



*Clerk: Mrs. J Barnes, Shinfield Parish Council, Shinfield Parish Hall, School Green,
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**MINUTES OF A MEETING OF THE PLANNING AND TRANSPORTATION COMMITTEE HELD
ON 5 JULY AT SHINFIELD PARISH HALL, MEETING ROOM, COMMENCING 19.30 HRS.**

PRESENT: Cllrs M Bisset, J M Heggadon (Ch), J Hunt, D Peer, R Pike, A Seville,
A A C Waite.

ATTENDING: J Barnes (Clerk). Representatives of Sevenoaks Drive.

10/PT/11 PUBLIC QUESTIONS

Representing Sevenoaks Drive residents, Mr West and Mr Edwards raised questions about application F/2010/1347 for change of use to D2 at Land rear of Derydene. Whilst not strongly objecting to the proposals in principle, they conveyed a list of concerns to the committee.

Mr West and Mr Edwards left the meeting and the Clerk was asked to copy the council's submission to them in due course.

The Chairman advised the residents to contact their local borough councilors and request that the application be removed from delegated decision in preference of committee decision due to the size and nature of the application.

10/PT/12 APOLOGIES FOR ABSENCE & DECLARATION OF MEMBERS' INTERESTS

12.1 Apologies were received and accepted from Cllr Atkins.

12.2 There were no declarations of members' interests.

10/PT/13 MINUTES OF THE PREVIOUS MEETING

13.1 It was proposed and **RESOLVED** that the minutes of the meeting of 9 June 2010 be approved as a correct record, after the following section be removed:

13.1.1 Item 09 Correspondence – last bullet item and text.

13.1.2 List of Actions - third item, add text, 'at Cutbush Lane'.

13.2 MATTERS ARISING FROM THE MINUTES.

13.2.1 The Chairman reported on a meeting with WBC's Development Control Team to discuss specific concerns on Enforcement issues affecting this parish.

It was proposed and **RESOLVED** that a follow-up letter be submitted logging this council's action and requests relating to Crossgates, expressing an ongoing concern.

13.2.2 The Clerk reported that subsequent to this council's complaints about the standard and frequency of Grounds Maintenance on highway land, she had received a letter from the Neighbourhood and Places Team enquiring whether Parish and Town Council's might like to consider taking over contracts. The matter was deferred to a future meeting of the council.

13.2.3 It was reported that the major works at Junction 11 are now scheduled for completion at the end of August 2010.

13.2.4 With reference to Cutbush Lane traffic lights, it was reported that no significant abnormality had been witnessed. Cllr Pike expressed concern about the phasing of traffic lights at Brookers Hill, as he had noted a cyclical change whilst Brookers Hill was temporarily but fully closed. The Clerk was asked to discuss with Tony Street.

13.2.5 The Chairman confirmed he has held discussions with the Dr Le Las, planning consultant about master-planning and current planning guidance changes.

10/PT/14 SCHEDULE OF DEPOSITED PLANS

14.1 It was proposed and RESOLVED that the following comments be submitted to the Local Planning Authority on behalf of the council:

F/2010/0817

Site Address: 9 Beatty Rise, Spencer Wood
Proposal: Proposed erection of single storey rear extension to dwelling to form conservatory.
Case Office: Hannah Wilson
Observations: No comment

F/2010/1105

Site Address: The Grove, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of garage in front garden of dwelling
Case Office: Hayley Butcher
Observations: We submit a strong objection on the basis that the proposal breaches the established building line along this stretch of frontages onto the Basingstoke Road. We also believe this to be a designated Green Route and the proposed building would encroach upon it to its detriment.

F/2010/1192

Site Address: 35 Hyde End Lane, Ryeish Green
Proposal: Proposed erection of two storey side extension plus single storey Front and rear extension to dwelling. Demolition of existing garage to rear.
Case Officer: Nick Clark
Observations: No comment.

F/2010/1194

Site Address: Land rear of Derydene, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of a community and education resource centre (D2 use) offering education and training facilities for people with specialist needs comprising training and education rooms, ancillary office areas, organic garden, cultivation area, farm style cafeteria and shop together with new vehicle access, parking, landscaping and associated facilities.
Case Officer: Hayley Butcher
Observations: See attached letter. Appendix 1.

EXT/2010/1225

Site Address: 4a Wychelm Road Shinfield
Proposal: Application to extend implementation date of planning consent F/2007/1648 (Proposed erection of detached dwelling) for a further 3 years
Case Officer: Laura Callan
Observations: No comment.

A/2010/1247

Site Address: Junction of Basingstoke Road & Spring Gardens, Spencers Wood.
Proposal: Application for advertisement consent for 1 x public notice board raised on two Posts.
Observations: Noted.

A/2010/1250

Site Address: Village Green, School Green, Shinfield
Proposal: Application for advertisement consent for 1 x public notice board raised on two posts.
Observations: Noted.

A/2010/1254

Site Address: Land at Junction of Shinfield Road and Perigee, Shinfield.
 Proposal: Application for advertisement consent for 1 x public notice board raised on two posts.
 Observations: Noted.

A/2010/1257
 Site Address: Village Green, Mortimer Road, Grazeley
 Proposal: Application for advertisement consent for 1 x public notice board raised on two posts.
 Case Officer: Ashley Smith
 Observations: Noted.

A/2010/1258
 Site Address: Land Opposite Wistaria Cottage, Church Lane, Three Mile Cross
 Proposal: Application for advertisement consent for 1 x public notice board raised on two posts.
 Case Officer: Ashley Smith
 Observations: Noted.

F/2010/1112
 Site Address: 5 Salmond Road, Shinfield.
 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: No comment.

F/2010/1327
 Site Address: Roman Road Service Station, Basingstoke Road
 Proposal: Proposed erection of new carwash and carwash plant room.
 Case Officer: Hayley Butcher
 Observations: See attached letter of objection. Appendix 2

F/2010/1335
 Site Address: 76-82 Grazeley Road, Three Mile Cross
 Proposal: Proposed erection of ten residential dwellings with garages, associated access, parking and landscaping following demolition of the existing dwellings
 Case Officer: Laura Callan
 Observations: See attached letter of objection – Appendix 3.

F/2010/1347
 Site address: Land Rear of 14-16 Grovelands Road, Spencers Wood
 Proposal: Proposed erection of 3 dwellings with garages and associated parking and access
 Demolition of existing garage.
 Case officer: Nick Clark.
 Observations: Notwithstanding the reported comments of the Planning Inspector we still consider the proposed development would have a harmful adverse impact on the visual character of the area. We note there is inadequate secondary education provision in the area and we have concern about inadequate parking provision. Finally we draw your attention to the Thames Basin Heath Special Protection Area requirements in this location.

F/2010/1362
 Site Address: 42 Oatlands Road, Shinfield
 Proposal: Proposed erection of single storey side extension and creation of residential accommodation in roof space including rear dormer window and front roof lights.
 Case Officer: Hannah Wilson
 Observations: No comment.

14.2 To receive notice of planning decisions from the Local Planning Authority.

PLANNING DECISIONS:

PERMISSION GRANTED

| | | |
|-------------|--|---|
| F/2010/0551 | Culverwood, Shinfield Road, Shinfield Green. | 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 o side and rear |
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| | | elevations. |
| F/2010/0992 | 31 Westlands Avenue, Shinfield | Proposed erection of single storey rear extension to dwelling. |
| F/2010/0942 | Derydene, Basingstoke Road, Spencers Wood | Proposed conversion of double garage to provide separate residential annexe plus widening of access road |

PERMISSION REFUSED

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|-------------|---|--|
| F/2010/0841 | Croft House, Croft Road, Spencers Wood. | Proposed erection of replacement garage to include hobby/study room, cycle store and store, plus demolition of existing garage. |
| F/2010/0875 | 239 Hyde End Road, Spencers Wood. | Proposed erection of two storey side and single storey rear extensions, erection of front porch, creation of pitched roof above existing front dormer and conversion of garage to habitable accommodation. |
| F/2010/1007 | 8 Fairmead Road, Shinfield | Proposed erection of two 3 bedroom dwelling with garages, parking and access, and demolition of existing bungalow |

14.3 To receive information and updates of Planning Enforcement matters.

- 14.3.1.1 It was noted that an unauthorized advertising sign and flags for Bovis Homes has been erected at Grazeley Road/Basingstoke Road site.
- 14.3.1.2 The Clerk was asked to seek clarification on expiry date of consent at North and South Lodge, Basingstoke Road, Spencers Wood.

10/PT/15 HIGHWAY MATTERS (Including footpaths and footways)

- 15.1 It was noted that the annual highways Wish List would soon be required and the Clerk was asked to seek clarification on criteria for consideration at next meeting.
- 15.2 It was noted that the boundary fencing of Skylark Way at Hollow Lane was in a poor state of repair and the Clerk was asked to bring it to the attention of those responsible.
- 15.3 The Clerk was asked to report incidents of a speeding motorcyclist at Montgomery Drive to the PCSO.
- 15.3 Cllr Pike expressed concern about new tenants at Shinfield House potentially using the public car park.

10/PT/16 LOCAL DEVELOPMENT FRAMEWORK & CORE STRATEGY

- 16.1 The Clerk reported that WBC's Planning Committee Chairman, Angus Ross had requested a meeting and provisional dates were proposed to enable the Clerk to make arrangements.
- 16.2 An email from WBC's CEO advising that the former Ryeish Green School site was being considered for housing was noted.
- 16.3 It was noted that published references to the University of Reading's Science and Innovation Park made no reference to its location as being in Shinfield.

10/PT/17 CORRESPONDENCE

The following correspondence items were noted:

- Reading Borough Council Notification of Committee and Recommendation
- Notice of Withdrawal of application - F/2010/1094, 183 Hyde End Road Spencers Wood
- Reading Borough Council planning application: Madejski Stadium Shooters Way Reading
- Enforcement investigation notice RFS/2010/00395
- Enforcement investigation notice RFS/2010/00401
- WBC – Notice of TPO at Derydene, Basingstoke Road Spencer Wood

10/PT/18 DATE OF NEXT MEETING

2 August 2010.