

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 17 August 2015 at The John Heggadon Meeting Room, Shinfield Parish Hall, commencing 19:30 hrs.

Mrs S E Roberts, Clerk
07 August 2015

Members: Cllrs P Emmet, J Greenway, A Grimes, P Hughes, I Montgomery, 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 07 July 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 07 August 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
 - 5.1.1 Enforcement notification ref RFS/2015/082325
 - 5.1.2 Notice of enforcement for a material change of use.
 - 5.2 Notification of closure of enforcement
6. **Neighbourhood Development Plan.**
 - 6.1 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:
 - 8.1.1 Correspondence from Mr C Young regarding the Shinfield 10K and junior races routes.
 - 8.1.2 Householder notification for 4 Great Lea, Pingewood, Three Mile Cross.
 - 8.1.3 Copy correspondence from WBC re Land North of Croft Road – Ecological Permeability Assessment
 - 8.1.4 Street naming notification for 51 and 53 Hyde End Road
 - 8.1.5 Notice of planning appeal for Shinfield Lodge, Church Lane, Shinfield.
 - 8.1.6 Notice of variation to the Ho
9. **Date for the next meeting**
 - 9.1 To confirm the date of the next meeting as Monday 21 September

Item 5.1 Schedule of deposited plans – 07 August 2015

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| 150259 Proposal | Shinfield St Mary's C of E Junior School, Chestnut Crescent, Shinfield. Proposed single storey extension to existing building consisting of 6 classrooms, food science classroom and ancillary facilities, with associated temporary buildings (amendment to planning consent F/2014/2633). | | |
| Planning Officer | Ashley Smith | Comments by | 28 August 2015 |
| 150270 Proposal | 80 Oatlands Road, Shinfield, RG2 9DN Application for a Certificate of Lawfulness for a proposed use of a small rear extension. | | |
| Planning Officer | David Maguire | Comments by | 19 August 2015 |
| 150292 Proposal | 1 Bernards Cottage, Recreation Lane, Spencers Wood Householder application for a proposed two storey side extension and single storey rear extension | | |
| Planning Officer | Stephen Thwaites | Comments by | 27 August 2015 |
| 152171 Proposal | Green Park Village, Consultation from Reading Borough Council for the following proposal: Reserved Matters planning application relating to road phase - 1C of 10/01461/OUT (Green Park Village). | | |
| Planning Officer | Mark Croucher | Comments by | • Extension requested |
| 152178 Proposal | Dobbies Garden Centre Full application for the erection of a building to be used for retail floorspace. | | |
| Planning Officer | Jackie Sabatini | Comments by | 27 August 2015 |
| 152181 Proposal | Shinfield Lodge, Church Lane, Three Mile Cross Full application for erection of 1 no detached dwelling. Demolition of existing dwelling and garage. | | |
| Planning Officer | Katie Herrington | Comments by | - |

Item 5.2 Planning decisions

List of plans approved:

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| RM/2014/2561 Proposal | Land north of Cutbush Lane, Cutbush Lane, Lower Earley Reserved Matters application pursuant to Outline Planning Consent O/2013/0101 for a residential development comprising up to 126 dwellings, public open space, children's play areas, accesses to Cutbush Lane and the Shinfield Eastern Relief Road, Landscaping Ecological Buffer Zone, ground modelling, sustainable drainage and associated infrastructure. |
| Our comment | <p>The parish council appreciates the variation in the external design of the dwellings and the design features incorporated into the exterior facades (brickwork details etc.)</p> <p>Whilst the parish council recognises that the developer is providing a level of parking spaces above the minimum required in the parking standards, it is extremely concerned with the use of tandem driveways for dwellings along the main avenue. This is proposed as a 6.1 metre wide road with plans for a bus route to run along the avenue and out onto Cutbush Lane and the Eastern Relief Road. The parish council would draw the officer's attention to other recently constructed developments such as Mitford Fields in Three Mile Cross and Shinfield Park where road widths are similar, but on-street parking has meant that it would be impossible to route a local bus service through these roads.</p> <p>If a bus is to run through this development, then either the road requires parking restrictions, should be built wider, or requires additional parking provision for houses along the avenue, primarily four bedroom town houses with two tandem spaces each, along with preventative measures to stop parking on the street.</p> <p>The parish council would like to see a condition added to the reserved matters to ensure that the developer offers management of the green spaces in the development to the parish council prior to making any alternative arrangements with a management company.</p> |

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| F/2015/0695 Proposal | 52 Hartley Court Road, Three Mile Cross Proposed erection of a two storey rear extension, single storey front extension and front dormer extension following demolition of existing single storey rear extension. |
| Our comment | No comment |
| F/2015/0861 Proposal | Houndsmoor, Hyde End Road, Spencers Wood Householder application for the proposed replacement of windows to dwelling |
| Our comment | No comment |
| F/2015/0880 Proposal | The Stable, Croft Road, Shinfield Proposed erection of a single storey front extension to dwelling. |
| Our comment | Shinfield Parish Council requests that the planning officer agree the colour of the wood panelling along the southern aspect to ensure it is in-keeping with the existing building. |
| F/2015/0944 Proposal | 5 Arborfield Road, Shinfield Proposed erection of a single storey side extension to dwelling, side open porch and rear open sided veranda. |
| Our comment | The parish council considers this is an acceptable development |
| F/2015/1032 Proposal | 46 Grazeley Road, Three Mile Cross Proposed erection of a single storey front extension to dwelling |
| Our comment | The parish council considers this is an acceptable development |
| A/2015/1115 Proposal | Hyde End Road, Spencers Wood Application for advertisement consent for the proposed erection of one ACM panel sign and two flag poles (retrospective) |
| Our comment | The parish council considers that these poles, without planning permission, should be removed. Permission should only be granted if the advertising poles are positioned such that they become symmetrical with the David Wilson poles, at the entrance to the new road. |
| VAR/2015/1321 Proposal | Elmside, Croft Road, Shinfield, RG2 9EY Application to vary condition 2 of planning consent F/2014/0823 (Proposed erection of a part two storey part single storey extension to south east elevation of dwelling. Erection of single storey extension to north east elevation of dwelling to replace existing single storey extension to be demolished. Erection of a single storey detached garage with pitched roof) to allow for alterations to fenestration on all elevations to facilitate internal rearrangements. |
| Our comment | No comment |

Item 5.3 Planning decisions

List of plans refused:

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| F/2015/0940 Proposal | 219 Hyde End Road, Spencers Wood Proposed erection of 4xbedroom dwelling with associated access and landscaping following the demolition of existing store/shed. |
| Our comment | The parish council considers this is an acceptable development |
| F/2015/1201 Proposal | 5 Scobell Close, Shinfield Proposed erection of a single storey side and rear extension to dwelling |
| Our comment | The parish council feels this proposed development will have an overbearing presence on the street corner |
| F/2015/1309 Proposal | 2 Grovelands Road, Spencers Wood, RG7 1DP Full application for the proposed erection of 2no 4xbedroom dwellings, associated access and parking. Demolition of existing bungalow. |
| Our comment | The parish council requests that the planning officer verify that the height and |

proximity of the new buildings do not have a detrimental effect on the sustainable power generation of the neighbouring property or result in a loss of light to the windows of number 4 Grovelands Road.
