

To all members of the Planning Committee

Notice is hereby given, and you are summonsed to attend a meeting of the Planning Committee on 30 August 2018 at The John Heggadon Meeting Room, Shinfield Parish Hall, commencing 19:30 hrs.

Mrs S E Roberts, Clerk
23 August 2018

Members: Cllrs. N Boyer, P Emment, G Gray, A Grimes, P Hughes, L James, D Lias, D Peer (Ch).

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 23 July 2018 as a correct record of the meeting (attached)

3.2 To receive information on matters arising from the minutes.

4. Enforcement update

4.1 To receive an update on new, open and outstanding enforcement items

- Appeal: 172999: Mallards, Basingstoke Road, Spencers Wood RG7 1AD: erection of unauthorized side and rear extensions

5. Highways, street lighting and footpath matters

5.1 To receive information on highway and associated matters.

5.2 To receive information on street lighting matters

5.3 To receive information on footpath matters, to include 2018 Public Rights of Way survey by Shinfield Volunteers (attached).

6. Schedule of deposited plans

6.1 To receive and consider comments on a list of deposited plans at 23 August 2018, to include:

- 181499: consideration of themes currently proposed by WBC for the EIA, i.e. Cumulative impacts; drainage; landscape

6.2 To receive and consider comments on a list of plans received since publication of the agenda

6.3 To receive notice of planning decisions.

7. Air Quality

7.1 To consider how air quality across the parish is affected by development and how levels may be recorded and monitored in the future

8. Correspondence items

To consider correspondence items received:

1. David Wilson Homes - Report of serious health and safety concerns
2. Minerals and Waste Plan Consultation 10 September 4.30 pm – 8pm, Three Mile cross Church Centre

9. Date of next meeting

To confirm the date of the next meeting as 27 September 2018.19.30 pm

Item 6.1 Schedule of deposited plans – 23 August 2018

181947	Woodlands, Croft Road, Spencers Wood RG7 1DR
Proposal	Householder application for the proposed erection of a side extension to dwelling, two storey with driveway below, first floor supported on brick piers
Planning Officer	Nesha Burnham Comments by 21 August 2018
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182083	55 Hyde End Lane, Spencers Wood, RG7 1EP.
Proposal	Householder application for the proposed erection of a roof canopy over front porch plus erection of a single storey garden/cycle store to the front of the dwelling following demolition of existing garage.
Planning Officer	Abinel Gurung Comments by 21 August 2018
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181878	Blanke Villas, Lambs Lane, Spencers Wood RG7 1JB
Proposal	Full application for the proposed relocation of existing shelving racks
Planning Officer	Omar Sharif Comments by 22 August 2018
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181939	Adjoining Parish Consultation: Swallowfield – Land at Lambs Farm, Back Lane, Swallowfield RG7 1PQ
Proposal	Full application for the proposed erection of replacement stable block for private use
Planning Officer	Stefan Fludger Comments by 24 August 2018
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182000	Asda Stores Ltd, 250 South Oak Way, Shinfield
Proposal	Full application for change of use from A1 to D1 to convert existing Asda outlet into dental surgery
Planning Officer	Simon Taylor Comments by 28 August 2018
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180254	2 Kendal Avenue, Shinfield RG2 9AR
Proposal	Householder application for the proposed erection of a single storey front to dwelling
Planning Officer	Nesha Burnham Comments by 28 August 2018
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182173	Adjoining Parish Consultation: Land east of Cottage Lane, Reading RG2 6GP
Proposal	Consultation from Reading Borough Council for full planning application for the proposed relocation and extension to the approved railway platforms, together with the relocation of the approved railway footbridge and relocation of the approved ditch diversion works (amendments to development approved under RBC reference 141944 as amended by ref 171305 and West Berkshire Council reference 14/03289/COMIND) at Land East of Cottage Lane Reading
Planning Officer	Kayleigh Mansford Comments by 10 August 2018
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182177	Land to the South of Cutbush Lane, Shinfield
Proposal	Scoping Opinion application to determine the content of an Environmental Impact Assessment for the proposed development of up to 440no. residential dwellings. Notification relates to changes introduced to allow further permitted development rights for single-storey rear extensions to houses: allows for extensions to be up to 6 m. deep for attached dwellings (previously 3 m) and up to 8 m. for detached houses (previously 4 m). Change is for a temporary period of 3 years. Option to object only lies with adjoining neighbours.
Planning Officer	Chris Howard Comments by For information only
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182130	23 Ryhill Way, Earley RG6 4AZ
Proposal	Householder application for the proposed part conversion of existing garage to create habitable accommodation, plus changes to fenestration
Planning Officer	Nesha Burnham Comments by 30 August 2018
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182046	Infill site between Eventide and Eastfield Cottage, Church Lane, Three Mile Cross, RG7 1HD
Proposal	Full planning application for the erection of a bungalow following demolition of existing garage (resubmission of 180403)
Planning Officer	Rasha Khoja Comments by 4 September 2018
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182174	Adjoining parish consultation: Swallowfield – land at Lambs Lane and Beech Hill Road, Spencers Wood
Proposal	Full application for the change of use of agricultural land to Suitable Alternative Natural Greenspace (SANG) and associated development comprising proposed new access road.
Planning Officer	Jeanette Davey Comments by 6 September 2018

180920 Proposal	8 Fairmead Road, Shinfield RG2 9DL Householder application for the proposed erection of single storey side/rear extension to dwelling following the demolition of the existing garage, partial loft conversion to create habitable accommodation, plus insertion of two rooflights to the front and rear elevation.
Planning Officer	Abinel Gurung Comments by 11 September 2018
182248 Proposal	Culverwood House Shinfield Road, Shinfield Wokingham RG29B3 Application for submission of details to comply with the following conditions of planning consent 171210 (dated 16/8/17) - 3. External materials; 4. Details of boundary walls and fences; 5. Landscaping; 12. Construction Method Statement; 14. Decontamination; 15. Construction Environmental Management Plan.
Planning Officer	Rasha Khoja Comments by Information only
182172 Proposal	6 Halfacre Close Spencers wood Wokingham RG7 1DZ Householder application for the proposed conversion of existing garage to study.
Planning Officer	Nesha Burnham Comments by 6 September 2018
182167 Proposal	Thames Valley Science Park Thames Valley Park Shinfield Reading Application for a non-material amendment to planning consent 152330 for the amendment to the wording of condition 10 to allow for vehicular movements along the Thames Valley Science Park access road to and from Cutbush Lane to the north east of the Science Park.
Planning Officer	Kayleigh Mansfield Comments by Information only

Item 6.2 Planning decisions

List of plans approved:

181460 Proposal	Windward House, Hollow Lane, Shinfield RG2 9DX Full application for the proposed change of use of existing office to 3 no. 1-bedroomed apartments with associated external works.
Our comment	Shinfield Parish Council finds this application acceptable provided that the parking provision meets the requirements within the Neighborhood plan.
181088 Proposal	Timbrils, Oakside Way, Shinfield RG2 9BJ Householder application for the proposed erection of part single, part two storey side extension plus first floor side extension to dwelling.
Our comment	No comments
181342 Proposal	7 The Square, Spencers Wood, RG7 1BS Householder application for the proposed erection of single storey rear extension
Our comment	This planning application will be acceptable if it is within the vernacular of the principle building.
180407 Proposal	236 Hyde End Road, Spencers Wood, RG7 1DH Application for variation of a condition 2 following grant of planning permission 162164 for the proposed erection of 4no bed two storey dwelling to allow extension of the existing garage, plus alterations to the chimney.
Our comment	
181621 Proposal	3 Clares Green Road, Spencers Wood RG7 1DY Householder application for the proposed single storey side/rear extension to dwelling following demolition of existing conservatory plus existing bathroom to be insulated and re-clad with timber boarding
Our comment	No comment

180407

Proposal

236 Hyde End Road, Spencers Wood, RG7 1DH

Application for variation of condition 2 following grant of planning permission 162164 for the proposed erection of 4no. bed two storey dwelling to allow extension of the existing garage, plus alterations to the chimney.

Our comment

180693

Proposal

44 Falcon Avenue

Householder application for the proposed erection of part single, part two storey rear extension to dwelling

Our comment

No comment

181538

Proposal

3 Grange Cottages, Cutbush Lane, RG2 9AF

Householder application for the proposed erection of a first floor side extension over existing garage and single storey rear extension to dwelling

Our comment

No comment

List of plans refused:

181676

Proposal

Our comment

182 Hyde End Road, Spencers Wood, RG7 1DG

Full planning application for proposed change of use of land to builders yard
Shinfield Parish Council objects to this application on the basis of the increasingly residential surroundings of this area, and the detrimental impact that increased lorry movements, collections, deliveries and their associated noise, will have.
