

Minutes approved on:	
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## **DRAFT**

# **Minutes of a meeting of the Planning and Highways Committee held on Monday 26 June 2017 in the John Heggadon meeting room at Shinfield Parish Hall, commencing 20:00 hrs.**

Present: Cllrs N Boyer, P Emmet, A Grimes, P Hughes, D Lias, D Peer.

Attending: K Hughes (Deputy Clerk), Mr N Swift (Resident), Mr P Nozay (Resident).

### **17/PH/11 Public questions**

Mr N Swift and Mr P Nozay spoke to members regarding a conditions application for construction vehicle access to the north of Church Lane development site (application 171493)

The following concerns were raised:

- The developers of the site, Taylor Wimpey, have previously reported that access through the north of the site will not be requested.
- Highways safety concerns over:
  - Children playing in the cul-de-sac road
  - Vehicles unexpectedly turning left very shortly after the A33 junction turn off
  - Lorries waiting on the road, either prior to the permitted works start time, or due to congestion on site, and the impact on local amenity that this will cause
  - Delivery vehicles blocking the road
  - The likelihood of mud on the road and the lack of information within the proposals around clearing this and installing a wheel wash at the northern entrance to the site
- Vibration concerns for older homes on this end of the Basingstoke Road with shallow foundations

Members noted that the original application had identified that access to the north would only be for the Thames Water pumping station, the SANG area and for emergency vehicles.

Members expressed concern over the enforcement of construction management plans for development sites.

*Mr Swift and Mr Nozay left the meeting at 20:40 hrs*

Following discussion, the Deputy Clerk was asked to collate comments and send them to the planning officer.

### **17/PH/12 Apologies and declarations of members' interests**

12.1 Apologies for absence were received and accepted from Cllr A Masood.

12.2 Cllr Lias declared an interest in the discussion regarding application 171493 – Land north of Church Lane, Three Mile Cross.

### **17/PH/13 Minutes of the previous meeting**

13.1 It was **RESOLVED** that the minutes of the meeting of 01 June 2017 were a correct record of the meeting, and these were signed by Cllr Peer.

13.2 Matters arising:

Members noted that the only 2 matters arising were two action items which have been deferred until later in the year, relating to Civil Parking Enforcement, and footpath 10A on the Manor site in Shinfield.

There were no other matters arising to report.

17/PH/14

**Deposited plans:**

**171443**

Proposal

**Gravelley Bridge Farm House, Grazeley Green Road, Grazeley, RG7 1DD**

Application to vary condition 7 and 12 of planning consent 163389 for full planning application for proposed demolition of existing residential letting accommodation and ancillary buildings and the erection of a 3no. bedroom detached dwelling. Condition 7 relates to demolition and condition 12 relates to visibility splay provision

Planning Officer

Graham Vaughan

Comments by

5 July 2017

Comment

- No comment

**171445**

Proposal

**Flat, Balimore, Basingstoke Road, Spencers Wood, RG7 1AA**

Full application for the proposed change of use from residential (C3 use) to Clinical Psychology Child Therapy Clinic (D1 use)

Planning Officer

Nuno Fernandes

Comments by

28 June 2017

Comment

Shinfield Parish Council objects to this proposal on the following basis:

- The loss of a residential dwelling which is contrary to the Core Strategy.
- There is an insufficient provision of user parking for the provision of 2 consultation rooms, based on NHS standards (which would require 6).
- Due to the location of this site on a first floor, it fails to meet the Equalities Act requirements for disabled access.
- The overlooking of Hunters Way from the waiting room would require mitigation.

**171477**

Proposal

**Land north east of Pulleyn Transport Yard, Church Lane, Three Mile Cross, RG7 1HB**

Full application for the proposed use of land for mixed agriculture, building contractor's yard and depot, with associated erection of a new storage building, means of enclosure to land and access gates to road plus retention of existing bund.

Planning Officer

Pooja Kumar

Comments by

14 July 2017

Comment

Shinfield Parish Council objects to this application on the following basis:

- There is insufficient information to mitigate the surface water drainage / run off and fuel trapping arrangements.
- The lack of swept path analysis that shows vehicles safely accessing and egressing this site in a forward gear.
- The lack of a travel plan demonstrating how vehicles will reach the site without traveling through Three Mile Cross
- The full application does not cover vehicle servicing, waste management, mess facilities, fuel and oil storage and staff car parking, which would be expected in an application of this nature.

**171514**

Proposal

**24 Lansdowne Gardens, Spencers Wood, RG7 1PF**

Householder application for the proposed erection of a two storey side extension to dwelling.

Planning Officer

Omar Sharif

Comments by

7 July 2017

Comment

Shinfield Parish Council has no objection to this application, but requests that the removed tree be replaced elsewhere.

**171537**

Proposal

**The Mead, Croft Road, Spencers Wood, RG2 9EY**

Full planning application for the proposed erection of 1no 3 bedroom detached house and 1no 4 bedroom detached house with integral garages, erection of a single detached garage for The Mead, new access drive serving a new courtyard parking area, new hard and soft landscaping and boundary treatments and other works.

Planning Officer

Alex Thwaites

Comments by

7 July 2017

Comment

Shinfield Parish Council requests that this complies with the Neighbourhood Development Plan for parking and garage internal dimensions or provision of cycle parking.

**171558**

Proposal

**6 Rushall Close, Shinfield, RG6 4BG**

Householder application for the proposed erection of a single storey side/rear extension to dwelling and conversion of existing garage to additional accommodation.

Planning Officer

Stefan Fludger

Comments by

7 July 2017

Comment

Shinfield Parish Council objects to this application on the basis of overdevelopment of

the site and the loss of off-street parking.

This application has a lack of additional parking for the provision of an additional bedroom.

Should this development be intended as an HMO, Wokingham Borough Council should take appropriate action.

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**171591**  
Proposal  
**1 Hunters Way, Spencers Wood, RG7 1HW**  
Household application for proposed erection of two storey side and single storey rear extensions to dwelling.  
Planning Officer  
Comment  
Rasha Khoja  
Shinfield Parish Council objects to this application on the basis of the loss of the off-street parking space.  
Comments by  
16 July 2017

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**171601**  
Proposal  
**337 Hyde End Road, Spencers Wood, RG7 1DD**  
Householder application for proposed erection of two storey rear extension, changes to existing fenestration.  
Planning Officer  
Comment  
Senjuti Manna  
No comment  
Comments by  
6 July 2017

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**171606**  
Proposal  
**Land west of Beech Hill Road, Spencers Wood, Reading, RG7 1FG**  
Application to vary consent O/2013/1221 for the erection of up to 120 residential units, means of access and associated infrastructure. Condition 11 relates to a scheme for generating 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources  
Planning Officer  
Comment  
William Richards  
This development should meet the requirements for energy efficiency required within the Neighbourhood Development Plan.  
Comments by  
13 July 2017

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**171694**  
Proposal  
**11 Salmon Close, Spencers Wood, RG7 1EG**  
Householder application for the conversion of existing garage to habitable accommodation plus erection of first floor side extension to dwelling  
Planning Officer  
Comment  
Senjuti Manna  
Shinfield Parish Council objects to the impact on the street scene of this proposal, and the loss of off-street parking.  
Comments by  
18 July 2017

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**171708**  
Proposal  
**1 The Ashes, Spencers Wood, RG7 1BF**  
Householder application for proposed erection of two storey side and single storey rear extensions to dwelling  
Planning Officer  
Comment  
Senjuti Manna  
No comment  
Comments by  
17 July 2017

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**171723**  
Proposal  
**Ubhi House, Brookers Hill, Shinfield, RG2 9BX**  
Householder application for the proposed erection of a detached replacement garage, with habitable accommodation to ground floor rear and first floor, following demolition of existing garage.  
Planning Officer  
Comment  
Omar Sharif  
Shinfield Parish Council requests that this development remain ancillary to the main dwelling.  
Comments by  
21 July 2017

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**171753**  
Proposal  
**17 Hyde End Road, Shinfield, RG2 9EP**  
Householder application for proposed erection of part single, part two storey rear and side extensions including single storey front extension including widening of gable fronted porch and internal alterations.  
Planning Officer  
Comment  
Darius Kusyik  
No comment  
Comments by  
19 July 2017

#### 14.2 Planning decisions: Approvals

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**170045**  
Proposal  
**17 Beech Hill Road, Spencers Wood, RG7 1HL**  
Householder application for the proposed erection of a single storey rear extension to dwelling, following demolition of existing garage and utility room.  
Our comment  
No comment

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**170915**  
Proposal  
**1 Westlands Avenue, Shinfield, RG2 8EB**  
Household application for the proposed two storey side and single storey rear extension to dwelling plus conversion of loft space to habitable accommodation with rear dormer extension  
Our comment  
Shinfield Parish Council feels this is over development of the small corner plot and will

appear overbearing and not in keeping with surrounding properties. We note that the neighbouring property has a small extension with a hipped roof and would expect this development to be in-keeping with this.

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<b>171177</b>	<b>11 St Barnabas Road, Shinfield, RG2 8EE</b>
Proposal	Householder application for the proposed erection of a single storey rear extension to the existing dwelling
Our comment	No comment

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*Cllr Peer sought, and members APPROVED to extend the meeting beyond 22:00 hrs*

**17/PH/15 Enforcement**

Members noted the information on closed and existing enforcement matters.

**17/PH/16 Highways, Street lighting and footpath matters**

- 16.1 Members discussed the proposal to purchase speed monitoring equipment, and the low response to a request for volunteers to manage the equipment. Following discussion, the Deputy Clerk was asked to proceed with obtaining quotes to bring to council for approval.
- 162 The Deputy Clerk reported on receipt of the street lighting maintenance renewal contract from SSE and a concern raised by SSE regarding the management of the Parish Council's street lighting columns via Telensa control. The Deputy Clerk reported that this is currently work in progress, and further information will be circulated to members once it is available.
- 16.3 Two items of correspondence relating to highways structural maintenance and temporary footpath diversions were noted.

**17/PH/17 Correspondence**

The following correspondence items were noted:

- Proposals displayed at Henry Street Garden Centre for the Arborfield Relief Road
- Street naming and numbering for plot 3, Thames Valley Science park
- TPO tree works decision for 2 Silchester Place, Three Mile Cross.
- Central and Eastern Berkshire Authorities – Joint Minerals and Waste Plan – regulation 18 Issues and Options Consultation.
- 171493 – Construction access for land north of Church Lane
- Request for an extra street lighting column in the by-way at School Green. This item was briefly discussed and the Deputy Clerk was asked to add this to the agenda for the 31 July meeting, for further discussion.
- Adoption of the Stratfield Mortimer Neighbourhood Plan
- Notice of withdrawal of application 162832 (Land north of Church Lane, Church Lane, Three Mile Cross: Full application for the proposed temporary vehicular access off Church Lane to provide access to marketing suite for a period of 3 years upon commencement of construction.

**17/PH/10 Date of next meeting**

The date of the next meeting was confirmed as Monday 31 July 2017

*The meeting ended at 22.15 hrs.*

**Action points:**

Ref:	Action:	By whom:
11	Collate comments on application 171493	Deputy Clerk
16.1	Obtain quotes for speed monitoring equipment	Deputy Clerk
16.2	Circulate information on the street lighting maintenance once available	Deputy Clerk
17	Add discussion on additional street lighting for byway alongside School Green to the 31 July P&H agenda	Deputy Clerk

**For follow up:**

<b>Ref:</b>	<b>Action:</b>	<b>When?</b>	<b>By whom:</b>
85.2.3	Identify areas requiring parking enforcement	Autumn 2017	All members
4.2.2	Write to developer regarding footpath 10A once development commences	Unknown	Deputy Clerk / LVR

**Planning stats:**

Number of plans reviewed (Civic year to date)	26
Number of supported plans approved	0
Number of opposed plans approved	0