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MINUTES OF A RE-SCHEDULED MEETING OF THE PLANNING & TRANSPORTATION  
COMMITTEE HELD ON 13 JANUARY 2010 AT SHINFIELD PARISH MEETING ROOM,  
COMMENCING 19.00 HRS.

PRESENT: Cllrs M Gough, J Heggadon (Ch), J Hunt, D Peer, R Pike, A Seville and  
A A C Waite.  
ATTENDING: J Barnes (Clerk), Mr & Mrs J Couzens & Mr D Godber (Shinfield Park residents).

09/PT/64 PUBLIC QUESTIONS

- 64.1 Representatives of Aphelion Way, Shinfield Park spoke with reference to applications F/2009/2586 and LB/2009/2588, Shinfield Lodge, Aphelion Way, Shinfield Park, expressing concern about construction access and construction traffic, adequacy of parking, additional dwellings, deviation from original character of Listed Building, waste collection and sewage works, emergency access. A letter from the residents to the case officer had previously being circulated to members.

*Shinfield Park residents left the meeting.*

09/PT/65 DECLARATIONS OF INTEREST AND APOLOGIES FOR ABSENCE

- 65.1 Apologies for absence were received and accepted from Cllr Atkins and Cllr Bisset.  
65.2 There were no declarations of members' interests.

09/PT/66 MINUTES

- 66.1 The minutes of the meeting of 30 November 2009 were approved as a correct record.  
66.2 It was proposed and RESOLVED that urgent submissions for December, listed in Appendix 1, be ratified by the committee.  
66.3 MATTERS ARISING  
The following matters arising were discussed:  
66.3.1 A letter of response from Ms Thwaites regarding references to 'new communities' in the LDF publicity was noted.  
66.3.2 Other matters arising were carried forward, as listed in Appendix 3.  
66.3.3 The Clerk was asked to re-schedule a cancelled masterplanning session with Cris Lancacter, WBC.

09/PT/67 SCHEDULE OF DEPOSITED PLANS

- 67.1 It was proposed and RESOLVED that the following comments be submitted:

F/2009/2552

Site address: 5 Salmond Road, Shinfield  
Proposal: Proposed erection of summerhouse/log cabin in rear garden (amendment to consent F/2009/0992)  
Case officer: Christine Phillips  
Observations: No comment.

*Shinfield Parish includes the rural communities of Grazeley, Ryeish Green,  
School Green, Shinfield Rise, Spencers Wood and Three Mile Cross.*

F/2009/2586  
 Site address: Shinfield Lodge, Aphelion Way, Shinfield  
 Proposal: Proposed conversion of existing training college into one detached dwelling plus erection of one additional detached house and garage.  
 Case officer: Hayley Butcher  
 Observations: Appendix 2.

LB/2009/2588  
 Site address: Shinfield Lodge, Aphelion Way, Shinfield  
 Proposal: Listed Building application for the conversion of Grade II listed building from training college into detached dwelling and erection of 1 x additional dwelling house with garage.  
 Case officer: Hayley Butcher  
 Observations: Appendix 2.

F/2009/2601  
 Site address: 12 Church Lane, Three Mile Cross  
 Proposal: Proposed two storey and single storey side extension plus single storey rear extension to dwelling.  
 Case officer: Hayley Butcher  
 Observations: No comment.

F/2009/2631  
 Site address: 135 Skylark Way, Shinfield  
 Proposal: Proposed erection of single-storey side extension to dwelling to form conservatory.  
 Case officer: David Wetherill  
 Observations: No comment.

F/2009/2639  
 Site address: Dower Cottage, Barrack Lane, Spencers Wood.  
 Proposal: Proposed erection of two-storey side extension to dwelling.  
 Case officer: Hayley Butcher  
 Observations: No comment.

F/2009/2646  
 Site address: 2 Leyland Gardens, Shinfield  
 Proposal: Proposed erection of two-storey rear extension, single storey side extension and double detached garage to replace existing single garage.  
 Case officer: Michael Lee  
 Observations: No comment.

F/2009/2652  
 Site Address: 1 Century Drive, Spencers Wood  
 Proposal: Proposed erection of two storey side extension to dwelling.  
 Case Officer: Michael Lee  
 Observations: No comment.

## 67.2 PLANNING DECISIONS

The following planning decisions were noted:

### 67.2.1 Permission Granted:

F/2009/1761	209 Hyde End Road Spencers Wood	Proposed erection of metal gate and brick pillars to driveway.
F/2009/2171	Sarum, Basingstoke Road, Spencers Wood	Construction of side dormer roof extension with obscure-glazed window.
F/2009/2245	10 Salmon Close Spencers Wood	Proposed first floor side extension to dwelling.
F/2009/2219	1 Fairlawn Green Shinfield Rise	Proposed erection of single storey side extension to dwelling.
F/2009/2321	69 Beatty Rise Spencers Wood	Proposed erection of single storey rear extension to form conservatory.
F/2009/2387	Barnsdale, Great Lea Three Mile Cross	Proposed erection of detached double garage.
CLP/2009/2414	18 Leyland Gardens, Shinfield	Certificate of Lawful use for the erection of a single storey side extension.

CLP/2009/2497	Little Croft, Lambwoodhill, Grazeley.	Certificate of lawfulness for the proposed erection of a single storey side extension to dwelling.
CLP/2009/2518	83 Chestnut Crescent Shinfield	Certificate of lawfulness for the erection of single storey and two storey rear extension to dwelling.

#### 67.2.2 Permission Refused:

F/2009/280	171 Hyde End Road Shinfield	Proposed conversion of roof space to dwelling, with dormer windows to front and rear, plus additional car parking and re-aligned entrance.
EXT/2009/2201	Oak Tree Cottage, Beech Hill Road Spencers Wood	Application to extend commencement date for development on planning consent F/2004/1498 (Proposed erection of one new dwelling with garage and new access) for a further 3 years.

### 67.3 PLANNING ENFORCEMENT

67.3.1 Notification of issue of an Enforcement Notice in relation to 50 Rossby, Shinfield Park and pending Appeal and hearing by written statements. The Clerk was asked to respond in line with the councils Planning Appeal response.

67.3.2 Notification of the issue of an Enforcement Notice in relation to Land at Lane End Farm, Shinfield Road, Shinfield was received and it was agreed no submission to be made.

### 09/PT/68 HIGHWAYS

68.1 Notice of a current consultation on WBC's Local Transport Plan (LTP3) was noted.

68.2 Notice of temporary road closures associated with Junction 11, major works was received and noted.

### 09/PT/69 LOCAL DEVELOPMENT FRAMEWORK

69.1 Notice of Masterplanning briefing on 18 January 2010 was received and it was noted that Cllrs Heggadon and Hunt would attend on the committee's behalf.

### 09/PT/70 CORRESPONDENCE

The following correspondence items were noted and responded to as follows:

- WBC Notice of Planning Appeal – Shinfield Park Day Nursery, 401 Old Whitley Wood Lane. Noted.
- WBC Notice of Planning Appeal – Lane End Farm, Shinfield Road, Shinfield. Committee to write in support of the appellant's case.
- WBC – Telecommunications Pre-rollout meeting – 15 January 2010. Cllr Heggadon to attend.
- WBC – Notice of Science Park proposals briefing. To be circulated to all members.
- JSPU (Berkshire Authorities' Joint Strategic Planning Unit) – Notice of withdrawal of the Minerals and Waste Core Strategy by the Secretary of State. Noted. Copy to Cllr Bisset.

### 09/PT/71 DATE OF NEXT MEETING

11 February 2010 at 7.30 pm.

#### LIST OF ACTIONS – Appendix 3.

<i>Ref</i>	<i>Topic</i>	<i>Action</i>
M/ arising	Enforcement notes – Three Mile Cross	Clerk to seek clarification from D/Control Manager.
M/ arising	Street lighting consultation – Wheatfields Rd.	Clerk
M/ arising	Policy on parking spaces per dwelling policy	Chairman.
M/ arising	Gateway information	Clerk
M/ arising	L'Ortolan signage – acquisition of case file. Chairman to consider.	Clerk. Chairman.
67.3	Enforcement appeals	Clerk to respond to Inspectorate re 50 Rossby.
68.1	Local Transport Plan (3) Consultation	To consider response.
70	Planning Appeal – Lane End Farm	To write in support.

APPENDIX 2 (MINUTES 13 JANUARY 2010)

<p>F/2009/2426 19 Wyncote Close, Shinfield Rise Proposed erection of two storey side and single storey rear extension to dwelling, plus demolition of existing extension. <a href="#">NO COMMENT</a></p>
<p>F/2009/2439 5 Diana Close, Spencers Wood Proposed erection of part two-storey and part first floor side extension to dwelling. <a href="#">NO COMMENT</a></p>
<p>VAR/2009/2465 43 Ryhill Way, Lower Earley. Proposed variation of condition 3 of planning consent 19154 to allow conversion of double garage into habitable accommodation. <a href="#">NO COMMENT</a></p>
<p>F/2009/2493 1 Melksham Close, Lower Earley. Proposed erection of single storey side extension to dwelling. <a href="#">NO COMMENT</a></p>
<p>F/2009/2499 8 Deardon Way, Shinfield Proposed erection of single storey rear extension to dwelling. <a href="#">NO COMMENT</a></p>
<p>VAR/2009/2527 58 Woodcock Court, Three Mile Cross Proposed variation of condition 7 on planning consent 99/70568/F to allow for conversion of garage into living accommodation.  <a href="#">We express concern about the adequacy of on-site parking provision to prevent on-street overspill parking, given the average car ownership in WBC of in excess of two cars per household ('Headline statistic' in the WBSP Sustainable Community Strategy refresh for 2010-2020).</a></p>
<p>F/2009/2543 9 Arborfield Road, Shinfield. Proposed erection of a single storey rear extension, extend existing porch and conversion of existing loft to additional living accommodation. <a href="#">NO COMMENT</a></p>