

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

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

Attending: Mrs Siobhan Dudding, Mr Matthew Dudding (Residents), K Hughes (Assistant Clerk).

14/PH/79 Public questions

Mrs Siobhan Dudding and Mr Matthew Dudding spoke about the planning application for the Roman Road Service Station (Application reference F/2014/2691). They identified a number of issues of concern, including the loss of the green space to the side of the existing service station and a possible historic mandate to preserve it, noise, litter and the impact on an area of special character. Members discussed the matter.

14/PH/80 Apologies and declarations of members' interests

80.1 No apologies were received from members.

80.2 Members declared an interest in application F/2014/2607 as it directly impacts Cllr Gough. Cllr Atkins declared an interest in applications F/2014/2761, F/2015/0001 and F/2015/0051.

14/PH/81 Minutes of the previous meeting

81.1 It was proposed and RESOLVED that the minutes of the meeting of 15 December 2014 were a correct record of the meeting and these were signed by the Chair, subject to the addition of apologies from Cllr Gould.

81.2 The following matters arising from the 15 December 2014 minutes were discussed:

81.2.1 Parking protection for the grass area at the parish hall

The Assistant Clerk noted that the item will be added to the next Recreation and Amenities agenda, but that the committee is not scheduled to meet again until March.

81.2.2 Extension to application RM/2014/2561 – Cutbush lane

The Assistant Clerk confirmed that an extension had been requested and that, following a presentation from Bellway Homes, the following comments were submitted in relation to the application:

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.

81.2.3 CIL letter response to Andy Couldrick, WBC

The Assistant Clerk confirmed that a response had been sent to Andy Couldrick.

81.2.4 Hyde End Road SANG access

CLr Greenway reported that she is meeting with the Assistant Clerk to hand over information in order to write a formal letter from the council, highlighting the issues and concerns regarding the SANG access, to be sent to B/CLr John Kaiser.

Members requested that the draft letter be submitted to the committee for review prior to sending.

14/PH/82 **Schedule of deposited plans**

F/2014/2443 Proposal Planning Officer Comment	4, Blackwater Close, Spencers Wood Proposed erection of a side / rear single storey extension to dwelling. Pooja Kumar Comments by 5 January 2015* The Parish Council raises concern about the over development of this site and the dimensions of the garage, which will not be large enough for parking a vehicle inside. The council are also concerned about the loss of access to the rear garden. The council note that the development will restrict the neighbours access to the parking space adjacent to this site.
F/2014/2607 Proposal Planning Officer Comment	Land adjacent to Eventide, Church Lane, Three Mile Cross, RG7 1HD Proposed erection of 1no dwelling, following demolition and removal of existing double garage. Katie Herrington Comments by 12 January 2015* The parish council expresses concern over the overlooking and loss of light to neighbouring properties. The council also requests that the planning officer consider the vehicle access and egress from the property onto a bend in Church Lane.
F/2014/2662 Proposal Planning Officer Comment	Grazeley School, MereOak Lane, Grazeley, RG7 1JY Proposed erection of a new extension to existing school to provide three new classrooms, cookery room and toilets, to include new external works to provide car parking, multi-use games area, football pitch and play area. Ashley Smith Comments by 14 January 2015* No comment
F/2014/2716 Proposal Planning Officer Comment	Royal Oak, 39 School Green, Shinfield, RG2 9EE Proposed installation of 1no. RivaCold Condenser, 1no. Mitsubishi VRF AC Unit, 1no. Arctic Circle Pack and 1no. AC Unit. Plus close boarded timber fence to plant area in yard, cat access ladder to first floor following removal of existing staircase, and gate to existing close boarded timber boundary fence (part retrospective). Nick Chancellor Comments by 20 January 2015 This application relates to the installation of a number of air conditioning and refrigeration units at the rear of this converted public house to create a convenience store. The units exist at the rear of the property adjacent to the rear gardens of a number of houses in Millworth Lane, there is a constant 'hum' from the units

when they operate and this is likely to be greater in the summer months when they work harder when temperatures are higher.
 The Coop has worked with local residents to minimise the noise levels but more could be done to remove all the noise by installation of additional noise attenuation behind the units, lowering the raised units to ground level and working with the residents of Millworth Lane to remove noise which was not previously an issue when the premises were used as a public house and refrigeration and air conditioning units were placed further away from these properties.

F/2014/2720
 Proposal United Church, Grazeley Road, Three Mile Cross. RG7 1BJ
 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.

Planning Officer Graham Vaughan Comments by 13 January 2015*
 Comment No comment

Cllr Atkins left the meeting whilst the following plans were reviewed:

F/2014/2761
 Proposal Land rear of Hutton, Lyra, Rowan, Seneca and Newlyn, Pearman's Glade, Shinfield Road, Shinfield, RG2 9BE
 Proposed erection of 5 four bedroom detached dwellings with access, parking and associated landscaping plus upgrading of Pearman's Glade to adoptable standards.

Planning Officer Graham Vaughan Comments by 20 January 2015
 Comment The parish council feels that this applications cannot be treated in isolation from applications F/2015/0004 and F/2015/0051 and requests that a 'master plan' covering all the sites be provided on a single plan and be dealt with by a single planning officer.
 The parish council requires clarification of highways improvements to Pearman's Glade, and in particular, the junction with Shinfield Road. The council seeks clarification that the road widths will be sufficient to absorb on-street parking without hindering the passage of passing vehicles, and clarification over whether Pearman's Glade will be adopted, or whether this is simply the design standard. The parish council feels that the provision of parking spaces is insufficient, particularly on plots 4 and 5 which are four bedroom houses with two parking spaces each.
 The parish council requests that necessary steps be taken to ensure that the development does not have a detrimental impact on ground water sources.

F/2014/0004
 Proposal Cathay, Shinfield Road, RG2 9BE
 Proposed erection of 1 x 4 bedroom detached dwelling to rear of Cathay, demolition of existing single storey rear extension to Cathay and upgrading of Pearman's Glade to adoptable standards.

Planning Officer Mark Croucher Comments by 5 February 2015
 Comment The parish council feels that this applications cannot be treated in isolation from applications F/2014/2761 and F/2015/0051 and requests that a 'master plan' covering all the sites be provided on a single plan and be dealt with by a single planning officer.
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 The parish council requests that necessary steps be taken to ensure that the development does not have a detrimental impact on ground water sources.

F/2015/0051
 Proposal Howick, Shinfield Road, Shinfield.
 Proposed erection of 1No. four bedroom detached dwelling with associated

parking and landscaping plus upgrading of Pearman's Glade to adoptable standards

Planning Officer
Comment

Katie Herrington Comments by 12 February 2015
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The parish council requests that necessary steps be taken to ensure that the development does not have a detrimental impact on ground water sources.

Cllr Atkins rejoined the meeting

F/2014/2786
Proposal

339 Whitley Wood Lane, RG2 8PX
Proposed erection of two storey and first floor side extensions to dwelling with pitched roof over existing kitchen and rear dormer window to existing bedroom.

Planning Officer
Comment

Jackie Sabatini Comments by 19 January 2015*
No comment

F/2014/2834
Proposal

Hardy Cottage, Sussex Lane, Spencers Wood, RG7 1BY
Proposed erection of single storey side extension and detached timber framed double garage with the conversion of existing garage to habitable accommodation.

Planning Officer
Comment

James McCabe Comments by 21 January 2015
No comment

F/2014/2871
Proposal

Sussex Cottage, Sussex Lane, Spencers Wood, RG7 1BY
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.

Planning Officer
Comment

James McCabe Comments by 5 February 2015
No comment

F/2014/2861
Proposal

Ivanhoe, Basingstoke Road, Spencers Wood, RG7 1PH
Proposed erection of part two storey part single storey side extension

Planning Officer
Comment

Pooja Kumar Comments by 3 February 2015
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.

CON/2015/0054
Proposal

Land west of Longwater Avenue, Reading
Consultation from Reading Borough Council for the following proposal:
Construction of a new Railway Station, bus interchange, multi-storey car park (park & ride facility), short stay car park, taxi drop-off, disabled parking facility, station access road from Longwater Avenue, landscaping & associated works.

Planning Officer
Comment

JT3 Comments by 28 January 2015
No comment

82.2 List of plans approved: List of plans approved:

F/2014/1960
Proposal

Hyde End Farm House, Hyde End Road, Shinfield, RG2 9ER
Proposed erection of new entrance piers and gates to existing access, infilling additional existing entrance and pedestrian access gates with matching low level

Our comment	walling. No comment
F/2014/2028 Proposal	Managers Office, Mere oak Park, Three Mile Cross Proposed relocation of managers office on land adjoining Mere oak Park (Retrospective)
Our comment	No comment
F/2014/2201 Proposal	Littlefields, Croft Road, Shinfield Proposed erection of 2.4m high fence (retrospective)
Our comment	The parish council express concern regarding blocking of the drainage culvert to the front of the property and note that the planning application (retrospective) for the construction of a fence does not include anything in relation to the creation of a new access onto Croft Road, which has been constructed to the left of the property – Reference RFS/2014/00055. The closure notice for this is inconsistent with the activity on the site and the planning application submitted. The parish council objects to the walling effect of the high fence to the front of the property.
Officers report	The planning officer reported stated that the parish council’s comments regarding the re-location of the driveway are noted, however planning permission for these works is not required it being in accordance with Schedule 2 (Part 2) (Class B) of the General Permitted Development Order. The report further noted that it was considered that the erection of a fence in this location would not have a significantly detrimental impact upon the character or appearance of the area or cause harm to neighbour amenity in respect of overlooking, loss of light or overbearing.
F/2014/2341 Proposal	5 Pendred Road, Shinfield Proposed erection of single storey rear extension
Our comment	No comment
F/2014/2410 Proposal	7, Teal Grove, Shinfield. Proposed erection of a two storey rear and single storey side extension and front extension to front porch and conversion of garage to additional habitable accommodation
Our comment	The parish council requests that evidence be provided that shows ownership of the area proposed to provide new parking and that this does not impose upon the access rights for the neighbouring property. The parish council is also concerned that the remaining back garden will no longer meet the required specification for amenity space.
Officers report	The officers reported states that the parking space mentioned has been removed from the proposal as it was considered that sufficient on-street parking was available. Whilst the length of the remaining amenity space is below the council’s requirements, its length exceeds it and still results in a garden space of quality to enjoy normal garden activities.
F/2014/2582 Proposal	14 Longcroft Gardens, Shinfield, RG2 9FX Proposed erection of single storey rear extension to form conservatory
Our comment	The parish council supports this application provided that the remaining garden area meets the minimum required outdoor amenity space and minimum distance to the flank wall of the neighbouring property.
Officers report	No officers report available – planning officer emailed.
F/2014/1613 Proposal	Shinfield House, School Green, Shinfield Proposed change of use from offices (Use Class B1) to a residential institution (Use Class C2) as a 66-bed care home, including infill extension to front canopy, single storey rear extension and two storey side extension, changes to fenestration, plus cycle parking, landscaping and refuse/recycling store.
Our comments	We agree to the application on condition that access past the front of the building be granted only on a temporary basis, to be moved to the rear of the building off the enlarged school green roundabout once the design for the village centre has been determined, in order to reduce the traffic flow in a newly

