

To all members of the Planning and Highways Committee

Notice is hereby given, and you are summonsed to attend a meeting of the Planning and Highways Committee on Monday 16 March 2015 at The John Heggadon Meeting Room, Shinfield Parish Hall, commencing 19:30 hrs.

Mrs S E Roberts, Clerk
09 March 2015

Members: Cllrs A Atkins, M Gough, N Gould, J Greenway, A Grimes, P Hughes (Ch), D Peer.

Agenda

1. Public questions

To receive and consider public questions and comment.

2. Apologies for absence and declarations of members' interests

2.1 To receive and consider acceptance of apologies.

2.2 To receive members declarations of interest relating to the business of the meeting.

3. Minutes of the previous meeting

3.1 To consider approval of the minutes of 02 March 2015 as a correct record of the meeting. [Attached]

3.2 To receive information on matters arising from the minutes.

4. Schedule of deposited plans

4.1 To receive and consider comment on a list of deposited plans at 09 March 2015.

4.2 To receive and consider late plans received since publication of the agenda.

4.3 To receive notice of planning decisions.

5. Enforcement update

5.1 To receive an update on new and open enforcement items

5.2 Notification of closure of enforcement items RFS/2014/00417, RFS/2014/00458, RFS/2014/00499 and RFS/2015/00079

6. To receive a progress report on the Neighbourhood Development Plan.

7. Highways, street lighting and footpath matters

7.1 To receive information on highway and associated matters.

7.2 To receive information on street lighting matters.

7.3 To receive information on footpath matters.

8. Correspondence items

8.1 To consider correspondence items received:

- Proposed base station upgrade works at Ryeish Lane, Spencers Wood.
- Notification of withdrawal of planning applications F/2014/2761, F/2015/0051 and F/2015/0148 (applications for Pearmans Glade)
- Notification of withdrawal of planning application F/2015/0270 – 42 Skylark Way, Shinfield.
- Notification of new wording for condition 30 for VAR/2014/0624 to allow for the relocation of the seed beds from School Green Gravel Pits to the Strategic Green Space rather than the Ridge SANG as originally envisaged.

Item 4.1 Schedule of deposited plans – 09 March 2015

F/2015/0286 Proposal	Mays Hill Lodge, Beech Hill Road, Spencers Wood Proposed erection of 1no 4 bedroom detached dwelling and garage with associated parking and landscaping following demolition of existing buildings.
Planning Officer	Nick Chancellor Comments by 23 March 2015

F/2015/0346 Proposal	Marlborough House, Basingstoke Road, Spencers Wood Proposed erection of a two storey side extension to form 2no residential apartments, demolition of single storey front extension and construction of new gable to match existing plus additional bay windows, two storey infill extension with side dormer and changes to existing roof line to increase height including dormers and roof light, Juliet balconies at first floor level at side and rear elevations and erection of open porch to provide cycle and bin stores. Erection of two storey rear block to provide 7no residential apartments and new vehicular entrance to south of site with associated security gates and landscaping.
Planning Officer	Andrew Chugg Comments by 18 March 2015

F/2014/0405 Proposal	100 Cirrus Drive, Shinfield Proposed erection of a single storey rear extension to dwelling to form conservatory.
Planning Officer	Jasmine Singh Comments by 25 March 2015

CLP/2015/0407 Proposal	38 Cutbush Lane, Shinfield Application for a certificate of lawful proposed use for the erection of an outbuilding in the rear garden.
Planning Officer	Rosier Rogers Comments by 27 March 2015

F/2015/0423 Proposal	4 The Lowlands, Chapel Lane, Spencers Wood Proposed infill dormer extension at rear and single storey pitched roof changed to flat roof plus single storey bay roof at front extended over to form converted porch entrance.
Planning Officer	Rosie Rogers Comments by 1 April 2015

F/2015/0450 Proposal	Shinfield Lodge, Church lane, Three Mile Cross, RG7 1HB Proposed erection of 1no detached dwelling. Demolition of existing dwelling and garage
Planning Officer	Katie Herrington Comments by 3 April 2015

Item 5.2 Planning decisions

List of plans approved:

F/2014/2834 Proposal	Hardy Cottage, Sussex Lane, Spencers Wood Proposed erection of single storey side extensions and detached timber framed double garage with the conversion of existing garage to habitable accommodation.
Our comment	No comment

F/2014/2408 and 2409 Proposal	74. Oatlands Road, Shinfield Proposed erection of a single storey rear extension, conversion of existing garage and loft to additional habitable accommodation to include rear dormer extensions and roof lights.
Our comment	The parish council objects to this application on the basis that the site area does not accurately reflect the current planning situation (reference F/2013/1581 which shows an access road to the north of this property and a pedestrian path).

The proposed extension means that the property would be left with no side access to either north or south between front and rear gardens and contributes to a walling effect in the street scene.

The construction of a rear conservatory would reduce the usable outdoor amenity space available to the property.

The parish council highlights the condition attached to application F/2013/1581 which requires the removal of the existing conservatory and feels that an application to construct a replacement is inappropriate.

Notes

Emailed the planning officer to obtain officer's report

F/2015/0026

3 Uffcot Close, Lower Earley

Proposal

Proposed conversion of existing garage to 2 habitable rooms and construction of front entrance porch.

Our comment

The parish council request that the highways officer confirm that there is sufficient provision of off-street parking and an adequate turning circle. Additionally, that parking on the narrow driveway will not limit access for the properties further along this shared driveway.

Notes

One additional park space identified in additionally submitted documents, giving a total of three off-street parking spaces. Highways officer has checked the plans and deemed them acceptable.

F/2015/0101

5 Westlands Avenue, Shinfield.

Proposal

Proposed erection of a single storey rear extension to dwelling

Our comment

No comment

F/2015/0151

The Cuddy, Basingstoke Road, Three Mile Cross

Proposal

Proposed erection of a first floor side extension to dwelling.

Our comment

No comment
