

To all members of the Planning and Highways Committee

Notice is hereby given, and you are summonsed to attend a meeting of the Planning and Highways Committee on Monday 18 December 2017 at The John Heggadon Meeting Room, Shinfield Parish Hall, commencing 19:30 hrs.

Mrs S E Roberts, Clerk
11 December 2017

Members: Cllrs N Boyer, P Emmet, G Gray, A Grimes, P Hughes, L James, D Lias, D Peer, J Reid.

Agenda

1. **Public questions**
To receive and consider public questions and comment.
2. **Apologies for absence and declarations of members' interests**
 - 2.1 To receive and consider acceptance of apologies.
 - 2.2 To receive members' declarations of interest relating to the business of the meeting.
3. **Minutes of the previous meeting**
 - 3.1 To consider approval of the minutes of 20 November 2017 as a correct record of the meeting (attached)
 - 3.2 To receive information on matters arising from the minutes.
4. **Schedule of deposited plans**
 - 4.1 To receive and consider comments on a list of deposited plans at 11 December 2017.
 - 4.2 To receive and consider comments on a list of plans received since publication of the agenda
 - 4.3 To receive notice of planning decisions.
5. **Enforcement update**
 - 5.1 To receive an update on new and open enforcement items
6. **Highways, street lighting and footpath matters**
 - 6.1 To receive information on highway and associated matters.
 - 6.2 To receive information on street lighting matters
 - 6.3 To receive information on footpath matters.
7. **Correspondence items**
To consider correspondence items received:
 - Appeal notice for Etudie Litanjus, Sussex Lane.
 - Notification of consultation for the designation of Ruscombe as a Neighbourhood Plan area.
8. **Date of next meeting**
To confirm the date of the next meeting as Monday 08 January 2018

Item 4.1 Schedule of deposited plans – 11 December 2017

172623	Baycroft, Church Lane, Three Mile Cross, RG7 1HD		
Proposal	Householder application for the replacement of the existing boundary fence adjacent to the highway (retrospective)		
Planning Officer	Rosie Rogers	Comments by	Unknown
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173207	66 Clares Green Road, Spencers Wood, RG7 1DX		
Proposal	Householder application for the proposed erection of single storey rear and side		

Planning Officer	extensions to dwelling plus changes in the fenestration Andrew Parsons	Comments by	4 January 2018
173299	16 Tabby Drive, Three Mile Cross, RG7 1WP		
Proposal	Householder application for the proposed two storey rear extension to dwelling		
Planning Officer	Age Balogun	Comments by	26 December 2017
173424	3 Clares Green Road, Spencers Wood, RG7 1DY		
Proposal	Householder application for the proposed erection of single storey rear and side extension to dwelling plus erection of single storey side extension to form porch.		
Planning Officer	Ade Balogun	Comments by	29 December 2017
173529	St Michael's and All Angels Church, Basingstoke Road, Spencers Wood, RG7 1AP		
Proposal	Retrospective planning application for the installation of a storage container to the rear of the church.		
Planning Officer	Mohammad Islam	Comments by	5 January 2018

Item 4.2 Planning decisions

List of plans approved:

172882	Lambwood Hill Farm, Lambwood Hill. Grazeley, RG7 1JN
Proposal	Full application for the erection of a two storey building for B(1) and B(8) use, following demolition of existing open side pole barn.
Our comment	No comment
172925	39-41 School Green, Shinfield, RG20 9EE
Proposal	Application for advertisement consent to display 1 x illuminated fascia sign, 12 x non-illuminated wall mounted aluminium panels and 1 x externally illuminated free standing sign.
Our comment	Shinfield Parish Councils requests that illuminated signage only be lit during opening hours.
172941	Land north east of Pulleyn Transport Yard, Church Lane, Three Mile Cross, RG7 1HB
Proposal	Full planning application for the proposed mixed use of the land for agriculture and the storage of building equipment, and the associated erection of s storage building, means of enclosure to land and access gates to road plus retention of existing bund.
Our comment	Shinfield Parish Council objects to this proposed use of the land. The applicant is currently in breach of planning law on this site, and we object to this application trying to legitimise, retrospectively, the ongoing activity on this site, which has been judged to be illegal. We request that Wokingham Borough Council enforce the reinstatement of the site to its original condition, and boundary treatment including the removal of the gates, entranceway and fencing. The applicant has failed to provide a design which is acceptable to traffic management and has failed to provide a drainage strategy, specifically to prevent vehicle discharges entering the water system.

List of plans refused:

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