



*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 AND TRANSPORTATION COMMITTEE HELD
7 APRIL 2010 AT SHINFIELD PARISH HALL MEETING ROOM, SCHOOL GREEN,
COMMENCING 19.30 HRS.

Present: Cllrs M Bisset, J M Heggadon (Ch), J Hunt, D Peer, R Pike, A A C Waite.
Attending: J Barnes, Clerk,

09/PT/89 PUBLIC QUESTIONS – There were none.

09/PT/90 APOLOGIES FOR ABSENCE & DECLARATION OF MEMBERS' INTERESTS

- 90.1 Apologies were received and accepted from Cllr Gough & Cllr Seville.
- 90.2 It was noted that Cllr Gough had indicated a willingness to resign from the committee to enable other interested members to join the committee as he is experiencing difficulties in attending meetings.
- 90.3 There were no declarations of members' interests on matters relating to the business of the meeting.

09/PT/91 MINUTES OF THE MEETING OF THE PREVIOUS MEETING

91.1 The minutes of the meeting of 11 March 2010 were approved as a correct record of the meeting.

91.2 MATTERS ARISING

- 91.2.1 With reference to CON/2010/0374, it was noted that a full Environmental Impact Assessment was required.
- 91.2.2 Cllr Hunt reported on a meeting between Church Lane residents and Hives Plan, facilitated by this committee.
- 91.2.3 It was reported that outline planning consent had been granted, subject to conditions, for a major application O/2009/1027 and LB/2009/1051: Science & Innovation Park plus major highway works on the A327 and demolition of buildings at Lane End Farm, Shinfield. It was further noted that a decision notice and detailed conditions had not yet been received.

09/PT/92 SCHEDULE OF DEPOSITED PLANS

92.1 The following comments were considered and submitted:

F/2010/0395

Site Address: 2 The Ashes, The Square, Spencers Wood
Proposal: Proposed erection of single storey rear/side extension and provision to two bay windows under existing canopy on front elevation.
Case Officer: Christine Phillips
Observations: No comment.

F/2010/0501
 Site Address: 5 Salmond Road, Shinfield Park
 Proposal: Proposed erection of single storey side extension to dwelling and single storey front extension to form new porch. Demolition of existing garage.
 Case Officer: Rosie Rogers
 Observations: We express concern at the disjointed aesthetics as a result of the half-garage demolition, leaving a gap.

F/2010/0523
 Site Address: Land adjacent to, 183 Hyde End Road. Spencers Wood
 Proposal: Proposed erection of new dwelling with integral garage.
 Case Officer: Mark Turner
 Application withdrawn. Noted.

LB/2010/0555
 Site Address: Old House Farm, Cutbush Lane, Shinfield
 Proposal: Application for listed building consent for the erection of single storey extension to form a front entrance porch, dormer window, internal and external alterations, to include changes to existing doors and windows.
 Case Officer: Jennifer Seaman
 Observations: No comment.

F/2010/0551
 Site address: Culverwood House, Shinfield Road, Shinfield Green.
 Proposal: Proposed erection of two storey front, side and rear extensions to dwelling, plus single storey and first floor front extensions, single storey rear extension and dormer extensions to side and rear elevations.
 Observations: No comment.

F/2010/0562
 Site Address: 8 Diddenham Farm Cottages, Lambwood Hill, Grazeley
 Proposal: Proposed erection of two storey side and rear extension to dwelling.
 Case Officer: Michael Lee
 Observations: No comment.

NMT/2010/0519 FOR INFORMATION ONLY
 Site address: Hardy Cottage, Sussex Lane, Spencers Wood
 Proposal: Application for a non-material amendment to planning consent F/2009/1079 to allow dormer window to side elevation, increase garage roof pitch, create storage area between house and garage. Create porch roof over front door.
 Case officer: Michael Lee
 Observations: Noted.

92.2 PLANNING DECISIONS

The following planning decisions were noted:

PERMISSION GRANTED:

F/2010/0012	39 Oatlands Chase Shinfield	Application for variation to condition 16 of planning consent F/2007/1061 for conversion of garage to habitable accommodation.(Retrospective)
CLP/2010/0088	171 Hyde End Road Spencers Wood	Application for a certificate of lawfulness for the proposed conversion of existing loft, with rear dormer extensions
F/2010/0127	18 Holder Close, Shinfield	Proposed erection of single storey rear extension plus conversion of part of garage into habitable Room
F/2010/0150	1 Melksham Close, Lower Earley	Proposed erection of single storey side extension to dwelling.
F/2010/0227	12 Beech Hill Road Spencers Wood	Proposed erection to 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.
F/2010/0234	52 St. Barnabas Road, Shinfield Rise	Proposed erection of single storey rear extension to dwelling.
CLE/2009/2584	253 Shinfield Road,	Application for a certificate of lawful existing use for

	Shinfield Green	an outbuilding ancillary to the residential use of the dwelling
F/2010/0302	47 Hyde End Lane, Ryeish Green	Proposed conversion of garage into habitable accommodation.

PERMISSION REFUSED:

F/2010/0087	Land adjacent to 302 Old Whitley Wood Lane, Whitley Wood.	Proposed erection of detached single storey dwelling plus creation of new access onto Old Whitley Wood Lane.
F/2010/0116	Roman Road Service Station Basingstoke Road TMX	Proposed erection of new car wash and carwash plant room.

92.2 ENFORCEMENT ISSUES

Planning Enforcement reports were noted [Appendix 2].

09/PT/93 HIGHWAY MATTERS

- 93.1 A report from B/Cllr Keith Baker, WBC Executive member for Highways was tabled and noted.
- 93.2 Cllr Hunt reported on a Cluster Group meeting with WBC Highways Officers in respect of the next Local Transport Plan (LTP3).
- 93.3 Cllr Waite reported concerns about flooding in Hyde End Lane (north of its junction with Croft Road) adding that the ditches require clearing. It was agreed this concern be added to a list of flooding points in the parish.
- 93.4 It was confirmed that a request for a liaison meeting with Laing O'Rourke, re junction 11 works had been requested as there were strong concerns about signposting and a delay in opening the Mere oak / A33 new link road.

09/PT/94 LDF CONSULTATION / CORE STRATEGY

- 94.1 It was noted that a submission to WBC prepared on the council's behalf by Dr Wendy Le Las, Planning Consultant had been submitted and considered to have fully encompassed the council's concerns on the recent Final Options SPD consultation.
- 94.2 The associated costs were discussed and it was RESOLVED that costs be duly paid.
- 94.3 There was discussion on a lack of public knowledge or engagement in the general process and a requirement for media reporting of the salient issues. It was RECOMMENDED that initial enquiries be made as to the style and level of media coverage and interest that might be available.
- 94.4 A further LDF consultation was noted, namely:
Managing Development Delivery Development Plan Document
 - The draft Scoping Report for the Sustainability Appraisal (SA) for the Management Development Delivery DPD
 - Updated SA Scoping Report for the Local Development Framework (LDF)
and it was agreed that Cllr Atkin's email on the matters be circulated to members, for information.

09/PT/95 CORRESPONDENCE

The following correspondence items were noted:

- ❑ PLANNING INSPECTORATE – Appeal decision re., O/2009/0131 The Sheiling and Latimer Shinfield Road Shinfield Appeal dismissed.
- ❑ WBC – PLANNING COMMITTEE Agenda 31 March 2010.
- ❑ West Berks Council – LDF Consultation documents
- ❑ WBC – Place and Neighbourhood Services e-bulletin. April 2010.

09/PT/96 DATE OF NEXT MEETING - 10 May 2010 at 7.30 pm.

LIST OF ACTIONS

91.2.3	Seek clarification and monitor Science Park outline consent	Committee
93.1	Follow up on Gateway Policy document	Clerk
93.3	Add to flooding list	Clerk
94.4	Junction 11 liaison meeting	Clerk to arrange. Confirmed at 20/4/10 at 4 pm.

