Please provide your reasons.

Yes. This measure will help combat climate change, so in principle should be encouraged.

Q.43 Do you think that any of the proposed changes in relation to the Class D and E of Part 2 permitted development right could impact on: a) businesses b) local planning authorities c) communities?

Yes

No

Don't know.

Please provide your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination and which right or rights your comments relate to.

Yes. We think that the proposed changes in relation to the Class D and E of Part 2 permitted development right could positively impact on communities represented by local councils as they will help combat climate change.

Changes to the permitted development right for air source heat pumps within the curtilage of domestic buildings

Q.44 Do you agree that the limitation that an air source heat pump must be at least 1 metre from the property boundary should be removed?

Yes

No

Don't know.

Please provide your reasons.

Yes. This measure will help combat climate change.

Q.45 Do you agree that the current volume limit of 0.6 cubic metres for an air source heat pump should be increased?

Yes

No

Don't know.

Please provide your reasons. If you have answered yes, please provide examples of a suitable size threshold, for example, in cubic meters or a height limit, including any supporting evidence.

Yes. This measure will help combat climate change.

Q.46 Are there any other matters that should be considered if the size threshold is increased?

Yes

No

Don't know.

Please provide your reasons.

No. Not that we are aware of.

Q.47 Do you agree that detached dwellinghouses should be permitted to install a maximum of two air source heat pumps?

Yes

No

Don't know.

Please provide your reasons.

Yes. This measure will help combat climate change.

Q.48 Do you agree that stand-alone blocks of flats should be permitted to install more than one air source heat pump?

Yes

No

Don't know.

Please provide your reasons.

Yes. This measure will help combat climate change.

Q.49 Do you agree that the permitted development right should be amended so that, where the development would result in more than one air source heat pump on or within the curtilage of a block flats, it is subject to a prior approval about siting?

Yes

No

Don't know.

Please provide your reasons.

Yes. This measure will help combat climate change.

Q.50 Are there any safeguards or specific matters that should be considered if the installation of more than one air source heat pump on or within the curtilage of a block of flats was supported through permitted development rights?

Yes

No

Don't know.

Please provide your reasons.

Yes. As with satellite dish clusters – local planning authorities will need to work with residents and developers to ensure that heat pumps adjoining blocks of flats are not ungainly or excessive in number.

Q.51 Do you have any views on the other existing limitations which apply to this permitted development right that could be amended to further support the deployment of air source heat pumps?

Yes

No

Don't know.

Please provide your reasons.

Yes. Noise pollution should be minimised.

Q.52 Do you think that any of the proposed changes in relation to the Class G of Part 14 permitted development right could impact on: a) businesses b) local planning authorities c) communities?

Yes

No

Don't know.

Please provide your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination.

Yes. We think that the proposed changes in relation to the Class G of Part 14 permitted development right could have a positive impact on communities represented by local councils as they will help fight climate change.

For further information on this response contact Chris Borg, policy manager, on 07714 771049 or via email at chris.borg@nalc.gov.uk.

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