

Minutes approved on:	
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## **DRAFT**

### **Minutes of a meeting of the Planning and Highways Committee held on Thursday 14 September 2017 in the John Heggadon meeting room at Shinfield Parish Hall, commencing 19:30 hrs.**

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

Attending: K Hughes (Deputy Clerk), Mr R Vaughan (Resident)

#### **17/PH/37 Public questions**

Mr Rod Vaughan spoke to members regarding two planning applications on the agenda for review:  
172291 – Lambs Farm Business Park, Basingstoke Road, Swallowfield, RG7 1PQ  
172495 – Land at Lambs Lane and Beech Hill Road, Spencers Wood, Berkshire.

Mr Vaughan raised concerns regarding the proposal 172495 regarding sustainability, access, infrastructure and development within the countryside.

Mr Vaughan raised concerns regarding proposal 172291 around additional large vehicle movements, particularly in relation to its proximity to Lambs Lane School, and concern over the parking of large diesel vehicles on a surface not adequately prepared for such use.

#### **17/PH/38 Apologies and declarations of members' interests**

- 38.1 Apologies for absence were received and accepted from Cllr P Hughes.
- 38.2 Cllr Peer noted the resignation of Cllr Masood from the council, and the subsequent vacancy for a member on this committee.
- 38.3 There were no declarations of members' interests.

#### **17/PH/39 Minutes of the previous meeting**

- 39.1 It was **RESOLVED** that the minutes of the meeting of 24 August 2017 were a correct record of the meeting, and these were signed by Cllr Peer.
- 39.2 Matters arising:
  - 39.2.1 Speed Indicator Devices

The Deputy Clerk reported that the Speed Indicator Device training is scheduled for Monday 25<sup>th</sup> September at 9.30am. She reported that Cllr Boyer will attend.
  - 39.2.2 Locality Convention

Cllr Peer noted that Cllrs Grimes and Montgomery will be attending the Locality Convention in November.
  - 39.2.3 Letter to Shinfield Infant and Nursery School regarding additional street lighting.

The Deputy Clerk reported that this is still work in progress.
  - 39.2.4 Civil Parking Enforcement.

Members noted that Cllrs Grimes and Lias as attending the information session at Shute End on Monday 25<sup>th</sup> September. Members requested that clarification be sought on whether there was a possibility to:

    - a) Introduce or enforce parking restrictions on Madejski Stadium match days
    - b) Introduce parking time restrictions on some of the grasscrete parking along the Basingstoke Road in Spencers Wood.

17/PH/40 **Deposited plans:**  
**172302** **Land west of Basingstoke Road: south of Three Mile Cross and north of Spencers Wood, RG7 1AZ**

Proposal Screening Opinion application for an Environmental Impact Assessment for a proposed development of up to 123 dwellings

Planning Officer Nick Chancellor Comments by  
 Comment Shinfield Parish Council requests that an Environmental Impact Assessment for this site be carried out to identify the likely impacts of this development, due to the site being outside of the Strategic Development Area, and forming the green separation space between the two settlements, as per the MDD DPD and the adopted Shinfield Neighbourhood Plan.

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**172450** **Land west of Shinfield, west of Hyde End Road and Hollow Lane, south of Church Lane.**

Proposal Reserved Matters application pursuant to Outline planning permission O/2010/1432 (pursuant to VAR/2014/0624) for the erection of 473 dwellings including access roads, garages, parking spaces, open space and landscape treatment for Phase 2. (Access, Appearance, Landscaping, Layout and Scale to be considered)

Planning Officer Chris Howard Comments by  
 Comment Shinfield Parish Council requests that the developer confirms that the proposals within this Reserved Matters application meet the requirements of the Shinfield Neighbourhood Development Plan. It will be deemed acceptable if:

- Main roads intended to be used as bus routes are built wide enough to accommodate to large vehicles passing one another, and will incorporate parking restrictions to ensure a steady flow of traffic. [SPC NHDP Policy 4]. Measures to restrict on-pavement and on-verge parking within the designated bus-route must be incorporated.
- Measures are taken to encourage proper use of the tandem parking to be provided, including measures which will avoid unwanted on-street parking.
- There is a provision of a safe crossing points on the roads leading to the play area [SPC NHDP Policy 4]
- Garages comply with the Shinfield Neighbourhood Development Plan, and are 3m by 7m, with sufficient door widths, in order to accommodate cycles and larger vehicles [SPC NHDP Policy 5].
- The provision of unallocated parking spaces is sufficient to meet the recognised demand for the proposed housing mix.
- There is an appropriate range of design variety to be in-keeping with the surrounding housing supply [SPC NHDP Policy 2]

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**172495** **Land at Lambs Lane and Beech Hill Road Spencers Wood Berkshire \*Neighbouring Parish\***

Proposal HYBRID APPLICATION Outline application for a residential development of 120 dwellings (Access to be considered). Full application for Change of use of part of land to form a Suitable Alternative natural Greenspace (SANG).

Planning Officer Michaela Mercer Comments by  
 Comment Shinfield Parish Council objects to this planning application for the following reasons:

- This proposal represents the loss of the green separation space between the villages of Swallowfield and Spencers Wood, which is contrary to the objectives of Core Strategy policy CP19.
- This site is not on land identified for development within the current phase of the Local Plan. Any short term benefit from delivery of 120 dwellings on the site would not outweigh the risk of harm to the overall strategy for sustainable housing growth within the parish.
- The site is not within the identified Strategic Development Location.
- This proposal would result in the loss of open countryside and the urbanisation of Beech Hill Road.
- With no active frontage and limited visual connection between the development and Beech Hill Road, the development would fail to integrate with, or make a positive contribution to the street scene along Beech Hill Road or the village of Spencers Wood.
- The site has poor public transport links and is likely to have a high dependency on the use of private cars, contrary to the sustainable transport goals of the NPPF and Core Strategy.
- The proposal fails to make satisfactory provision of adequate services, amenities and infrastructure needs and consequently would have an unacceptable adverse impact upon the amenities of the area.
- We are concerned that proposal will add considerable additional pressure to Lambs

Lane School, which is already at capacity with no further space for expansion, and will result in more families unable to access a school within walking distance, and will result in more car journeys to school.

- This proposal will add additional vehicles pressure to the junction of Beech Hill Road and Basingstoke Road, which is regularly backlogged with traffic in the peak travel hours.

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**172291**  
 Proposal **Lambs Farm Business Park, Basingstoke Road, Swallowfield, RG7 1PQ**  
 Full application for the proposed change of use including Engineering works to provide HGV parking area (Retrospective).

Planning Officer Daniel Ray Comments by Unknown  
 Comment This type of parking requires changes to the surface drainage systems to include fuel and oil interceptors to prevent the contamination of surface water run-off. In the Design and Access statement associated with this application, item 8.1 notes that the parking surface is semi-porous and that 'drainage will be to the existing watercourse' which in the opinion of Shinfield Parish Council is unacceptable.  
 The Parish Council also objects to further encroachment on the countryside that this proposal, in an area outside of the settlement limits, represents.

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**172382**  
 Proposal **Unit 4, Heron Industrial Estate, Basingstoke Road, Spencers Wood, RG7 1PJ**  
 Full application for the closing up of existing windows and extension of cladding to match existing

Planning Officer Gregory Smart Comments by 22 September 2017  
 Comment No comment

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**172682**  
 Proposal **211 Shinfield Road, Reading, RG2 8HA**  
 Consultation from Reading Borough Council for the following proposal 'installation of additional shop entrance and alterations to westward side elevation and external seating area'

Planning Officer Janeske Delport Comments by 28 September 2017  
 Comment No comment

#### 40.2 Planning decisions: Approvals

**171808**  
 Proposal **Thames Valley Science Park, Cutbush Lane, Shinfield**  
 Application for advertisement consent for the installation of 4no internally illuminated signs, and 6no directional information signs around Thames Valley Science Park.

Our comment No comment

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**171826**  
 Proposal **289 Hyde End Road, Spencers Wood, RG7 1DB**  
 Householder application for proposed erection of single storey side/rear extensions to include 2no. glazed roof lanterns plus erection of pitched roof garage, following demolition of existing side/rear of dwelling and existing garage.

Our comment No comment

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**172160**  
 Proposal **34 Ryhill Way, Earley, RG6 4AZ**  
 Householder application for the proposed conversion of existing garage, to create habitable accommodation.

Our comment No comment

#### 40.3 List of plans refused:

**172037**  
 Proposal **Mallards, Basingstoke Road, Spencers Wood, RG7 1AD**  
 Application to vary condition 2 of planning consent F/2014/1372 for the erection of part single, part two storey extensions and alteration to the roof of existing dwelling and post office to form extended post office and retail area at ground floor level, with a three bedroom flat at first floor level. Condition 2 relates to approved details, the new plan seeks permission for the rear single storey roof height to remain as built. (Retrospective).

Our comment Shinfield Parish Council objects to this application and believes that the original planning condition must be complied with. Approval of this variation sets a dangerous precedent for non-complaints with approved planning consents.

40.4 Members discussed the receipt of recent planning applications on land not previously identified for development. Following discussion, the Deputy Clerk was asked to arrange a meeting with a planning

consultant, with a view to purchasing some expert consultancy support to review and report on these ad-hoc applications.

17/PH/41 **Enforcement**

Members noted a list of open enforcement items.

17/PH/42 **Highways, Street lighting and footpath matters**

- 42.1 Members noted a list of the street names for the development north of Church Lane. Following discussion, members asked the Deputy Clerk to contact the street naming team at WBC and ask why the Parish Council were not consulted over the names for this development, and note the reference within the Neighbourhood Plan for the use, wherever possible, of names with a local connection.
- 42.2 The Deputy Clerk reported on the purchase of the brush cutter equipment for the volunteer group, and reported that five members are attending the training course, to be run by Land Based Training in Arborfield, in late October. She reported that the cost of this training is being shared between the Parish Council, the Loddon Valley Ramblers and Wokingham Borough Council.
- 42.3 Members discussed the report from B/Cllr Charlotte Haitham Taylor regarding Hyde End Road and the Deputy Clerk was asked to contact her to invite her to attend a meeting with the University of Reading scheduled for Tuesday 9<sup>th</sup> October.

17/PH/43 **Correspondence**

The following correspondence items were noted:

- Notice from Wokingham Borough Council regarding printed planning documents.
- Notice of withdrawal of application 172019 - 43 Oatlands Chase Shinfield RG2 9FY
- Copy correspondence from Barkham Parish Council – 5 year land supply
- Request to meet with the Wokingham Paper to discuss Hyde End Road. Following discussion, members felt it was appropriate to arrange this following the scheduled meeting with the University of Reading on 9<sup>th</sup> October, where the matter of Hyde End Road will be discussed.
- Amendment to street naming and numbering for 517 new dwellings on land west of Hollow Lane – one additional road name not included on the original list.

17/PH/44 **Date of next meeting**

The date of the next meeting was confirmed as Thursday 05<sup>th</sup> October 2017

*The meeting ended at 22.00 hrs.*

**Action points:**

Ref:	Action:	By whom:
40.4	Schedule a meeting with planning consultants to discuss support	Deputy Clerk
42.1	Contact Street naming team and ask that the parish council be consulted on street names for future developments	Deputy Clerk
42.3	Invite B/Cllr Haitham-Taylor to attend the meeting with University of Reading on 9 <sup>th</sup> October	Deputy Clerk
43	Arrange a meeting with The Wokingham Paper after 9 <sup>th</sup> October	Deputy Clerk / Cllr Peer

**For follow up:**

Ref:	Action:	When?	By whom:
16/85.2.3	Identify areas requiring parking enforcement	Autumn 2017	All members
17/4.2.2	Write to developer regarding footpath 10A once development commences	Unknown	Deputy Clerk / LVR
17/23.2.3	Consider street lighting situation outside Shinfield Infant and Nursery School	Autumn 2017	Deputy Clerk

**Planning stats:**

Number of plans reviewed (Civic year to date)	51
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