

Minutes approved on:	
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DRAFT

Minutes of a meeting of the Planning Committee held on Monday 3 December 2018 in the John Heggadon meeting room at Shinfield Parish Hall, commencing 19:00 hrs.

Present: Cllrs N Boyer, P Emment, G York, A Grimes, L James, D Lias and D Peer (Ch).

Attending: Mrs. S Roberts (Clerk); Mrs. J Skidmore (Committee Secretary); Mr. J. Flynn, Mr G. Armstrong, Planning Consultant and Mr C. Coates, Managing Director, Oakford Homes

The representatives from Oakford Homes gave a presentation on proposals for the land adjacent to North Lodge, Basingstoke Road, Spencers Wood.

It was confirmed that public consultation had been carried out, with little response and that an application would be submitted within the next week or so for up to 39 dwellings comprising of two-story houses and apartments. 45% of the development would be affordable housing. The representatives acknowledged that the Parish Council would not support the scheme but asked what else the committee would look for the scheme to deliver.

The committee reiterated that the development was contrary to its policy. Concerns were raised over the lack of footpath on the north of the site. The developers understood that a footpath was in marked on the highways plan but agreed to look at this.

The committee expressed concerns about potential access points on the development that could act as an enabler for further development behind it. The developers noted that land behind the development could potentially be transferred to the Parish Council after completion to resolve this issue.

Other concerns raised were insufficient parking, the need for houses in character with others in the area, and enough space for recreation.

The developers committed to coming back to the committee to address further concerns if appropriate.

: *Mr Coates and Mr Armstrong left the meeting at 7:36*

It was agreed that Cllr. Peer would draft an e-mail for the Clerk to send to the developers in recognition of their attendance.

18/PC/64 **Public questions**
There were no public questions.

18/PC/65 **Apologies and declarations of members' interests**

65.1 No apologies were received.

65.2 There were no conflicts of interest declared.

Minutes of the previous meeting

66.1 It was proposed and **RESOLVED** that the minutes of the previous meeting of 7 November 2018 were a correct record of the meeting, and these were signed by Cllr. Peer.

66.2 Matters arising:66.2.1 Speed limit Reduction

Cllr. Lias confirmed that he had circulated an e-mail that evening containing a link to the site <https://www.trafficchoices.co.uk/traffic-schemes/chicanes.shtml> Which outlined different speed calming measures.

It was **AGREED** that all committee members should review the site with a view to discussion at the next Planning Committee meeting focusing on where individual restrictions should be placed. Cllr. James and Lias would then develop a proposal informed by that discussion to go to full Council.

66.2.2 Planning Portal

James Flynn reported that the quality of information on the portal had deteriorated further with few deadline dates listed and no information about planning officers detailed.

It was **AGREED** that the Clerk would write to WBC to voice the Parish Council's concerns noting the absence of planning officer names.

66.2.3 Joint Minerals and Waste Plan

Cllr. Peer noted that limited information was currently available. The Clerk drew the committee's attention to the planning policy newsletter circulated in advance of the meeting noting the call for further sites and the deadline of 11 January 2019 to put sites forward.

66.2.4 Footpath Volunteers and Equipment

This item was noted as complete.

66.2.5 Air Quality Consultants

Cllr. James confirmed that Consella had given a presentation to full council which had been well received.

A discussion took place noting that although pollution in the area was a limited issue now, with the amount of development taking place this was likely to change over time.

Cllr. James proposed and Cllr. Grimes seconded and it was unanimously agreed that, on obtaining two further quotes, the committee would acquire two air pollution monitors for installation in the parish at the beginning of the financial year with £25k set aside for this purpose.

66.2.6 Footpath Issues

Cllr. Peer confirmed that she had been liaising with Ian Young at WBC regarding the purchase of layered maps detailing how land was, is and will be in the future.

Concerns were raised as to why WBC would charge for this facility. It was **AGREED** that Cllr. Peer would question this. In addition, Cllr. Boyer undertook to investigate the use of Pier mapping via Cllr. Hughes.

66.2.7 Stanbury House

No further action was required.

66.2.8 Affordable Housing

Further to the presentation from Oakwood Homes it was agreed that Cllrs. Grimes and Boyer would complete a FOI request to WBC regarding affordable housing quotas and that this should be added as an agenda item at the next meeting for further discussion.

18/PC/67 **Enforcement update**

67.1 There were no enforcement matters to review

18/PC/68 **Highways, street lighting and footpath matters**

68.1 Cllr. Peer confirmed that she had requested a response from WBC as to why there was a TRO on Spring Gardens and Hunters Way, but no response had been received to date.

It was **AGREED** that Cllr. Peer would investigate how much a review would cost and that a request should be made to have double yellow lines initially at Hunters Way and then at Spencers Wood and that Parking Enforcement on the Grass-Crete parking area opposite the shops on Basingstoke Road, Spencers Wood would be dealt with as a separate issue later on.

68.2 Cllr Boyer reported that the lights at the new entrance of Hyde End Road were not working, and had reported matter on 'Fix My Street'. The lights apparently belong to the Developer, and not to WBC.

68.3 An update was given from the Shinfield Parish Volunteer group on footpath maps.

18/PC/69 **Schedule of deposited plans**

18/PC/69.1 **Deposited plans:**

182968 - ALL

Proposal

1 - 6 & 7 – 15, Valentine Close, Shinfield, RG2 8EU

Full application for the proposed replacement of existing painted white timber double glazed casement windows with white PVCu double glazed casement windows.

Planning Officer:

Comments by

Our Comment:

No Comment

182979 – PE

Proposal

257 Shinfield Road, Reading, RG2 8HF

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

Planning Officer:

Comments by

Our Comments:

No Comment

182831 – ALL

Proposal

Land to rear of 16a Church Lane, Three Mile Cross, Wokingham, RG7 1HB

Full application for the change of use of existing agricultural land to land for the stationing of touring caravans for storage and display for sale, plus the laying of a hardcore surface and access road into the application site area.

Planning Officer:

Comments by

18th December 2018

Our Comments:

Object - The extra storage of 36 caravans, adds 36% to the existing spaces and therefore at least 36% more deliveries/removals from the site. The road (Church Lane) is reduced to one lane during deliveries/removals at a point that is just after a blind bend (travelling westwards) on a road which is currently 40 mph speed limited, and with only a single pavement, is a primary walking/cycling route to/from Oakbank school. The plans and description also fail to show the Carney's yard on the northern side of the road less than 100 metres to the east of the access/egress of the caravan site.

182982 - LJ

Proposal

The Acorns, Shinfield Road, Shinfield, Reading, RG2 9BE

Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the house by 8m, for which the maximum height would be 3.95m

182626 **Floyers Barn, 260 Hyde End Road, Spencers Wood, Wokingham, RG7 1DL**
Proposal Full planning application for the erection of a single storey rear extension and subdivision of dwelling into 3no. dwellings.

Planning Officer: Comments By: 28th December 2018
Our Comments The Parish requests a deferment of this application, to enable it to review this matter at its next Planning meeting on 10/01/19. Access to the Planning Portal was not possible for this application, so no drawings and other submissions were available for viewing. From local knowledge, the Council is concerned in regard to over-crowding on this site, inadequate parking provision, no amenity land, no cycle storage. However, it wishes to view the full application, prior to making final comments.

183184 **Blanke Villa, Lambs Lane, Spencers Wood, RG7 1JB**
Proposal Full application for the proposed relocation of existing shelving racks.

Planning Officer: Comments By: 27th December 2018
Our Comments No Comment

183217 **55 Hyde End Lane, Spencers Wood, Wokingham, RG7 1EP**
Proposal Householder application for the proposed erection of a single storey garden/cycle store to the side of the existing dwelling, the demolition of existing garage and the erection of a roof canopy over the front porch.

Planning Officer: Comments By: 26th December 2018
Our Comments No Comment

18/PC/69.3 Planning Decisions:

69.3.1 List of plans approved:

There were none.

69.3.2 List of plans refused:

171916 **Shinfield Court, Church Lane, Three Mile Cross, Wokingham, Berkshire, RG7 1HB**
The development proposed is a two storey 64 bed dementia care home with associated access, parking and landscaping

The appeal is dismissed. The two main issues identified are the effect upon the character and appearance of the area and whether the proposal would preserve the setting of the Grade II listed building known as The Thatch.

18/PC/70 **Priorities and potential CIL Projects (Community Infrastructure Levy):**

18/PC/70.1 **To consider the Committee's budget priorities for the remainder of the year and 2019-20 onwards**

The budget report for the Planning and Highways Committee setting out the proposed budget for 2019-20 was tabled at the meeting.

After some discussion the following amendments were proposed:

- Items 1 and 3 on page 2 of the paper to be combined as one project.
- Item 2 on page 2 to be removed as WBC had committed to resolving.

- £25k to be added into Table 1 on page 3 for Air quality monitoring as discussed earlier in the meeting.
- The removal of the impact assessment for NHDP from table 1
- Planning committee support and advice in table 1 to be increased to £20k from the recommended £10k.

With regard to the Feasibility study for a route from Grazeley through to the Park and Ride it was **AGREED** that Cllr. Peer would approach WBC in the first instance to ascertain if they could allocate a resource to the project in return for payment. If WBC were unable to assist it was **AGREED** that Cllr. Peer would ask WBC if the Parish Council might have access to a preferred consultant identified via their procurement framework.

It was noted that Spencers Wood village hall should have been allocated to the Development Board budget and not the Planning committee budget. The Clerk undertook discuss this with the Finance Manager.

It was **AGREED** that no budget would be set aside for appeals on the basis that these would only happen in exceptional circumstances and as a decision of full council.

18/PC/71.2 To identify projects for potential CIL funding for recommendation to full Council

A discussion took place regarding CIL funding with time limited parking along the Basingstoke Road identified as a potential project.

18/PC/72 Correspondence items

There were no correspondence items.

18/PC/73 Date of next meeting

It was noted that the 20 December meeting had been cancelled and that the date of the next meeting would be Thursday 10 January 2019, commencing at 19:30 hrs.

The meeting ended at 21.40 hrs.

Action points:

Ref:	Action:	By whom:
66.2.1	All committee members to review 'trafficchoices' website and come back to next meeting with suggestions for the placement of traffic calming measures. Cllrs. James and Lias to formulate a plan based on these outcomes to go to Council.	All committee member Cllr. James and Lias
66.2.2	Clerk to write to WBC regarding the quality of information available on the portal.	Clerk
66.2.5	Further quotes to be obtained with a view to purchasing 2 air quality control monitors for the parish.	Cllr. James
66.2.6	Cllr. Peer to question WBC regarding charging for maps of the area. Cllr. Boyer to speak to Cllr. Hughes regarding Pier Maps.	Cllr. Peer and Cllr. Boyer
66.2.8	FOI regarding affordable housing quotas to be submitted by Cllrs Grimes and Boyer	Cllr. Grimes and Cllr. Boyer
68.1	Cllr. Peer to investigate cost of review and request double yellow lines at Hunters Way.	Cllr. Peer
70.1	Cllr. Peer to approach WBC regarding resource for feasibility study.	Cllr. Peer

Planning stats:

Number of plans reviewed (Civic year to date)	91
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