

## 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 Thursday 23 April 2015 at The John Heggadon Meeting Room, Shinfield Parish Hall, commencing 19:30 hrs.

Mrs S E Roberts, Clerk  
16 April 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 16 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 16 April 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
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:
    - 8.1.1 Copy correspondence to Hochtief regarding working hours on the Eastern Relief Road
    - 8.1.2 TPO – 13 Salmond Road, Shinfield.
    - 8.1.3 Shared solution to building control – press release from Wokingham Borough Council
    - 8.1.4 TPO relating to trees on land west of The Grove and North East of Church Lane, Shinfield.
    - 8.1.5 Submission of details in respect of conditions 37 (Drainage), 74 (Skylark mitigation) and 76 (programme of advanced planting) of planning permission VAR/2014/0624 – Shinfield West.
    - 8.1.6 Submission of details to comply with conditions for planning permission C/2015/0437 – 55 Hyde End Road.
    - 8.1.7 Submission of details to comply with conditions for planning permission C/2015/0641 – 28 The Square
    - 8.1.8 Householder prior notification for 23a Hyde End Lane, Ryeish Green, RG7 1EP



## Item 5.2 Planning decisions

### List of plans approved:

---

<b>F/2012/2123</b> Proposal	Holy Trinity Church, Church Lane, Grazeley Proposed conversion of redundant parish church of Holy Trinity to a single dwelling including internal subdivision, re roofing including roof windows, new services, driveway, garage and heat pump system. Removal of East window for relocation to museum.
Our comment	No comment
<b>F/2014/1308</b> Proposal	22 Hollow Lane, Shinfield Proposed erection of a two-storey building containing 6no self-contained flats (4 x 1 bed and 2 x 2 bed) with associated parking, cycle and bin stores; and repositioning of access; following demolition of the existing redundant care home.
Our comment	No comment
<b>F/2014/2323</b> Proposal	Land north of Croft Road (rear of 89 – 95 Clares Green Road), Spencers Wood. Proposed erection of 9 detached dwellings with garaging, associated parking, access and landscaping.
Our comment	<p>Shinfield Parish Council objects to this application for the following reasons:</p> <p>Despite changes to the application since the initial submission, there remain significant concerns around the access to the site. The approved outline plans for this location (covered in planning application O/2013/0346) detail new highways access from yet to be constructed roads. This application shows access from Croft Road, which is a rural lane and not suitable for additional residential traffic. The creation of a one way traffic system in recent years was due in part to already existing concerns for highway safety on this road.</p> <p>The junction of Croft Road with Grovelands Road has existing on-coming traffic visibility issues, regularly exacerbated by parked vehicles. The parish council endorses local residents' highways safety concerns from additional traffic using this junction. The Clear intent of the outlying application (O/2013/0346) is to manage traffic flows away from Croft Road and onto a straighter road with clearer sight lines. Croft Road has also been identified as a valuable wildlife area, and for this additional reason should be protected from additional traffic.</p> <p>The Design and Access statement for this application recognises that the closest public transport is some 750 meters from the site. This is well in excess of the recommended 400 meters. This will likely mean a preference for car vehicle use rather than public transport accessing and egressing the site.</p> <p>The Parish Council notes that whilst the density and the height of the accommodation has been reduced since the initial application, the approved outline plans show 6 dwellings on this site, and the nine proposed dwellings, albeit smaller in scale, will still appear out of keeping with the existing neighbouring dwellings. Despite a reduction in height of the buildings closest to Croft Road, the development heights are still significantly greater than surrounding dwellings and still restrict the light and cause overshadowing. The concept of the outline approved application (O/2013/0346) is for low two storey dwellings along the edge of the overall development, providing a transition from the existing, with two and half and three storey dwellings located only in the very centre of the development, and this application appears to ignore the need for a gentler</p>

transition into taller buildings.

The application still lacks a clear definition and timetable of its infrastructure contributions, to work with the overall SDL phasing, of which it is already part. Particular concern has been raised for school places, if the site is constructed ahead of the delivery of new primary schools linked to the overall SDL. The parish council therefore objects to this application being delivered in advance of the creation of the infrastructure from the Spencers Wood development from Taylor Wimpey and David Wilson Homes.

#### Notes

---

<b>F/2014/2585</b> Proposal	20, Arborfield Road, Shinfield. Proposed erection of detached 4no bedroom dwelling following demolition of existing dwelling.
Our comment	No comment

---

<b>F/2014/2720</b> Proposal	United Church, Grazeley Road, Three Mile Cross. Proposed erection of six dwellings with associated landscaping and car parking with the conversion of existing chapel to one residential unit following the demolition of existing church hall.
Our comment	No comment

---

<b>F/2014/2861</b> Proposal	Ivanhoe, Basingstoke Road, Spencers Wood Proposed erection of part two storey part single storey side extension
Our comment	Shinfield Parish Council requests that any brickwork on the extension visible from the frontage is designed to reflect the character brickwork of the property, in order to match the existing street scene.
Note	The parish, in their comments raised a concern on the proposed materials to be used on the external walls visible along the street scene. This will be addressed by a condition attached to planning permission to use matching materials.

---

<b>F/2015/0105</b> Proposal	2a Westlands Avenue Proposed erection of two storey front extension with roof alterations plus conversion of existing garage to habitable accommodation.
Our comment	No comment

---

<b>F/2015/0163</b> Proposal	35 Oatlands Road, Shinfield. Proposed single storey rear extension, following demolition and removal of existing conservatory, first floor side extension, to include changes to roof at first floor level.
Our comment	No comment

---

<b>F/2015/0168</b> Proposal	Lane End House, Shinfield Road, Shinfield. Proposed erection of 9no dwellings, to include 3 and 4 bedroom housing with associated landscaping and road layout, following demolition and removal of existing converted office building.
Our comment	The parish council welcomes the reduction in density on the site, the improved layout and the attractive house designs.

---

<b>F/2015/0173</b> Proposal	11, Wilsford Close, Lower Earley. Proposed erection of single storey rear and first floor side extensions.
Our comment	No comment

---

<b>F/2015/0212</b> Proposal	55 Appletree Lane, Spencers Wood Proposed erection of single storey side extension following the demolition of existing garage (part retrospective)
Our comment	No comment

---

<b>VAR/2015/0230</b> Proposal	181, Hyde End Road, Spencers Wood. Application to vary condition 6 of planning consent (F/2012/2504) (Erection of 1x
----------------------------------	---

3 bed dwelling) to allow the integral car port to be enclosed to create habitable accommodation to dwelling.

Our comment

No comment

---

**F/2015/0319**

Proposal

2 Appletree Lane, Spencers Wood.

Proposed erection of a part two storey rear, single storey rear/side extension, single storey front extension to form porch and conversion of existing garage to additional habitable accommodation.

Our comment

The parish council expresses concern that the scale of this extension will appear incongruous and will negatively impact the street scene.

Notes

Whilst the proposal extension would wrap around the existing dwelling, in part due to the existing garage, the proposal is otherwise subservient to the existing dwelling. The proposed porch and rear extension complies with the requirements of the borough design guide. Whilst the proposed side extension would not leave a 1 metre gap to the boundary (contrary to the requirements of the Borough Design Guide), this proposed side extension replaces an existing side extension and would otherwise fall within the requirements of Permitted Development (The GPDO). As such it is not considered reasonable to refuse the application on this ground alone. Therefore the proposal is recommended for approval.

---

**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.

Our comment

The Parish Council requests a condition to the application that the proposed development is not used for residential purposes and that the site is not subdivided in the future.

Notes

The current application is an application for a Proposed Certificate of Lawfulness which is a legal determination in accordance with the provisions of the General Permitted Development Order and it would not be considered reasonable to impose such a condition on the grant of any such Certificate. In the event that the site was sub divided or the proposed detached outbuilding used as a separate unit of accommodation then this would be a material change of use of the site and would require a full planning application to be submitted.)

---

**List of plans refused:**

**F/2014/2788**

Proposal

Land north east of The Grove (Opposite Pulley Transport Ltd), Church Lane. Proposed erection of storage unit following the demolition of existing building (retrospective)

Our comment

The parish council express serious concern about the access arrangements for this site, especially in proximity to the curve in Church Lane, the narrowing of the road around this point and the pedestrian crossing. We request that Highways obtain a full highways plan to show that access via swept paths to show there is sufficient turning space, a dual lane access and sufficient waiting space for articulated vehicles to clear the highway while waiting for the gates to be opened. Given the design of the fencing, Highways should ensure that appropriate sight lines are available.

We draw the planning officer's attention to application F/2014/2668 which was refused on the grounds of it being an urbanising feature in a rural area.

---

**F/2015/0213**

Proposal

1 The Ashes, The Square, Spencers Wood

Proposed erection of two storey rear and single storey side extensions.

Our comment

The parish council expresses concern about the cramped and overbearing nature of the proposed extension on number 10 The Square, and the possibility of overlooking to number 8 The Square.

**F/2015/0267**

Proposal

17 Appletree Lane, Spencers Wood.

Proposed pitched roof to existing rear extension to replace flat roof and extension of existing front and rear flat roof dormers.

Our comment

No comment

---