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**MINUTES OF A MEETING OF THE PLANNING AND TRANSPORTATION COMMITTEE HELD
11 MARCH 2010 AT SHINFIELD PARISH HALL MEETING ROOM, SCHOOL GREEN,
COMMENCING 19.30 HRS.**

Present: Cllrs A Atkins, M Bisset, J M Heggadon (Ch), J Hunt, D Peer, R Pike, A A C Waite.
Attending: J Barnes, Clerk,
Residents of Church Lane: Mr A Beasley, Mr A Davison, Mr R Maldon,
Mr & Mrs Teague, Dr J Sellwood.
Representatives of Hives Planning: Jo Emmett, Rebecca McAllister.

PRELIMINARY

Prior to the start of the meeting members met with Hives Planning for a Question & Answers session on submitted plans O/2010/0281 proposing 175 dwellings and associated matters at Church Lane (Shinfield Glebe) site.

09/PT/81 PUBLIC QUESTIONS

Residents expressed serious concerns about flood mitigation measure associated with the proposed development at Shinfield Glebe. The Chairman invited representatives from Hives Planning to respond to these concerns. Residents emphasized that the reports attached to the application were inaccurate and did not reflect a true picture of existing flood problems at Church Lane (at the section between Hyde End Lane and the Six Bells PH). Hives confirmed they would arrange for their Drainage Engineer to meet residents at a separate meeting in an effort to reassure them and to listen to their concerns.

Residents also expressed concern about additional traffic movements in Church Lane as a direct result of the proposed development.

It was confirmed that a meeting with Shinfield Residents' Action Group would take place on 18 March at the parish office meeting room and in addition, Church Lane residents would be accommodated, the timing detail of which is to be arranged by Hives Planning.

09/PT/82 APOLOGIES FOR ABSENCE & DECLARATION OF MEMBERS' INTERESTS

Apologies were received and accepted from Cllr Gough.
There were no declarations of members' interests on matters relating to the business of the meeting.

09/PT/83 MINUTES OF THE MEETING OF THE PREVIOUS MEETING

83.1 The minutes of the meeting of 11 February 2010 were approved as a correct record of the meeting.

83.2 MATTERS ARISING

83.2.1 The Clerk was asked to extend the committee's thanks to the PCSO team regarding effective action taken on inconsiderate parking at Cutbush Lane, Shinfield.

83.2.2 The Clerk was asked to follow through on pavement gravel at School Green, seeking PCSO support subsequent to dismissal by the Highways Inspector.

83.2.3 The Clerk was asked to extend members' thanks to Allan Tiplady for finding and initiating a solution to illegal car sales at Lambs Lane, Spencers Wood.

83.2.4 Cllr Heggadon reported on Arborfield village residents' concerns about Rushey Mead wind farm and associated health concerns.

09/PT/84 SCHEDULE OF DEPOSITED PLANS

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

F/2009/2584

Site Address: 253 Shinfield Road, Shinfield
Proposal: Application for a certificate of lawfulness existing use for an outbuilding ancillary to the residential use of the dwelling.
Case Officer: Christine Phillips
Observations: We consider that the outbuildings must remain ancillary to the main residence

Addition Details Bat survey

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: Noted.

CLE/2010/0011

Site address: 17 Hyde End Lane, Ryeish Green
Proposed: Application for a certificate of lawfulness for the existing use of workshop in rear garden to make staircases.
Case Officer: Rosie Rogers
Observations: No comment.

VAR/2010/0012

Site address: 39 Oatlands Chase, Shinfield
Proposal: Application for variation to condition 16 of planning consent F/2007/1061 for conversion of garage to habitable accommodation.
Case officer: Christine Phillips
Observations: We express concern that sufficient on-site parking space should be provided to prevent on-street parking as not shown on submitted plans.

F/2010/0218

Site Address: Malvern Villa, Arborfield Road, Shinfield
Proposed: Proposed erection of first floor side extension plus single storey rear extension with habitable accommodation in roof space.
Case Officer: Michael Lee
Observations: No comment.

F/2010/0227

Site address: 12 Beech Hill Road, Spencers Wood.
Proposal: Proposed erection of two storey side and rear extensions plus single storey front extension to porch, pitched roof to replace flat roof on front bay window plus detached outbuilding to rear of dwelling. Demolition of existing outbuildings
Case Officer: Hayley Butcher
Observations: We express concern regarding possible vehicular access to track adjacent to No 14 Beech Hill Road as per previous (withdrawn) application F/2009/2366.

O/2010/0281

Site address: Land at Church Lane, Shinfield.
Proposal: Outline application for up to 175 dwellings with associated playspace, landscaping and access, (Means of access to be considered) (site area 7.8 ha) plus change of use of land to suitable alternative natural greenspace (site area 2.1 ha).
Case officer: Jennifer Seaman.
Observations: Notwithstanding the prematurity of this application and our continuing concern over flooding, access arrangements and additional traffic generation, our members are supportive of this proposed outline development.

F/2010/0234
 Site address: 52 St. Barnabas Road, Shinfield Rise
 Proposal: Proposed erection of single storey rear extension to dwelling
 Case Officer: Rosie Rogers
 Observations: No comment.

F/2010/0236
 Site Address: 176 Hyde End Road, Spencers Wood.
 Proposal: Proposed erection of two storey rear, and side single storey side/rear extensions to dwelling.
 Case Officer: Rosie Rogers
 Observations: No comment.

F/2010/0302
 Site Address: 47 Hyde End Lane, Ryeish Green.
 Proposal: Proposed conversion of garage to habitable accommodation.
 Case officer: Christine Phillips
 Observations: We express concern that sufficient on-site parking space should be provided to prevent on-street parking as not shown on submitted plans

EXT/2010/0357
 Site address: Homeleigh, 2 The Square, Spencers Wood.
 Proposal: Application to extend implementation date of planning consent F/2004/3636 for a further 3 years (proposed erection of one dwelling and garages plus demolition of existing commercial building).
 Case officer: Michael Lee
 Observations: We raise the question of whether there are implications for the Thames Basin Heath Special Protection Area.

CON/2010/0374 Adjoining Parish Consultation
 Site address: Worton Grange, Imperial Way, Reading
 Proposal: Consultation from Reading Borough Council for proposed development. Town & Country Planning (Environmental Impact Assessment) Regulations 1999: Request for screening opinion.
 Case officer: Laura Callan
 Observations: It is our view that the proposed development is of significant magnitude to require a Screening Opinion as there are major implication for our parish. [comments also submitted to Reading BC]

84.2 The following decision notices issued by WBC were noted:

Permission Granted:

<i>Ref</i>	<i>Address</i>	<i>Proposal</i>
F/2009/2586	Shinfield Lodge, Aphelion Way, Shinfield Park	Proposed conversion of existing training college into one detached dwelling, plus erection of one additional detached house and associated garaging.
LB/2009/2588	Shinfield Lodge, Aphelion Way, Shinfield Park	Listed Building application for the conversion of Grade II listed building from training college into residential dwelling and erection of extensions to create 1 x additional dwelling house and associated garaging.
F/2009/2639	Dower Cottage, Barrack Lane, Spencers Wood	Proposed erection of two storey side extension to dwelling.
F/2009/2601	12 Church Lane, Three Mile cross	Proposed two storey and single storey side extension, plus single storey rear extension to dwelling.
F/2009/2646	2 Leyland Gardens, Shinfield	Proposed erection of two storey rear extension, single storey front and side extension and double detached garage to replace existing garage.
F/2009/2652	1 Century Drive, Spencers Wood	Proposed erection of two-storey side extension to dwelling.
F/2009/2699	3 Pattinson Road, Shinfield Park	Proposed erection of two storey side and single storey rear extension to dwelling.
VAR/2010/0018	47 Ducketts Mead, Shinfield	Proposed variation to condition 8 of planning consent RM/2005/5890 for the conversion of garge to habitable accommodation.

84.3 The following Planning Enforcement matters were noted.

84.3.1 Lane End Farm, Cutbush Lane, Shinfield – alleged breach: The neglect of Listed Buildings – ‘Duty of Care’.

84.3.2 12 Hilltop Gardens, Spencers wood – alleged breach: Unauthorised repositioning of fence.

84.3.3 The Farthings, Brookers Hill – alleged breach: unauthorized car sales trading.

09/PT/85 HIGHWAY MATTERS

The following highways matters were noted:

85.1 Work on Hollow Lane / Church Lane junction halted due to gas main problems.

85.2 Responses from B/Cllr Baker awaited on a list of issues.

85.3 Water surface at new footway on Hollow Lane – Clerk asked to ascertain that remedial work will be undertaken and to report concern for future flooding risk given the likelihood and level of future development.

09/PT/86 LOCAL DEVELOPMENT FRAMEWORK & CORE STRATEGY

The Chairman reported on a working group meeting held on 9 March at which the Local Development Framework and the current Supplementary Planning Documents (SDP) consultation as part of the Master-planning processes were considered.

The Clerk had been asked to explore the potential for this council to seek a Judicial Review of the Core Strategy processes on the grounds of maladministration by Wokingham Borough Council. The Chairman reported that an awaited reply from Heather Thwaites as WBC’s General Manager for Places and Neighbourhoods had not been received to date and was expected by the end of the week.

He also advised he had arranged for the Leader of Wokingham Borough Council and the Executive Member for Planning to with him and the Clerk to discuss members’ concerns.

Members reviewed a draft leaflet informing residents about the consultation and Cllr Bisset was delegated to undertake final editing. It was proposed and RESOLVED that a distribution be initiated without further delay.

09/PT/87 CORRESPONDENCE

The following correspondence items were noted:

- ❑ WBC - Wokingham Borough Core Strategy Development Plan Document – Adopted Plan.
- ❑ WBC – Planning Committee meeting. 3 March 2010.
- ❑ Reading Borough Council – consultation on pre-submission draft of the sites and detailed policies document (SDPD), plus proposals map, Reading Station Areas Framework and the draft Tree Strategy for Reading.
- ❑ West Berkshire – LDF – Publication of Proposed Submission Core Strategy. Proposals Maps and Sustainability Appraisal.
- ❑ WBC – Tree Preservation Orders – Tennyson, Sussex Lane, Spencers Wood.
- ❑ WBC – Street naming & numbering – change of name from Pampet, Basingstoke Road to South Riding.
- ❑ The Planning Inspectorate – Appeal decision – The Stables, Stanbury Park, Basingstoke Rd, Spencers Wood.
- ❑ The Planning Inspectorate – Appeal decision – Loddon Court Farm, Beech Hill Road. Forwarded to Swallowfield PC.
- ❑ WBC Street naming and numbering:
Talavera Coach House, Stanbury Park - To be known as Rameshchandra Coach House, Stanbury Park.
- ❑ Street naming and numbering:
Land R/O 44-54 Oatlands Road Shinfield Erection of 8 dwellings
The above properties will be numbered 41- 49 (odds) Oatlands Chase
10 -14 (evens) Oatlands Chase
- ❑ Meeting Places – Notice of Exhibition 20 March between 10 am & 1 pm. At St Mary’s Church hall.
- ❑ Shinfield Rise road scheme – correspondence.
- ❑ TVP – product information on speed devices.
- ❑ Gary Cowan – data on wind farms
- ❑ Anthony Pollock – article on renewable energy
- ❑ Jigsaw – pre planning application contact
- ❑ Frances Webster – UoR journal extract, for information.

09/PT/88 DATE OF NEXT MEETING - 7 April 2010 at 7.30 pm.