



*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
9 JUNE 2010 AT SHINFIELD PARISH HALL MEETING ROOM, SCHOOL GREEN,
COMMENCING 19.30 HRS.

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

10/PT/01 ELECTION OF CHAIRMAN

It was proposed and RESOLVED that Cllr Heggadon be appointed chairman of the committee for the ensuing year.

10/PT/02 PUBLIC QUESTIONS – There were none.

10/PT/03 APOLOGIES FOR ABSENCE & DECLARATION OF MEMBERS' INTERESTS

- 3.1 Apologies were received and accepted from Cllr Bisset.
- 3.2 There were no declarations of members' interests.

10/PT/04 MINUTES OF THE MEETING OF THE PREVIOUS MEETING

- 4.1 The minutes of the meeting of 10 May 2010 were approved as a correct record after the following amendments were made:
 - 4.1.1 Cllr Waite's name deleted from list of attendees.
 - 4.1.2 Cllr Atkin's name added to list of attendees.
- 4.2 MATTERS ARISING
 - 4.2.1 A meeting to discuss Enforcement concerns had been arranged with for 15 June with WBC .
 - 4.2.2 Correspondence referring to concern about Shinfield Rise traffic calming was noted. In light of a recent change of political administration at Reading Borough Council, the Clerk was asked to re-submit the council's comments.

10/PT/05 SCHEDULE OF DEPOSITED PLANS

5.1 The following comments were agreed for submission:

F/2010/0203

Site Address: 4a Wychelm Road Shinfield
Proposal: Proposed erection of 3 bed detached dwelling
Case Officer: Laura Callan
Observations: No comment.

F/2010/0942

Site address: Derydene, Basingstoke Road, Spencers Wood
Proposal: Proposed conversion of double garage to provide separate residential annexe, plus widening of access road.
Case officer: Hayley Butcher
Observations: We consider it most important to stipulate that the annexe is ancillary to the main residence to prevent the creation in the future of a separate dwelling.

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

F/2010/0992
 Site address: 31 Westlands Avenue, Shinfield Rise
 Proposal: Proposed erection of single storey rear extension to dwelling.
 Case Officer: Rosie Rogers
 Observations: No comment.

CON/2010/1003
 Site Address: Phase 3, Kennet Island Development, Manor Farm Road
 Proposal: Consultation from Reading Borough Council for a Scoping Opinion for Phase 3 of Kennet Island Development (outline application for up to 750 residential Units including associated infrastructure and landscaping).
 Case Officer: Emily Temple
 Observations: Noted.

F/2010/1007
 Site Address: 8 Fairmead Road, Shinfield
 Proposal: Proposed erection of two 3 bedroom dwellings with garages parking and access, and demolition of existing bungalow.
 Case Officer: Hayley Butcher
 Observations: We object on the basis that this proposal constitutes over-development of the site and we object to the proposed three storey residences.

We express concern about a lack of parking provision and that the proposed development is not in keeping with the existing street scene.

F/2010/1084
 Site address: Land adjacent to 183 Hyde End Road, Spencers Wood.
 Proposal: Proposed erection of 1 x 4 bedroom detached house with integral garage.
 Case officer: Mark Turner
 Observations: No comment.

5.2 PLANNING DECISIONS

The following planning decisions were noted:

PERMISSION GRANTED

F/2010/0670	247 Shinfield Road, Reading	Proposed erection of single storey rear extension to dwelling
F/2010/0675	9 Kingfisher Grove, Three Mile Cross.	Proposed erection of single rear conservatory extension
CPL/2010/0691	101 Hyde End Lane, Ryeish Green	Erection of single storey rear extension to dwelling as detailed on the plans & accompanying photographs 1-20 inclusive received by the Local Planning Authority.
LB/2009/1051	Lane End Farm House, Shinfield.	Listed building application for part demolition and replacement of existing boundary wall around farmhouse
F/2009/1663	Lane End Farm House, Shinfield.	Proposed part demolition and replacement of boundary wall
F/2010/0723	5 Diana Close, Spencers Wood	Proposed erection of part two storey and part first floor side extension to dwelling.

PERMISSION REFUSED

CLE/2010/0011	17 Hyde End Lane, Ryeish Green	Use of the application site as a workshop for the making of staircases, as shown on the revised plans, nos. 1 and 2 received by the LPA on 23 March 2010.
F/2010/0236	176 Hyde End Road, Shinfield	Proposed erection of two storey rear, and single storey side/rear extensions to dwelling
LB/2010/0555	Old House Farm, Cutbush Lane, Shinfield	Application for listed building consent for the erection of single storey extension to form front entrance porch, dormer window, internal and external alterations to include changes to existing doors and windows.
F/2010/0562	8 Diddenham Farm Cottages, Lambwood Hill Grazeley	Proposed erection of two storey side and rear extension to dwelling

F/2010/0628	79 Clare Green Road, Spencers Wood	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.
-------------	---------------------------------------	--

10/PT/06 HIGHWAY MATTERS

- 6.1 It was agreed to monitor and note, recent concerns lodged with Seimens about traffic light phasing at Cutbush Lane (both northbound and southbound turns from A327) as there appears to be a residual fault whereby a stop cycle arises without a legitimate trigger.
- 6.2 There was concern about a poor standard of grounds maintenance at the Black Boy roundabout and the Clerk was asked to convey concerns.
- 6.3 There was also concern about the upkeep of fences and trees on the Lower Earley Way West border of Pearman's Copse and the Clerk was asked to convey concerns.
- 6.4 It was noted that a landscaping scheme had previously been submitted relating to completion of Church Lane/Hollow Lane junction.
- 6.5 Suggestions were received from members' relating to a request for WBC's Winter Highways Maintenance Programme and the Clerk was asked to convey the members' requests for the following provision:
- 6.5.1 Salt bin at Wilsford Close/Ryhill Way junction
 - 6.5.2 Salt bin at Cutbush Lane on the gradient leading to A327.
 - 6.5.3 Salt bin at Basingstoke Road, three Mile Cross on Spencers Wood hill.
 - 6.5.4 Suggest WBC sells salt stock to local people to self-help in the distribution of driveways etc.
- The Clerk was asked to invite suggestions via the council's website.
- 6.6 A request for Goods Vehicle Operator's Licence in respect of 2 lorries at Gravelly Bridge Farm was noted.
- 6.7 Attention was drawn to pavement parking of a commercial van outside 299/301 Hyde End Road, Spencers Wood and the Clerk was asked to relay the information to the PCSO.
- 6.8 Concern was expressed about graffiti at Shinfield Rise shops and in particular, a side wall at Pizza Hut outlet and an advertising signboard. The Clerk was asked to report these concerns.
- 6.9 It was reported that a commercial waste bin was encroaching the footway outside Newlyn, Shinfield Road and the Clerk was asked to discuss the problem with Waste Services.

10/PT/07 LOCAL DEVELOPMENT FRAMEWORK, CORE STRATEGY AND SDLs

- 7.1 Cllr Heggadon outlined the activity of the group of southern parishes which had come together in challenge of WBC's masterplanning processes. It was reported that John Redwood MP had formally challenged the allocated new housing numbers and there was now some uncertainty about adoption of the masterplanning recommendations.
- 7.2 There was discussion on recent announcements heralding a potential delay in the release of MOD land for development at Arborfield and its potential future impact on Shinfield parish as a Strategic Development Location (SDL).

Cllr Waite left the meeting.

- 7.3 There was discussion on the merits of engaging a professional planning advisor to represent the council on this issue and that of the final options being recommended for adoption by WBC for South of M4 Supplementary Planning Documents. Cllr Heggadon used two different masterplanning maps to illustrate and highlight the specific concerns and he reported that he had received copious copy correspondence on the matter.

Cllr Pike left the meeting.

- 7.4 It was proposed and RECOMMENDED that a formal proposal for allocation of a fighting fund of up to £20,000 be made to Council for the purposes of enabling it to engage professional planning guidance to lodge a legal challenge of WBC's masterplanning processes. The Clerk was asked to carry this proposal to the Council's meeting of 21 June.
- 7.5 Members' considered, in terms of best value, whether there would be merit in engaging a planning consultant other than Dr Wendy Le Las who has advised the council to date. It was agreed that in light of completion of Phase 1 and the high

standard of professional services received, together with NALC's endorsement, that without any doubt there was an added value in terms of value for money, of continuing with Dr Le Las's advice as the next phase of services already received.

Cllr Heggadon agreed to attempt to ascertain a practical estimation of the requirement in terms of number of hours of work.

10/PT/08 ONLINE MAPPING SERVICE

Members considered sales literature of Parish Online™ and agreed to purchase for 1 year.

10/PT/09 CORRESPONDENCE

The following correspondence items were noted:

- WBC Notice of application withdrawal. F/2010/0501 5 Salmond Close
- Strategic Development Locations – Supplementary Planning Documents Consultation
- The Planning Inspectorate – Notice of appeal decision re 50 Rossby Shinfield. Appeal dismissed
- WBC – Notice of Appeal – Extension 2009/2201 Oak Tree, Beech Hill Road, Spencers Wood
- Application to extend commencement date for development on planning application consent F/2001/1498 (Proposed erection of one new dwelling with garage and new Access) for a further 3 years.

10/PT/10 DATE OF NEXT MEETINGS

5 July 2010.

LIST OF ACTIONS

<i>Ref</i>	<i>Action</i>	<i>Action by:</i>
09/101	Take forward request for reduced speed limit at Hyde End Road.	All
10/4.2.2	Enforcement meeting – Shute End	Clerk to confirm and provide list of issues.
10/6.1	Monitor junction for improvements.	All. Ongoing.
10/6.2	Report to Green Team	Clerk. Done.
10/6.3	Report to Countryside Services	Clerk – Done.
10/6.5	Winter Maintenance Review	Clerk to invite feedback. Done. Clerk to request posting on website. Done. Clerk to forward list to WBC.
10/6.7	Report to PCSO, Thames Valley Police	Clerk. Done
10/6.8	Report to Reading Bor. Council or business	Clerk. Done.
10/6.9	Report to Waste Services	Clerk. Done.
10/7	Agenda item for council	Clerk. Done.
10/8	Order Parish Online	Clerk. Pending.