



Clerk: Mrs. J Barnes, Shinfield Parish Council, Shinfield Parish Hall, School Green,
Shinfield, Berkshire RG2 9EH.
Tel: 0118 988 8220 Fax: 0118 988 8221
E-mail: shinfieldparish@btopenworld.com
www.shinfieldparish.gov.uk

MINUTES OF A MEETING OF THE PLANNING & TRANSPORTATION COMMITTEE HELD
ON 11 FEBRUARY 2010 AT SHINFIELD PARISH MEETING ROOM, COMMENCING AT
19.40 HRS.

PRESENT: Cllrs A Atkins, J Heggadon (Ch), J Hunt, D Peer, R Pike, A Seville.
ATTENDING: J Barnes (Clerk).

09/PT/72 PUBLIC QUESTIONS.

Cllr Pike raised concerns on behalf of local residents about the condition and vehicle misuse of Oatlands Road. It was noted that this council has no authority to resolve their concerns and residents to be advised to refer the matter to WBC, possibly through the Area Manager.

09/PT/73 DECLARATIONS OF INTEREST AND APOLOGIES FOR ABSENCE

73.1 Apologies for absence were received and accepted from Cllrs Bisset, Gough and Waite.

73.2 There were no declarations of members' interests.

09/PT/74 MINUTES

74.1 The minutes of the re-scheduled meeting of 13 January 2010 were approved as a correct record.

74.2 MATTERS ARISING

74.2.1 It was noted that an application for two dwellings at Shinfield Lodge, Shinfield Park had been approved by WBC Planning Committee.

74.2.2 The Chairman reported that due to an oversight, support of a Planning Appeal (dance studio) as Lane End Farm had not been sent.

74.2.3 The Chairman reported on attendance at a Telecoms roll-out meeting, adding that he had raised this council's requests for installation of fibre-optic cabling to provide high speed internet and that the committee was reviewing its remit to include our request.

74.2.4 Cllr Hunt reported that decision by WBC Planning Committee on proposals for a Science Park and associated roads, had been deferred until a site visit had been undertaken.

09/PT/75 SCHEDULE OF DEPOSITED PLANS

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

VAR/2010/0018

Site address: 47 Ducketts Mead, Shinfield

Proposal: Proposed variation to condition 8 of planning consent RM/2005/5890 for the conversion of garage to habitable accommodation.

Case officer: Michael Lee

Observations: No comment.

F/2010/0087
 Site Address: Land Adjacent to 302 Old Whitley Wood Lane, Whitley Wood.
 Proposal: Proposed erection of detached single storey dwelling plus creation of new access onto Old Whitley Wood Lane.
 Case Officer: Hayley Butcher
 Observations: No comment.

F/2010/0116
 Site Address: Roman Road Service Station, Basingstoke Road, Three Mile Cross
 Proposal: Proposed erection of new carwash and carwash plant room.
 Case Office: Michael Lee
 Observations: We express concern about the following matters, as the site is within an Area of Special Character:

- The disposal of waste water from a facility at a location known to have drainage problems.
- That the level of noise pollution emanating from operating brushes, jet and driers complies with national standard restrictions for a residential area.
- That noise from the Plant Room complies with national standard restrictions for a residential area and is not located adjacent to residential dwellings.
- That hours of operation be limited by condition to
 - Between 07.30 hrs and 21.30 hrs.

We also draw attention to existing planning permission for 270 residential homes adjacent to the service station and ask that any potential impact be considered.

F/2010/0127
 Site Address: 18 Holder Close Shinfield
 Proposal: Proposed erection of single storey rear extension plus conversion of part of garage to habitable room
 Case Officer: Michael Lee
 Observations: No comment.

F/2009/2699
 Site address: 3 Pattinson Road, Shinfield Park
 Proposal: Proposed erection of single storey side/rear extension to dwelling
 Case Officer: Hannah Wilson
 Observations: No comment.

F/2010/0150
 Site address: 1 Melksham Close, Lower Earley
 Proposal: Proposed erection of single storey side extension to dwelling.
 Case officer: Ashley Smith
 Observations: No comment.

75.2 NOTICE OF PLANNING DECISIONS

75.2.1 Permission Granted

F/2009/2277	Dilkush, Basingstoke Road Three Mile Cross	Proposed erection of two storey rear extension and single storey front extension to dwelling to include open porch.
F/2009/2388	Chesterton, Basingstoke Rd, Spencers Wood.	Proposed erection of two storey side and rear extension to dwelling (resubmission of F/2008/2302)
F/2009/2426	19 Wyncote Close Shinfield Rise	Proposed erection of two storey side and single storey rear extensions to dwelling, plus demolition of existing extension.
TL/2009/2443	Upperwood Farm Office, Cutbush Lane, Shinfield	Application for a telecommunications mast at a height of 17.3 metres with 2 antennae and associated equipment cabinet
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.
CLP/2009/2504	8 Shinfield Rise	Certificate of lawful proposed use for the erection of a single storey rear extension.

VAR/2009/2527	58 Woodcock Court Three Mile Cross	Variation of condition 7 on planning consent 99/70568/F to allow for conversion of garage into living accommodation
F/2009/2543	9 Arborfield Road Shinfield	Proposed erection of single storey rear extension, extend existing porch and conversion of existing loft to additional living accommodation.
F/2009/2552	5 Salmond Road	Proposed erection of summerhouse/log cabin in rear garden (amendment to consent F/2009/0992)

75.2.2. Permission Refused:

F/2009/2366	12 Beech Hill Road, Spencers Wood	Proposed porch and bay window extensions, two storey rear/side extension and erection of detached single storey garage to include demolition of existing outbuildings.
F/2009/2439	4 Diana Close, Spencers Wood	Proposed conversion of roof space to dwelling, with dormer windows to front and rear, plus additional car parking and re-aligned entrance.
F/2009/2493	1 Melksham Close, Lower Earley	Proposes erection of a single storey side extension to dwelling.

75.2.3. Notice of applications withdrawn:

F/2009/2499	8 Deardon Way, Shinfield	Proposed erection of single storey rear extension to dwelling.
F/2009/1634	Hartland, Basingstoke Rd., Three Mile Cross	Proposed increase in height of roof to incorporate 3 rear dormer extensions to first floor plus single storey rear extension to form conservatory. (Repositioning of chimney stack) (Amendment to consent F/2005/5658)

Cllr Seville joined the meeting.

75.2.4 Enforcement Issues

- 75.2.4.1 The Clerk was asked to draw to the Enforcement Officer's attention, signage at Tankerton House advertising Miah's restaurant in an Area of Special Character to consider whether it is permitted.
- 75.2.4.2 The Clerk reported that Shinfield Park Residents' Association had written to this council seeking additional paving at the council's Noticeboard. The Clerk was asked to comply with their request and make retrospective application for consent for the additional and existing paving slabs.

09/PT/76

HIGHWAYS MATTERS

- 76.1 It was proposed and RESOLVED that consultation on a Traffic Regulation Order for making permanent, the one-way system at Croft Road, Hyde End Lane and Ryeish Lane, be supported.
- 76.2 The Chairman tabled copies of a Shinfield Rise traffic scheme newsletter (summer 2009) which WBC confirms was distributed and previously thought by this council to have been overlooked. Its content was noted.
- 76.3 The Chairman reported on a WBC members' briefing on the current Local Transport Plan (LTP3) to which the parish council is invited to send a representative. Cllr Hunt agreed to attend and report back to committee.
- 76.4 Cllr Pike raised a local concern about inconsiderate parking at Cutbush Lane, close to its junction with Lane End Close. The Clerk was asked to notify the PCSO.
- 76.5 The Clerk reported on complaints received about loose gravel encroaching the footway at School Green and that she had reported it to the PCSO.
- 76.6 The Clerk was asked to list the topics discussed at a recent meeting with WBC's Highways Executive member, Keith Baker. Appendix 2.
- 76.7 It was noted that wooden bollards are to be erected at the greensward at Lambs Lane to protect against illegal parking.
- 76.8 The Chairman reported on an application for Goods Vehicle Operator's Licence at 182 Hyde End Road, Spencers Wood.
- 76.9 The Chairman reported on updated plans accompanying Traffic Regulation Orders at Three Mile Cross, associated with the Junction 11 major works.
- 76.10 The Clerk reported she had received a copy of WBC's Winter Maintenance Plan for highways.

- 09/PT/77 STREET LIGHTING
- 77.1 The Clerk reported on irreparable damage to a lighting column in Ilbury Close and the cost of repair. It was proposed and RESOLVED that the repair work be carried out.
- 77.2 The Clerk reported on initial responses to a consultation on proposals for additional lighting at Wheatfields Road and was authorized to proceed, subject to completion of consultation and budget.

- 09/PT/78 LOCAL DEVELOPMENT FRAMEWORK
- 78.1 The Chairman reported on WBC's formal adoption of the Core Strategy.
- 78.2 He reported on the subsequent phase of the process is for the Local Planning Authority, WBC, to consult upon its prepared Supplementary Planning Documents (SDPs) to guide the quality, content and design of the four Strategic Development Locations (SDLs). The current exhibition is sited at the borough council offices in Wokingham and is available 'online' at www.wokingham.gov.uk and the council is being asked to comment.

There followed discussion on how best to engage the community and how to respond, noting a deadline of 23 March 2010. Further discussion deferred to council.

- 78.3 The Chairman reported on this council's failed attempt to meet directly with the master-planning administration. It was proposed and RESOLVED that this council undertakes to write to Heather Thwaites, General Manager seeking appropriate arrangements within the next two weeks to discuss the South of the M4 SDL as it is wholly within our parish and it is felt this council needs clarification on a range of matters affecting the SDL and its delivery.

09/PT/79 CORRESPONDENCE

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

- WBC – Notice of Appeal - F/2009/1822 Stanbury Park, Basingstoke Road
Proposed erection of 1x detached triple car port
- WBC –F/2008/2772 Mere oak Park, Grazeley
- WBC – Enforcement notice F/2009/2631 - 135 Skylark Way, Shinfield
- Partnership for Renewables – wind turbine proposals update.

09/PT/80 DATE OF NEXT MEETING
11 March 2010 at 7.30 pm.

LIST OF ACTIONS – Appendix 1.

<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	Policy on parking spaces per dwelling policy	Chairman.
M/ arising	L'Ortolan signage – acquisition of case file. Chairman to consider.	Clerk. Chairman.
76.1	Notify WBC of support for one-way system at Croft Road	Action completed.
76.3	LTP 3 briefing – 22 Feb at 19.00 hrs.	Cllr Hunt to attend
76.4	Cutbush Lane – ASB parking	Clerk to liaise with PCSO
76.5	Footway at School Green	Clerk to liaise with PCSO
77	Street lighting – damaged column	Clerk to arrange replacement.
	Street lighting – new column	Clerk to arrange, as appropriate.
78	LDF/Core Strategy	Cllr Heggadon to prepare letter requesting meeting. Clerk to report to Cris Lancaster. Public engagement referred to council.

HIGHWAY TOPICS TO BE RESOLVED - APPENDIX 2
as discussed with WBC's Exec. Member for Highways on 16 January 2010.

Gateway Projects – how to progress	Cllr Baker reported a Policy is being drawn up and parishes will be consulted before policy is finalized. .
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	Cllr Baker to advise which others parishes are interested.
Shinfield Rise traffic scheme	Consultation taken with residents.
Church Lane / Hollow Lane new junction	Commenced Feb 2010
Surface water flooding on Hollow Lane	Cllr Baker to find out more.
CCTV monitoring HGV breaches at Church Lane -	Cllr Baker to find out why reports are not forthcoming.
Black Boy roundabout report	Re-alignment of lanes remains outstanding.
Hyde End Road - resurfacing	Cllr Baker to report back on programming of resurfacing.
Local Transport Plan (LTP3)	SPC advised to provide input.
Winter Maintenance Programme	Parishes will be invited to provide input.

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