

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 Tuesday 26 May 2015 at The John Heggadon Meeting Room, Shinfield Parish Hall, commencing 19:30 hrs.

Mrs S E Roberts, Clerk
18 May 2015

Members: Cllrs P Emmet, J Greenway, A Grimes, P Hughes, I Montgomery, D Peer.

Agenda

1. **Election of Chairman**
 - 1.1 To receive nominations and elect a Chairman for the committee
2. **Public questions**

To receive and consider public questions and comment.
3. **Apologies for absence and declarations of members' interests**
 - 3.1 To receive and consider acceptance of apologies.
 - 3.2 To receive members declarations of interest relating to the business of the meeting.
4. **Terms of Reference**
 - 4.1 To review and resolve to adopt the Terms of Reference for the committee
5. **Minutes of the previous meeting**
 - 5.1 To consider approval of the minutes of 23 April 2015 as a correct record of the meeting. [Attached]
 - 5.2 To receive information on matters arising from the minutes.
6. **Schedule of deposited plans**
 - 6.1 To receive and consider comment on a list of deposited plans at 18 May 2015.
 - 6.2 To receive and consider late plans received since publication of the agenda.
 - 6.3 To receive notice of planning decisions.
7. **Enforcement update**
 - 7.1 To receive an update on new and open enforcement items
 - 7.2 Notification of closure of enforcement
8. **Neighbourhood Development Plan.**
 - 8.1 To receive a progress report on the Neighbourhood Development Plan.
9. **Highways, street lighting and footpath matters**
 - 9.1 To receive information on highway and associated matters.
 - 9.2 To receive information on street lighting matters.
 - 9.3 To receive information on footpath matters.
10. **Correspondence items**
 - 10.1 To consider correspondence items received:
 - 10.1.1 Copy correspondence to Hochtief regarding working hours on the Eastern Relief Road
 - 10.1.2 TPO – 13 Salmond Road, Shinfield.
 - 10.1.3 Shared solution to building control – press release from Wokingham Borough Council
 - 10.1.4 TPO relating to trees on land west of The Grove and North East of Church Lane, Shinfield.
 - 10.1.5 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.

- 10.1.6 Submission of details to comply with conditions for planning permission C/2015/0437 – 55 Hyde End Road.
- 10.1.7 Submission of details to comply with conditions for planning permission C/2015/0641 – 28 The Square
- 10.1.8 Householder prior notification for 23a Hyde End Lane, Ryeish Green, RG7 1EP
- 10.1.9 Householder prior notification for 1, Regis Close, RG2 8TA.
- 10.1.10 Request to meet with Viv Conlan to discuss street names for new developments.

Item 6.1 Schedule of deposited plans – 18 May 2015

F/2015/0699 Proposal	3 Arborfield Road, Shinfield, RG2 9DY Proposed erection of a part single, two storey side extension and a first floor rear extension to dwelling,	Planning Officer	Pooja Kumar	Comments by	27 May 2015
F/2015/0911 Proposal	8 Devitt Close, Shinfield, RG2 8EF Proposed erection of single storey front extension to porch	Planning Officer	Jackie Sabatini	Comments by	21 May 2015*
A/2015/0929 Proposal	450, South Oak Way, Green Park. Application for advertisement consent for the proposed erection of 2no non-illuminated fascia signs and 1no internally illuminated hanging sign.	Planning Officer	Cris Lancaster	Comments by	19 May 2015*
F/2015/0935 Proposal	450, South Oak Way, Green Park Proposed installation of 2 fire escape doors, 5no CCTV cameras and raise/lower car park bollards to car park entrances, plus the erection of a smoking shelter and bin store.	Planning Officer	Cris Lancaster	Comments by	19 May 2015*
F/2015/0940 Proposal	219 Hyde End Road, Spencers Wood, RG7 1BU Proposed erection of 4 bedroom dwelling with associated access and landscaping following the demolition of existing store/shed.	Planning Officer	Mark Croucher	Comments by	12 June 2015
F/2015/0944 Proposal	5 Arborfield Road, Shinfield, RG2 9DY Proposed erection of a single storey side extension to dwelling, and side open porch and rear open sided veranda.	Planning Officer		Comments by	
RM/2015/1019 Proposal	Land east of Basingstoke Road, Basingstoke Road, Spencers Wood. Reserved Matters application pursuant to Outline Planning Consent O/2013/0565 for the erection of 100 dwellings – matters of appearance, landscaping, layout and scale to be considered.	Planning Officer	David Smith	Comments by	08 June 2015
F/2015/1026 Proposal	M's building supplies, Swallowfield By Pass, Swallowfield, RG7 1LZ Proposed erection of a detached storage building.	Planning Officer	Cris Lancaster	Comments by	08 June 2015
F/2015/1032 Proposal	46 Grazeley Road, Three Mile Cross, RG7 1BJ Proposed erection of a single storey front extension to dwelling	Planning Officer	Jasmine Singh	Comments by	25 May 2015
F/2015/1215 Proposal	106 Hilmanton, Lower Earley – Adjoining parish consultation Proposed erection of two storey side extension with first floor extension over existing garage, plus conversion of existing loft to additional habitable accommodation with rear dormer windows. (Amendment to planning consent F/2012/1920).	Planning Officer	James McCabe	Comments by	15 June 2015

Item 6.2 Planning decisions

List of plans approved:

F/2014/2786 Proposal	339 Whitley Wood Lane Proposed erection of a two storey and first floor side extensions to dwelling with pitched roof over existing kitchen and rear dormer window to existing bedroom.
Our comment	No comment
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F/2014/2871 Proposal	Sussex Cottage, Sussex Lane, Spencers Wood. Proposed erection of part two storey part single storey side extension and first floor side extension over garage with the conversion of existing garage to habitable accommodation following the demolition of existing conservatory.
Our comment	No comment
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F/2015/0556 Proposal	Oakview, Basingstoke Road, Spencers Wood. Proposed erection of a single storey side and rear extension, construction of raised patio to the rear with steps down to the garden and rear dormer window extension to existing loft conversion.
Our comment	No comment
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F/2015/0561 Proposal	2 Century Drive, Spencers Wood. Proposed erection of a single storey side extension to dwelling.
Our comment	No comment
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F/2015/0584 Proposal	1 Regis Close, Shinfield, RG2 4AT Proposed erection of single storey side extension and single storey front extension to create porch following demolition of existing side and front extensions. Partial demolition and repositioning of existing front garden wall to include integral gate.
Our comment	No comment
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F/2015/0588 Proposal	Pendower, Shinfield Road, Shinfield. Proposed erection of a single storey rear extension to dwelling to form a conservatory.
Our comment	No comment
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A/2015/0696 Proposal	Shinfield Service Station, Arborfield Road, Shinfield. Application for advertisement consent for the proposed erection of 5no illuminated hanging signs and 15no non-illuminated hanging signs.
Our comment	No comment

List of plans refused:

F/2014/2111 Proposal	1 Pascal Crescent, Shinfield. Proposed change of use from residential (C3) use to house of multiple occupation (7no bedrooms) sui generis use and to include conversion of existing garage to additional habitable accommodation.
Our comment	We object to this application based on the lack of parking provision, the detrimental impact the on-street parking will have on access for vehicles (Emergency vehicles, refuse vehicles etc) and on the negative impact on the street scene from the loss of the front garden. With regard to the parking – we note the prohibition of waiting order proposed for Halls Lane and Westlands Avenue, and the impact of application F/2014/1307 on existing parking problems in this area – we draw the planning officer’s attention to the likelihood of similar issues being created on the Shinfield Park development if additional HMO permissions are granted.

F/2014/2573 Proposal	6 Pascal Crescent, Shinfield. Proposed change of use and conversion of 1no residential dwelling (use Class C3) into a house of multiple occupation (Use Class Sui Generis)
Our comment	The parish council feels that it is inappropriate to base the parking provision for this application on Reading's standard for HMOs. Additionally, in WBCs current parking standards, a garage is only considered to be half a parking space, where this is referencing the double garage as two usable spaces. The parish council urges the highways department to review the parking situation on this development, particularly in light of the number of vehicles that park on the road and on verges, causing concern over access for refuse and emergency vehicles.
F/2015/0205 Proposal	Land adjacent to Grange Lodge, Cutbush Lane, Shinfield. Proposed erection of 2no 4 bedroom detached dwellings with detached garages and new crossovers.
Our comment	The parish council requests that the access to the site preserves the mature trees and requests that the developer provide a proper landscape plan for the site.
F/2015/0450 Proposal	Shinfield Lodge, Church Lane, Three Mile Cross Proposed erection of 1no detached dwelling. Demolition of existing dwelling and garage.
Our comment	No comment
F/2015/0558 Proposal	1 Bernards Cottage, Recreation Lane, Spencers Wood. Proposed erection of two storey side extensions and a single storey rear extension to dwelling.
Our comment	The Parish Council requests that any existing trees in the garden are protected.