

Minutes of a meeting of the Planning and Highways Committee held on Monday 17 August 2015 in the John Heggadon meeting room at Shinfield Parish Hall, commencing 19:30 hrs.

Present: Cllrs P Emment, J Greenway, A Grimes, P Hughes, D Peer.

Attending: K Hughes (Assistant Clerk).

15/PH/30 **Public questions**
There were none

15/PH/31 **Apologies and declarations of members' interests**

- 31.1 Apologies were received and accepted from Cllr I Montgomery.
- 31.2 There were no declarations of interest.

15/PH/32 **Minutes of the previous meeting**

- 32.1 It was RESOLVED that the minutes of the meeting of 07 July 2015 were a correct record of the meeting, and these were signed by the Chair.
- 32.2 The following matters arising from the 07 July 2015 minutes were discussed:
 - 32.2.1 Comments on application F/2015/0346 – Marlborough House, Basingstoke Road.
The Assistant Clerk confirmed that no further comments were submitted on the above application.
 - 32.2.2 Highways works
Following a discussion, the Assistant Clerk was asked to arrange for a WBC highways officer to attend the next scheduled meeting in September, to discuss co-ordination of road works associated with the development sites.
 - 32.2.3 Carney construction site papers
The Assistant Clerk confirmed that scanned copies of the papers had been forwarded to members.
 - 32.2.4 Deferred correspondence
The Assistant Clerk confirmed that the deferred items had been added to the agenda.
 - 32.2.5 Community Infrastructure Levy (CIL) meeting
Members confirmed that Cllrs Greenway, Grimes and Peer attended the CIL presentation at Shute End.
 - 32.2.6 Planning determination
Cllr Greenway asked about a planning application in Ducketts Mead, Shinfield. The Assistant Clerk confirmed that the application has not yet been determined.
 - 32.2.7 Church Lane
The Assistant Clerk asked members to view the situation at the church hall on Church Lane, to determine whether further action to improve the visibility of pedestrians is required.

Planning Officer Stephen Thwaites Comments by 10 September 2015
Comment Shinfield Parish Council feels this is an acceptable application

152040 Haslemere, Basingstoke Road, Three Mile Cross
Proposal Householder application for proposed single storey rear extension with 3no roof lights.
Planning Officer Pooja Kumar Comments by 10 September 2015
Comment Shinfield Parish Council feels this is an acceptable application

33.2 List of plans approved:

RM/2014/2561 Land north of Cutbush Lane, Cutbush Lane, Lower Earley
Proposal 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 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.)

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 Relied 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.

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.

The parish council would like to see a condition added to the reserve 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.

F/2015/0695 52 Hartley Court Road, Three Mile Cross
Proposal 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 Houndsmoor, Hyde End Road, Spencers Wood
Proposal Householder application for the proposed replacement of windows to dwelling
Our comment No comment

F/2015/0880 The Stable, Croft Road, Shinfield
Proposal 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 5 Arborfield Road, Shinfield
Proposal 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 46 Grazeley Road, Three Mile Cross
Proposal Proposed erection of a single storey front extension to dwelling
Our comment The parish council considers this is an acceptable development

A/2015/1115 Hyde End Road, Spencers Wood
Proposal 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

F/2015/0121 Proposal	Land to the rear of 182 Hyde End Road, Spencers Wood, RG7 1DG Proposed erection of 1no 4 bedroom dwelling with associated access onto Croft Road, parking and landscaping.
Our comment	The parish council objects to the loss of the T2 English Oak tree at the entrance and request that the applicant revise the access to relocate the driveway to the southern boundary and parking to the north in order to preserve the oak tree.

150781 (F/2015/1340) Proposal	46 Ryhill Way, Lower Earley, RG6 4AZ Householder application for the proposed part conversion of garage to habitable living space.
Our comment	The parish council requests that an additional off-street parking space be provided if an additional habitable room is created in this property.

33.3 List of plans refused:

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.

Members discussed the removal of trees in one application and the Assistant Clerk was asked to contact the Wokingham Veteran Trees group to obtain a list of valuable trees in the parish.

Members discussed the comments submitted by the parish council on planning applications and the Assistant Clerk was asked to request a planning officer attend a future meeting to support the committee in submitting suitable comments on applications.

- 15/PH/34 **Enforcement**
The Assistant Clerk gave a verbal update on enforcement matters.
- 15/PH/35 **Neighbourhood Development Plan progress report**
Members noted that the Neighbourhood Plan steering group will meet on 27 August to review the feedback received on the draft plan.
- 15/PH/36 **Highways, Street lighting and footpath matters**
36.1 The Assistant Clerk was asked to contact Hochtief to find out whether the road closure work is on schedule and whether the road will re-open for 24 August.

36.2 Members discussed the pedestrian and vehicle access at Langley Mead and expressed concern over visibility. The Assistant Clerk was asked to follow up with the borough council on the matter.

15/PH/37 **Correspondence**

The following correspondence items were reviewed:

- Correspondence from Mr C Young regarding the Shinfield 10K and junior races routes.
The Assistant Clerk was asked to liaise with Mr Young to determine when the route for each race needs to be finalised.
- Householder notification for 4 Great Lea, Pingewood, Three Mile Cross.
- Copy correspondence from WBC re Land North of Croft Road – Ecological Permeability Assessment
- Street naming notification for 51 and 53 Hyde End Road
- Notice of planning appeal for Shinfield Lodge, Church Lane, Shinfield.
- Notice of review of application RM/2015/1375 – Land West of Hollow Lane, South of Church Lane, Hyde End Road, Shinfield, at the WBC planning committee meeting on 19 August 2015.
- Notice of review of application RM/2015/0630 – Land north of Lane End Farm, Cutbush Lane, Shinfield at the WBC planning committee meeting on 19 August 2015.
- Notice of closure of enforcement item RFS/2014/00083 (082123)
- Notice of change to planning record system at Wokingham Borough Council.
- Notice of a planning inspectorate review of the application by the Highways Agency for an order granting development consent for the proposed M4 junctions 2 to 12 Smart Motorway.
- Correspondence from a local resident regarding vehicle access and parking along Croft Road.

The Assistant Clerk was asked to liaise with the planning monitoring officer at WBC on this matter.

15/PH/38 **Date of next meeting**

The Assistant Clerk noted the date for the next meeting as **Monday 21 September 2015**.

The meeting ended at 22.00 hrs.

Action points:

Ref:	Action:	By whom:
32.2.2	Contact WBC to invite a highways office to attend the next planning meeting to discuss co-ordination of roadworks within the parish.	Assistant Clerk
32.2.7	Review the situation outside the church hall on Church Lane with a view to deciding whether further action should be taken to improve the visibility of pedestrians entering and exiting the hall.	All members
33	Contact the WVTA to get a list of valuable trees within the parish	Assistant Clerk
33	Contact WBC to request a planning officer attend a future meeting	Assistant Clerk
36.1	Contact Hochtief to find out whether the road closure works are on schedule	Assistant Clerk
36.2	Contact WBC re concerns over pedestrian and vehicle access at Langley Mead	Assistant Clerk
37	Liaise with Mr C Young to find out the date by which the Shinfield 10K route needs to be decided.	Assistant Clerk
37	Liaise with the planning monitoring officer at WBC regarding concerns raised by residents on the Croft Road developments	Assistant Clerk

Planning stats:

Number of plans reviewed (Civic year to date)	26
Number of commented plans refused	3
Number of supported plans approved	10
Number of opposed plans approved	6