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

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

09/PT/97 PUBLIC QUESTIONS – There were none.

09/PT/98 APOLOGIES FOR ABSENCE & DECLARATION OF MEMBERS' INTERESTS

- 98.1 Apologies were received and accepted from Cllr Pike and Cllr Waite.
- 98.2 There were no declarations of members' interests.

09/PT/99 MINUTES OF THE MEETING OF THE PREVIOUS MEETING

99.1 The minutes of the meeting of 7 April 2010 were approved as a correct record of the meeting.

99.2 MATTERS ARISING

- 99.2.1 In relation to the Science Park application, it was noted that a formal decision notice with conditions has not yet been issued by WBC and remains outstanding.
- 99.2.2 A liaison meeting with Laing O'Rourke regarding Junction 11 works had taken place as planned.
- 99.2.3 Several enforcement issue concerns had not been fully explained and the Clerk was asked to invite Mark Cupit, Development Control Manager to a committee meeting.

09/PT/100 SCHEDULE OF DEPOSITED PLANS

100.1 The following comments were agreed for submission:

READING BOROUGH COUNCIL CONSULTATION

10/00585/EXT [& CON/2010/0921]

Site address: Madejski Stadium, Shooters Way, Reading.

Proposal: Extension of the time limit for implementation of permission 07/00095/FUL for the erection of extension to the east, north and south stands of the existing Madejski Stadium to provide 12,4000 additional seats to increase the overall number of seats to 36,900 and associated works.

Observations: When reviewing this application for an extension of time, we call for an updated Transport Plan including a review of additional parking provision to mitigate the adverse impact on our communities at Three Mile Cross, Mere oak and Shinfield Rise. We consider that to plan a 50% expansion of capacity with no additional parking provision would appear to represent irresponsible planning.

CLE/2010/0011 NOTICE OF NEW DETAILS

Site Address: 17 Hyde End Lane, Ryeish Green

Proposal: Application for a certificate of lawfulness for the existing use of workshop in rear garden to make staircases.

Case Officer: Rosie Rogers

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

Observations: Noted.

F/2010/0446
Site Address: 8 Shinfield Rise, Shinfield Rise
Proposal: Proposed erection of single storey rear extension to dwelling.
Case Officer: Christine Phillips
Observations: No comment.

F/2010/0538
Site Address: Grazeley School Mere oak Lane Grazeley
Proposal: Proposed erection of two storey extension to enlarge existing classroom and additional storage, and single storey extension to provide larger staff room and infill extension.
Case Officer: Hayley Butcher
Observations: Whilst we have no comment on the proposed extension, we wish to point out that the school is located in Bloomfield Hatch Lane. Mere oak Lane is almost half a mile away.

F/2010/0595
Site Address: Old Farm House, Cutbush Lane, Shinfield
Proposal: Proposed erection of single storey front extension to dwelling to form entrance porch.
Case Officer: Jennifer Seaman
Observations: No comment.

F/2010/0628
Site Address: 79 Clares Green Road, Spencers Wood.
Proposal: Proposed erection of part two-storey, part single-storey side/rear extension including extension of first floor rear dormer, plus first floor front extension and single storey side extension to form garage. Demolition of existing side extension.
Case Officer: Hannah Wilson
Observations: No comment.

VAR/2010/0634
Site Address: 255 Shinfield Road, Shinfield Green.
Proposal: Application to vary condition 2 of planning consent 116/73 to allow the conversion the existing garage to additional habitable accommodation.
Case Officer: Christine Phillips
Observations: No comment.

F/2010/0662
Site Address: Land at Gravelly Bridge Farm Bloomfield Hatch Lane Grazeley
Proposal: Proposed change of use from B (1) use to sui generic, to operate a waste facility for the screening and crushing of inert waste, to produce secondary aggregate and screening of soils.
Case Officer: Michael Lee
Observations: See appendix 1, letter of strong objections.

F/2010/0670
Site Address: 247 Shinfield Road, Shinfield Green.
Proposal: Proposed erection of single storey rear extension to dwelling.
Case Officer: Rosie Rogers
Observations: No comment.

F/2010/0675
Site Address: 9 Kingfisher Grove, Three Mile Cross.
Proposal: Proposed erection of single storey rear conservatory extension.
Case Officer: Christine Phillips
Observations: No comment.

F/2010/0689
Site Address: 171 Hyde End Road, Shinfield
Proposal: Proposed insertion of two front dormer windows to approved loft conversion plus relocation of vehicular access and provision of 5 no. Parking spaces.
Case Officer: David Wetherill
Observations: No comment.

F/2010/0723
 Site Address: 5 Diana Close, Spencers Wood
 Proposal: Proposed erection of part two storey and part first floor side extension to dwelling
 Case Officer: Ashley Smith
 Observations: No comment.

CON/2010/0737
 Site Address: Moores Farm, Pingewood
 Proposal: Consultation from West Berkshire District Council for variation of conditions of 07/01217/MI NMAJ. Conditions 1. Timescale for operation, 2. Timescale for restoration, 3. Approved plans, 6. Phasing development
 Case Officer: Hayley Butcher
 Observations: No comment.

CON/2010/0750
 Site Address: Land Adjacent to, Longwater Avenue, Green Park
 Proposal: Consultation from RBC for request for Scoping Opinion in respect of development relating to 730-750 new homes including an 80 unit Continuing Care retirement Community scheme with extra care ancillary community facilities, 8 family homes for disabled persons, 16,000 square metre of use class B1 floorspace, a One form Entry Primary school with sports pitches for dual use with the local community, associated local centre, community and recreation facilities, pedestrian and cycle routes and provision of more than 8 hectares of open space, fully equipped children's play facilities and sports pitches plus a 4 ha lake.
 Case Officer: Laura Callan
 Observations: We consider a Scoping Opinion is required.

F/2010/0841
 Site address: Croft House, Croft Road, Shinfield
 Proposal: Proposed erection of replacement garage to include hobby/study room, cycle store and store, plus demolition of existing garage.
 Case officer: Hayley Butcher
 Observations: No comment.

F/2010/0875
 Site address: 239 Hyde End Road, Spencers Wood.
 Proposals: Proposed erection of two storey side and single storey rear extensions and erection of front porch. Provision of pitched roof to existing front dormer window.
 Observations: No comment.

100.2 PLANNING DECISIONS

The following planning decisions were noted:

PERMISSION GRANTED

F/2010/0218	Malvern Villa, Arborfield Road Shinfield.	Proposed erection of first floor side extension plus single storey rear extension with habitable accommodation in roof space.
F/2010/0395	2 The Ashes, The Square, Spencer Wood	Proposed erection of single storey rear/side extension and provision of two bay windows under existing canopy on front elevation.
F/2010/0446	8 Shinfield Rise, Shinfield Rise.	Proposed erection of single storey rear extension to dwelling.
NMT/2010/0519	Hardy Cottage, Sussex Lane, Spencers Wood.	Application for a non-material amendment to planning consent F/2009/1079 to allow Velux window to side elevation, increase garage roof pitch, create storage area between house and garage, create porch roof over front door.
VAR/2010/0634	255 Shinfield Road, Shinfield Green.	Application to vary condition 2 of planning consent 116/73, to allow the conversion of the existing garage to additional habitable accommodation.
CPL/2010/0790	2 Salmond Close, Spencers Wood	Application for a certificate of lawful proposed use for the erection of single storey rear extension to dwelling.

PERMISSION REFUSED

O/2010/0281	Land at Church Lane, Shinfield (Shinfield Glebe)	Outline application for up to 175 dwellings with associated playspace, landscaping and access. (Means of access to be considered) (site are 7.8 ha) plus change of use of land to suitable alternative natural greenspace. (site are 2.1ha).
EXT/2010/0357	Homeleigh 2 The Square Spencers Wood	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)

100.3 PLANNING ENFORCEMENT

- 100.3.1 It was noted there was a potentially unauthorized advertisement on the façade of Cathay, Shinfield Road, Shinfield Green and the Clerk was asked to report this to WBC.
- 100.3.2 There was concern about the condition of a monkey puzzle tree at Cathay and a need for timely intervention to save the tree from further deterioration. The Clerk was asked to liaise with the Tree Officer with a view to intervention, furthermore it was noted that its replacement was a condition of planning consent.
- 100.3.3 Concern was expressed about the condition of the frontage a property on Shinfield Road and a range of potential enforcement offences. The Clerk was asked to seeking clarification of address and report to WBC Enforcement team.

09/PT/101 HIGHWAY MATTERS

- 101.1 Concern was expressed that requests for lower speed limits in identified areas was not being processed since the demise of the borough wide review of speed limits and due to a co-ordinated effort on enforcement of speed restrictions. In particular, the section of Hyde End Road between School Green and High Copse Farm remains at 40 mph and causes local concern.
- 101.2 It was noted that WBC had issued its Gateway Policy and this would be re-visited by the Gateways Working Group.

09/PT/102 LOCAL DEVELOPMENT FRAMEWORK, CORE STRATEGY AND SDLs

- 102.1 Cllr Heggadon reported on a group of southern parishes who had come together to challenge WBC's masterplanning consultation processes and recommendations. He tabled a letter from Heather Thwaites responding to concerns raised and there was discussion on next steps prior to adoption of the Final Options recommendations by WBC Executive.

09/PT/103 CORRESPONDENCE

The following correspondence items were noted:

- ❑ The Planning Inspectorate, Appeal decision notice re The Stables, Stanbury Park. Appeal dismissed.
- ❑ The Planning Inspectorate, Appeal decision notice re The Old Farm Shop, Shinfield Road, Appeal allowed.
- ❑ WBC, street naming and numbering – Salamanca Coach House to be known as Salamanca House.
- ❑ WBC Planning committee agenda April 2010.
- ❑ Mid west and West Berkshire Local Access Forum, rolling out our ROWIPS. Notice of event.
- ❑ CPRE Countryside Voice.

09/PT/104 DATE OF NEXT MEETINGS

9 June 2010 and 5 July 2010.

APPENDIX 2 – LIST OF ACTIONS

<i>Ref</i>	<i>Action</i>	<i>Action by:</i>
99.2	Monitor Science Park issue of Science Park planning conditions.	Committee
99.2	Invite Development Control Manager to meeting	Clerk
100.3	Enforcement matters at Cathay (Tree, Signage)	Clerk
101	Take forward request for reduced speed limit at Hyde End Road.	Committee/Clerk

