

Minutes approved on:	
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Clerk: Mrs S E Roberts
Shinfield Parish Hall
School Green
Shinfield
Reading
RG2 9EH
Tel: (0118) 988 8220
E-mail: clerk@shinfieldparish.gov.uk
www.shinfieldparish.gov.uk

DRAFT

Minutes of a meeting of the Planning and Highways Committee held on Monday 29 January 2018 in the John Heggadon meeting room at Shinfield Parish Hall, commencing 20:00 hrs.

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

Attending: K Hughes (Deputy Clerk), Mrs P Taduri (Resident)

17/PH/90 Public questions

Mrs Taduri spoke to members to express concern over the lack of pedestrian crossing on the Basingstoke Road, around Grazeley Road.

Members noted future plans to install traffic lights at the Church Lane junction with Basingstoke Road, and the proposal for some form of crossing on Church Lane, and on the Basingstoke Road, near the Post Office.

Members noted that with traffic lights, there is a risk that vehicles will accelerate towards the lights, and thus make crossing the road towards the bus stop more dangerous.

The Deputy Clerk was asked to confirm with Wokingham Borough Council whether the traffic lights would include Grazeley Road, and whether there will be a pedestrian controlled crossing at this point.

Mrs Taduri left the meeting at 20:25 hrs

17/PH/91 Apologies and declarations of members' interests

91.1 Apologies were received and accepted from Cllr Reid.

91.2 There were no declarations of members' interests.

17/PH/92 Minutes of the previous meeting

92.1 It was **RESOLVED** that the minutes of the meeting of 08 January 2018 were a correct record of the meeting, and these were signed by Cllr Peer.

92.2 Matters arising:

92.2.1 Land opposite Pulleyns

Members noted the email sent to Marcia Head at Wokingham Borough Council and the response received. Members noted that B/Cllr Haitham Taylor is also follow up on the matter. Local members agreed to note any further issues witnessed.

92.2.2 Mud and grit on Basingstoke Road

The Deputy Clerk reported that the issue has been raised to the borough council on numerous occasions. Members noted that the wheel washing of vehicles exiting the site is inadequate.

92.2.3 Pole for the SID device on land at the Village Hall in Grazeley

Cllr Lias reported that the issue had been raised at the recent Village Hall Management Committee. Following discussion, the Deputy Clerk was asked to write to the Secretary at Grazeley Village Hall and ask whether they can assist the Parish Council in contacting the landowner of the field alongside Lambwood Hill, with a view to installing a pole there, to capture traffic speeds of cars approaching the village.

92.2.4 Grasscrete Parking restrictions

The Deputy Clerk showed photographs of the grasscrete parking areas along the Basingstoke Road. Following discussion, the Deputy Clerk was asked to follow up with Wokingham Borough Council on the option for adding timed parking restrictions for around 4 to 6 spaces along the section from the Wellington Industrial Estate to Highlands.

92.4.5 Purchase of telescopic ladder

The Deputy Clerk confirmed that a new ladder has been purchased.

92.4.6 Planning support

Members noted that a sum of money has been budgeted for the 2018/19 financial year, and that this work should be integrated into the Local Plan Update Communications Strategy.

92.4.7 Planning Portal

The Deputy Clerk asked member that, following a suggestion from B/Cllr Haitham Taylor, any issues with the Planning Portal be forwarded to the Deputy Clerk, who will collate a list.

17/PH/93 **Deposited plans:**

173684 **Lambs Farm Business Park, Basingstoke Road *Adjoining parish consultation***
 Proposal Full application for the proposed erection of new business unit for Use Classes B1(b) and (c) (Light Industrial and Research and Development) and B8 (Storage and Distribution) use with ancillary office space as well as car and commercial vehicle parking with ancillary works within existing Business Park..
 Planning Officer Daniel Ray Comments by 2 February 2018
 Comment Shinfield Parish Council notes the increase in employment opportunities created by this proposed addition, but equally recognises the residents' concerns over additional vehicle movements in this area.

180097 **Car Park at Ridge SANG**
 Proposal Full application for the erection of a CCTV mounting pole and camera
 Planning Officer Chris Howard Comments by Unknown
 Comment Shinfield Parish Council welcomes the addition of CCTV for this site, provided that it is monitored and maintained.

180098 **Car Park at Langley Mead SANG**
 Proposal Full application for the erection of a CCTV mounting pole and camera
 Planning Officer Chris Howard Comments by Unknown
 Comment Shinfield Parish Council welcomes the addition of CCTV for this site, provided that it is monitored and maintained.

180196 **Green Park Village, Longwater Avenue, Reading.**
 Proposal Consultation from Reading Borough Council for the following proposal: This is a revised application which includes a residential block (D), which was originally included in the site area of the reserved matters application (ref 171017). The combined scheme of phases 6A and 6B are the same as previously consulted on in July 2017. This amendment revises the red line application area, and the description of development only.
 Planning Officer Simon Taylor
 Comment No comment

93.2 **Planning decisions: Approvals**

171849 **47 Hyde End Lane, Spencers Wood, RG7 1EP**
 Proposal Householder application to demolish the existing three metre, flat roof rear extension and replace with a six metre, flat roof rear extension.
 Our comment No comment

173141 **33 Appletree Lane, Spencers Wood, RG7 1EE**
 Proposal Householder application for the conversion of existing garage to habitable accommodation including single storey front extension.
 Our comment No comment

173201	79 Hilmanton, Earley, RG6 4HN
Proposal	Householder application for the proposed erection of a two storey side extension, conversion of existing loft to additional habitable accommodation, creation of a new front entrance porch and internal alterations.
Our comment	This application will be deemed acceptable provided that the TPO'd oak tree is afforded suitable protection during the construction phase.

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.
Our comment	Shinfield Parish Council expresses concern over the loss of off-street parking space, which will become compromised by the addition of a porch to the side of the property. This planning proposals fails to meet the requirement within the Neighbourhood Development Plan for parking provision for a home with 4 bedrooms.

93.3 **Planning decisions: Refusals**

171916	Shinfield Court, Church Lane, Three Mile Cross, RG7 1HB
Proposal	Full application for the development of a two-storey, 64 bed dementia care home (use class C2) with associated access, parking and landscaping.
Our comment	Shinfield Parish Council supports this application on the basis of the provision of additional employment opportunities within walking distance of the local community. The Parish Council welcomes the improvement of the footpath on the northern side of the road. The Parish Council requests traffic calming measures, such as a speed reduction or road narrowing for Church Lane, to improve the safety of pedestrians.

173299	16 Tabby Drive, Three Mile Cross, RG7 1WP
Proposal	Householder application for a proposed two storey rear extension to dwelling.
Our comment	No comment

173529	St Michael and All Angels Church, Basingstoke Road, Spencers Wood
Proposal	Retrospective planning application for the installation of a storage container to the rear of the church.
Our comment	Shinfield Parish Council objects to retrospective planning applications

17/PH/94 **Local Plan Update – Communications Strategy.**
In the absence of Cllr Reid, the Deputy Clerk was asked to defer this item for further discussion at the next meeting.

17/PH/95 **Enforcement update**
There were no enforcement updates to report on.

17/PH/96 **Highways, Street lighting and footpath matters**

96.1 Members reviewed a draft letter from Cllr Boyer to the Wokingham Traffic Management Team regarding a request for a speed limit reduction for Hollow Lane and Arborfield Road, beyond the Eastern Relief Road. The Deputy Clerk was asked to send a copy of the letter to John Redwood MP, the borough members for the parish, send to the Wokingham Paper and circulate via social media.

96.2 The following highways items were reported:

- Street naming confirmation for land north of Croft Road
- Correspondence in relation to a change in the delivery trigger for traffic calming measures for Basingstoke Road.
- Members expressed concern about night time visibility at the junction of Hyde End Lane at the new roundabout in Church Lane, due to the new street lighting. The Deputy Clerk was asked to raise this issue to the highways department at Wokingham Borough Council.

96.3 The following footpath matters were discussed:

- Members discussed the walking routes across the parish and asked whether the Volunteer Group / Ramblers leaflets are likely to be updated to reflect the changes.

17/PH/97 **Correspondence**
The following correspondence items were noted:

- Invitation to Highways and Transport Communication Strategy Briefing Session at Shute End on 26.2.2018. Cllr Gray volunteered to attend this meeting.
- Correction to Street Naming and Numbering for new Shinfield Primary School
- Various copies of comments on local social media channels regarding proposed future development.
- Follow up from B/Cllr Haitham Taylor on various planning matters
- Notice of application for TPO tree works for 19 Salmon Close, RG7 1EG (Information only)
- Goods Vehicle Operating Licence for Pulleyn Transport
- Notice of works for Swallowfield Bridge Strengthening Scheme
- Bridge Farm further information letter from WBC in relation to the quarry and cement works application.

17/PH/98 **Date of next meeting**

The date of the next meeting was confirmed as Monday 19 February, commencing at 20:00 hrs.

The meeting ended at 21.58 hrs.

Action points:

Ref:	Action:	By whom:
90	Liaise with Wokingham Borough Council regarding traffic light proposal for Church Lane	Deputy Clerk
92.2.3	Write to Grazeley Village Hall Management Committee Secretary to seek assistance in contacting the landowner along Lambwood Hill.	Deputy Clerk
92.2.4	Contact WBC regarding options for parking restrictions on areas of grasscrete along Basingstoke Road	Deputy Clerk
92.4.7	Forward issues relating to the planning portal to the Deputy Clerk	All members
96.1	Send copies of the letter to Wokingham Traffic Management Team	Deputy Clerk
96.2	Report issues of night time visibility of Hyde End Lane to WBC highways	Deputy Clerk

For follow up:

Ref:	Action:	When?	By whom:
17/4.2.2	Write to developer regarding footpath 10A once development commences	Unknown	Deputy Clerk / LVR

Planning stats:

Number of plans reviewed (Civic year to date)	91
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