

Minutes approved on:	
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Minutes of a meeting of the Planning Committee held on Thursday 6 August 2020 by video conference, commencing 19:30 hrs.

Present: Cllrs. A Grimes, L James, D Lias, D Peer (Ch)

Attending: Mike Balbini (Clerk); Jo Skidmore (Committee Secretary), Cllr. E Brown, Edward Mather and Stuart Hall, Colony Architects Ltd (item 56 only)

Ref Minute

20/PC/56 Public Questions

56.1 There were no public questions

56.2 Representation from Stuart Hall of Colony Architects Ltd regarding planning application 201557 David Hearn Motor Garage

Stuart Hall gave an overview of new plans for redevelopment of the David Hearn Motor Garage site and asked that SPC consider giving its support to them. A planning application had previously been submitted to WBC but had been refused. A small community consultation of about 25 households deemed to be directly affected by the development had been held. Minimal feedback from residents had been received.

Images of the new proposals were shared with SPC which had been designed to be sympathetic to surrounding houses. Concerns were raised over the size of the gardens. It was noted that due to contamination on parts of the site space was fairly limited.

In response to questions from members it was confirmed that:

- Consideration been given to business units with accommodation above them however there was not enough space on the site to accommodate the parking needed for this type of development;
- The housing would not be affordable housing;
- The space designated for parking met the minimum standards required;
- A planning application would be within the next fortnight.

Members asked Mr Mather and Mr Hall if consideration could be given to providing three-bedroom family homes rather than providing two double bedrooms and a small study. It was noted that the current plans took into account other housing being overlooked, one of the reasons that had led to the initial application being refused however, the architects agreed to give this further consideration.

The Chair thanked Mr Mather and Mr Hall for taking the time to attend the meeting and they left.

Members noted that there was limited scope to develop the site given its condition but agreed that they would await for the revised plans before agreeing to support it.

20/PC/57 **Apologies and declarations of members' interests**

57.1 Apologies were received from Cllr. Boyer, Cllr. Emmet and Cllr. Jahromi

57.2 There were no declarations of interest.

20/PC/58 **Minutes of the previous meeting**

58.1 The minutes of the previous meeting of Thursday 2 July 2020 were agreed as a correct record of the meeting and signed by Cllr. Peer.

20/PC/59 **59.1 Actions**

85.0 /40.1/38.2

Clerk to schedule meeting in July between representatives of WBC and SPC to discuss various issues including enforcements and planning processes.

Cllr. Grimes confirmed that he and Cllr. Peer had met with Christine Trail, Wayne Smith and Susan Parsonage of WBC on 21 July. It was confirmed that the joint Housing Development Infrastructure bid, aimed to provide infrastructure for the Grazeley Garden village, had been rejected by the Government. AWE's revised emergency planning zone had also created issues with the development plans. This had placed a question mark over the viability of the Local Plan.

It had been acknowledged at the meeting that Shinfield was exposed to developers in the current climate and members agreed that SPC needed to further encourage the public to respond to consultations.

WBC had accepted that there were problems with progressing enforcements due to lack of resource. SPC had been asked if it would be prepared to part fund a position in the enforcement team to help address this. SPC has asked for a proposition in writing.

With regard to speed reductions in the parish, Wayne Smith had suggested that SPC obtain more speed guns and SIDS and send data to WBC and TVP as proof of where the threshold was being broken. Agreement had been reached to start a joint project between SPC and WBC to clearly identify what actions could be taken to address the issues.

Cllr. Grimes undertook to send the notes of the meeting to those that attended and to request that the agreed actions were taken forward.

90.0 Cllr James to produce text regarding our legal framework to place in our Standing Orders regarding our procedure for contracts and work orders.

This item was noted as ongoing.

11.5 Clerk identify from the report the times of day during which maximum values were recorded to see if a pattern could be established.

This item was noted as ongoing.

19.4 Clerk to write to Reading Buses to ask them to investigate the possibility of a bus stop on The Basingstoke Road near the junction with Hyde End Road where there was a long gap in bus stops requiring residents to walk considerable distances for public transport.

The Clerk confirmed that Reading Buses would not make any changes to the locations of bus stops without input and agreement from WBC.

25.3 Crosfields School planning application: Clerk to request the draft cover plan affording the opportunity to comment on it.

It was **AGREED** that the Clerk and Cllr. Lias would work together to formally notify WBC of SPC's interest in the Crosfield School planning application to ensure that it was kept informed of any developments.

27.1.5 Cllr. Peer to speak to John Russell, Motion to ascertain costs for preparing a report to support SPC's position on speeding in Grazeley

Cllr. Lias confirmed WBC would not commit to the provision of village gates as it was working on focus zones which would consider traffic calming measures, village gates etc. as a package. WBC was not looking to include Grazeley as a focus zone however and would therefore support village gates for it.

Cllr. Lias undertook to commission a report from Motion in relation to speeding in Grazeley.

It was **AGREED** that Cllr. Grimes that when writing to WBC as outlined in 85.0 above, he would state that SPC had instructed Motion in this respect and request that WBC work with them.

43.1 Cllr. Lias to furnish the Administrator with content on the issue for the SPC website and situation to be monitored.

The Clerk confirmed that a link to the consultation had been added to the website but that he was awaiting additional content from Cllr. Lias. Cllr. Lias undertook to supply the required content.

50.0 Traffic Light decision-making process to be added to committee TOR for planning e-mails

The Clerk confirmed that this had been added.

52.1 Clerk to find out about possible closure of Ryeish Lane for roadworks

This issue was noted as ongoing.

53.1 Clerk to contact the Loddon Ramblers to understand whether there was an intention to approach SPC for funding for gates where these had been recommended within the report.

The Clerk confirmed that he had contacted the Loddon Ramblers and was awaiting a response.

53.4 Clerk to write to WBC requesting that they rectify the footpath leading to bungalows on Millworth Lane urgently as it was a matter of health and safety.

The Clerk confirmed that he had written to WBC and was awaiting a response.

53.5 Clerk to contact WBC to ascertain when Heras fencing would be installed to ensure that the Spine Road construction site was fenced off and therefore safe.

The Clerk confirmed that WBC would ensure that the site was fenced off.

54.0 Clerk to update status of ps19, Mere oak Pedestrian access on project list to 'On Hold'

This item was noted as complete.

59.2 Matters Arising

Cllr. Brown reminded the committee that he had previously put together a proposal to upgrade existing six key routes to provide traffic free off-road cycle paths within the parish. The proposals included the installation of signposts and production of maps to encourage people to use the routes. It was anticipated that costs would be in the region of 8k to 10k. SPC had not previously wished to support the plans but Cllr. Brown was keen to progress the idea and requested the view of the committee. It was **AGREED** that the Cllr Brown should provide a plan to take the proposals forward working with Cllr. James to secure a budget for the work required.

60.1 Schedule of Deposited Plans**Application No:** 201848**Site Address:** Shalom Basingstoke Road Three Mile Cross RG7 1AR**Description:** Householder application for erection of an outbuilding to the rear of existing dwelling (part retrospective).**Details:**<https://planning.wokingham.gov.uk/FastWebPL/detail.asp?AltRef=201848&ApplicationNumber=201848&AddressPref ix=&Postcode=&KeywordSearch=&Submit=Search>**Comments:** SPC supported the application provided that there were no amenities which might facilitate the property being used for residential purposes.**Application No:** 201805**Site Address:** 23 Coningham Road Shinfield RG2 8QP**Description:** Householder application for the proposed erection of a two-storey side extension following demolition of existing two storey side extension**Comments:** No comment**Details:**<https://planning.wokingham.gov.uk/FastWebPL/detail.asp?AltRef=201805&ApplicationNumber=201805&AddressPref ix=&Postcode=&KeywordSearch=&Submit=Search>List of plans approved:

There were no plans approved

List of Plans appealed:

There were no plans appealed.

List of plans refused

There were no plans refused.

20/PC/61 Enforcement Notices

61.1 The Clerk confirmed that no enforcement table had been received from WBC.

20/PC/62 Highways, street lighting and footpath matters**62.1 Highways**

There were no highways matters.

62.2 Lighting Matters

There were no lighting matters.

62.3 Footpath Matters62.3.1 The Clerk raised the issue of footpath 28 noting that its condition made it difficult to navigate. It was **AGREED** that the Clerk would ask the Ramblers to inspect it and contact WBC who had responsibility for maintaining it if they deemed it necessary.

62.3.2 Cllr. Grimes extended his thanks to the Clerk for arranging for permissive footpath on Hyde End Road to be cleared.

20/PC/63 **Correspondence Items**

63.1 The Clerk noted the invite received from Andy Glencross, to a Highways meeting to discuss any issues in the parish. Cllr. Peer requested that people responded to the Clerk.

63.2 The Clerk noted that he had contacted WBC in response to complaints from residents about a lack of bins and that WBC had confirmed that developers were not required to provide litter bins. It was **AGREED** that the Clerk should identify litter hotspots in the parish.

63.3 The Clerk noted that a cycle path should have been built in Ryeish Lane during its closure but that it had not been. It was **AGREED** that Cllr. Peer would write to Andy Glencross at WBC to ask him for an update on its installation.

20/PC/54 **Project Schedule**

The project schedule was **NOTED**.

20/PC/55 **Date of Next Meeting:** 3 September 2020

The meeting ended at 9:45

Action points

Ref:	Action:	By whom:
85.0, 38.2, 40.1	Clerk to schedule meeting in July between representatives of WBC and SPC to discuss various issues including enforcements and planning processes.	Clerk
90.0	Cllr James to produce text regarding our legal framework to place in our Standing Orders regarding our procedure for contracts and work orders.	Cllr. James
115	Clerk to identify from the air pollution data the times of day during which maximum values were recorded to see if a pattern could be established.	Clerk
9.4	Clerk to respond to Reading Buses requesting that further consideration was given to the placement of additional bus stops on the Basingstoke Road to ensure that guidelines stating that bus stops should be located so that public transport trips involved a walking distance of less than 400m from the nearest bus stop were adhered to.	Clerk
25.3	Crosfields School planning application: Clerk and Cllr. Lias to work together to formally notify WBC of SPC's interest in the Crosfield School planning application to ensure that it was kept informed of any developments.	Cllr. Lias/Clerk
27.1.5	Cllr. Grimes to include when writing to WBC as outlined in 85.0 above that SPC had instructed Motion in respect of speeding at Grazeley and request that WBC work with them.	Cllr. Grimes
43.1	Cllr. Lias to furnish the Administrator with content relating to the WBC speeding consultation for the SPC website	Cllr. Lias
52.1	Clerk to find out about possible closure of Ryeish Lane for roadworks	Clerk
53.4	Clerk awaiting response on request that WBC rectify the footpath leading to bungalows on Millworth Lane urgently as it was a matter of health and safety.	Clerk
59.1	Cllr. Grimes to send the notes of the meeting between SPC and WBC to those that attended and to request that the agreed actions were taken forward.	Cllr. Grimes
59.2	Cllr. Brown to put together plans for six off road cycle routes in the parish working with Cllr. James on the budget.	Cllr. Brown/Cllr. James
62.3.1	Clerk to contact the Ramblers to ask them to inspect footpath 28 and to contact WBC who had responsibility for maintaining it if they deemed it necessary.	Clerk

63.2	Clerk to identify litter hotspots in the parish	Clerk
63.3	Cllr. Peer to write to Andy Glencross, WBC to find out when the cycle lane in Ryeish Lane would be installed.	

Planning stats:

Number of plans reviewed (Civic year to date)	106
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