

## **Minutes of a meeting of the Planning and Highways Committee held on Monday 19 October 2015 in the John Heggadon meeting room at Shinfield Parish Hall, commencing 18:30 hrs.**

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

Attending: S Roberts (Clerk), K Hughes (Assistant Clerk), Giuseppe Zanre (Bloor Homes), Nick Laugharne (Linden Homes), Nick Paterson-Neild (Barton Willmore), Glenn Beard (SSE), K Barnwell (Options), Rob Seymour (Glanville Projects), Chris Young (Resident), Kerry Taylor (Resident).

### **15/PH/48 Presentation from the Development Consortium**

Nick Laugharne, Giuseppe Zanre and Nick Paterson-Neild introduced themselves to members.

Members received a presentation on timeframes for progressing the West of Shinfield Development.

Nick Laugharne confirmed that the consortia will complete the land purchase in November. Nick Paterson Neild reported that the consortia plan to bring forward an infrastructure application initially, around December 2015, which will detail the main roads, utilities and strategic green spaces and greenways and the SANG links. He reported that the application for the first phase of residential development will come forward in the spring of 2016, and will be for two areas within the West of Shinfield area, for approximately 500 homes. Nick Laugharne reported that the first occupation within the West of Shinfield is estimated for the first or second quarter of 2017.

*Mrs S Roberts left the meeting at 19:15 hrs*

Members asked about the village centre plans and Nick confirmed that the consortia are reviewing options on the provision of a supermarket. Members asked about the timing of the new access from the School Green roundabout, and Nick confirmed that this would be part of phase 2.

*Cllr Grimes joined the meeting at 19:25 hrs*

*Nick Laugharne, Nick Paterson-Neild, Giuseppe Zanre and Mr Chris Young left the meeting at 19:30 hrs*

### **15/PH/49 Presentation from SSE**

*Glenn Beard, Kevin Barnwell and Rob Seymour joined the meeting at 19:30hrs*

Rob Seymour reported on a project to bring a power supply from the former Courage Brewery site to both the Spencers Wood development sites and the West of Shinfield development sites. He reported that 3.4 KM of new cabling is being installed, of which 1.7KM is being installed within the fields, to minimise any disruptions. He reported that the installation of the cables along Hyde End Lane will mean that some of the overhead cables will be removed.

The cables will be brought under the motorway, across the fields north of Church Lane, then will split in two directions, going west towards Hyde End Lane and through the fields towards the Spencers Wood development site, as well as east along Church Lane, then south down the section of Church Lane opposite the Six Bells Public House, past St Mary's Church and to the west of the Honeysuckle Nursery, and down through the fields to School Green.

He reported that there will be traffic lights along stretches of Church Lane, to facilitate the work, as follows:

**24<sup>th</sup> October – 2<sup>nd</sup> November** from the Six Bells Public House to the Reading Caravan Centre.

**2<sup>nd</sup> November – 9<sup>th</sup> November** from the Reading Caravan Centre to Shinfield Court and

**2<sup>nd</sup> November – 14<sup>th</sup> November** from L'Ortolan Restaurant to the Six Bells Public House – this section will involve a 24 hour a day road closure, from L'Ortolan to the junction at the Six Bells Public House, for safety reasons.

Members reviewed a proposal from SSE to connect the new cabling to existing connections on the very north-west edge of School Green. Members requested that SSE write formally to the parish council with details of the proposal.

Glenn reported that all works are due for completion across the parish by the end of November.

Members noted that works at School Green need to be completed within the October half term to minimise disruption.

*Glenn Beard, Kevin Barnwell, Rob Seymour and Kerry Taylor left the meeting at 20:20hrs*

*Cllr Peer left the meeting at 20:25hrs.*

Cllr P Hughes was nominated and seconded by Cllrs Greenway and Emmet to chair the meeting in Cllr Peer's absence.

15/PH/50 **Public questions**  
There were none

15/PH/51 **Apologies and declarations of members' interests**

51.1 Apologies were received and accepted from Cllr Peer and Cllr I Montgomery.

51.2 Cllr Greenway declared an interest in application **152799** (See item 53.1).

15/PH/52 **Minutes of the previous meeting**

52.1 It was RESOLVED that the minutes of the meeting of 21 September 2015 were a correct record of the meeting, and these were signed by the Cllr P Hughes.

52.2 The Assistant Clerk gave the following verbal report on matters arising:

52.2.1 Application 152366 for amendments to conditions for flooding at the South of Croft Road development site has been withdrawn, so the Assistant Clerk has not pursued a request for a presentation on the proposed changes.

52.2.2 The Assistant Clerk has contacted the planning officer, and is awaiting a response, regarding the outcome of application CLP/2015/1238 to convert a garage to business use.

52.2.3 The Assistant Clerk has reported that signage regarding the removal of the bus shelter has been put in place.

53.3.4 The Assistant Clerk has been in contact with Rebecca Walkley at Wokingham Borough Council regarding the loss of the footpath. She reported that a diversion order is being put in place.

53.3.5 The Assistant Clerk reported that she has spoken to Angela King about the footpath near Leyland Gardens and that, whilst some work has been carried out to repair the steps, further work is required. The Assistant Clerk was asked to follow up with the borough council and the resident who raised the issue.

15/PH/53 **Schedule of deposited plans**

**150305**  
Proposal

**Land adjacent to Sheraton House**

Reserved matters application pursuant to outline planning consent O/2014/1245 for a development of 2 no 2 bedroom flats. Details of access, appearance, landscaping, layout and scale to be considered

Planning Officer Our comment	Graham Vaughan No comment	Comments by	29 October 2015
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<b>152123</b> Proposal	<b>Land South of Croft Road</b> F/2013/0347 Conditions application for submission of details to comply with the following condition of planning consent F/2013/0347: 38. Noise Assessment and Mitigation Report relating to the substation.		
Planning Officer Our comment	Chris Howard No comment	Comments by	None specified (emailed)
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<b>152273</b> Proposal	<b>24 Fawn Drive, Three Mile Cross</b> Householder application for the proposed conversion of garage to create habitable accommodation to dwelling, plus a single storey extension.		
Planning Officer Our comment	David Islip Shinfield Parish Council objects to this application on the grounds of over development of the site and the principle of creating a separate dwelling which is not ancillary to the main dwelling.	Comments by	28 October 2015
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<b>152345</b> Proposal	<b>219 Hyde End Road, Spencers Wood</b> Householder application for the proposed erection of a single storey side and two storey rear extension plus raising the roof by 0.5m to form habitable accommodation.		
Planning Officer Our comment	David Islip No comment	Comments by	None specified (emailed)
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<b>152397</b> Proposal	<b>3 Westlands Avenue, Shinfield</b> Householder application for the proposed erection of a two-storey side and rear extension, conversion and extension of loft plus erection of front porch and internal alterations.		
Planning Officer Our comment	Stephen Thwaites Shinfield Parish Council objects to this application due to overdevelopment. The size and scale of the development is out of keeping with the existing street scene and the addition will overlook existing private gardens of the neighbouring properties.	Comments by	22 October 2015
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<b>152508</b> Proposal	<b>Newlyn, Shinfield Road</b> Householder application for proposed two storey side extension, single storey front extension to form new front porch and conversion of existing garage to an annex to create habitable space.		
Planning Officer Our comment	David Islip No comment	Comments by	3 November 2015
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<b>152623</b> Proposal	<b>47 Oatlands Chase, Shinfield, RG2 9FY</b> Householder application for the proposed erection of a single storey rear extension to dwelling.		
Planning Officer Our comment	Pooja Kumar No comment	Comments by	21 October 2015
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<b>152553</b> Proposal	<b>269 Hyde End Road, Spencers Wood, RG7 1DA</b> Householder application for the proposed erection of a rear single storey extension, single storey front extension to form porch and alterations to existing garage roof.		
Planning Officer Our comment	David Maguire No comment	Comments by	11 November 2015
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<b>152564</b> Proposal	<b>1 Rosecroft Way, Shinfield, RG2 9AP</b> Householder application for the proposed erection of a two storey side/rear extension to dwelling, part garage conversion to additional habitable accommodation and erection of dormer windows.		
Planning Officer Our comment	Rosie Rogers Shinfield Parish Council objects to this application due to overdevelopment on	Comments by	10 November 2015

this small plot.

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<b>152799</b>	<b>Swallowfield By-Pass, Swallowfield, RG7 1LZ</b>
Proposal	Full application for enclosure of existing open storage yard to create shed and erection of single storey front extension
Planning Officer	Pooja Kumar
Our comment	Comments by 11 November 2015 Shinfield Parish Council supports this application and sees this development as an ideal use of this site.

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Application ref **152495** (Shinfield House, School Green) was not reviewed as no plans were available to view.  
Application ref **152650** (Land South of Croft Road, Spencers Wood) was deferred and the Assistant Clerk was asked to seek comments on the proposals from Mr Chris Young.

#### 53.2 List of plans approved:

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<b>150119</b>	<b>4 Lane End Close, Shinfield, RG2 9AS</b>
Proposal	Householder Application for erection of a single storey rear extension to bungalow.
Our comment	Shinfield Parish Council feels this is an acceptable application

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<b>150153</b>	<b>Calleva, Brookers Hill, Shinfield, RG2 9BX</b>
Proposal	Householder application for erection of a single storey side extension.
Our comment	The scale of this development is acceptable to the parish council. We request that the planning officer ensures that the development complies with the borough design guide.

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<b>150292</b>	<b>1 Bernards Cottages, Recreation Lane, Spencers Wood.</b>
Proposal	Householder application for a proposed two storey side extension and single storey rear extension.
Our comment	Shinfield Parish Council believes that these scaled back proposals are acceptable.

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<b>150543</b>	<b>Land East of Basingstoke Road, Basingstoke Road, Spencer Wood</b>
Proposal	Reserved Matters application pursuant to Outline Planning Consent O/2013/0565 for the erection of 100 dwellings – matters of appearance, landscaping, layout and scale considered.
Our comment	The parish council requests that the eastern boundary be retained in its existing format, with the enclosed footway (footpath 20). The parish council requests that grass areas adjacent to roadways are protected from parking by active measures such as knee-high rails / fencing. We request that allocation of parking to each household be consistent with borough policy, and that the management company sets up a parking control plan, which it enforces

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<b>151319</b>	<b>38 Cutbush Lane, Shinfield, RG2 9AH</b>
Proposal	Proposed erection of a detached ancillary outbuilding in rear garden
Our comment	The Parish Council requests a condition to this application that the proposed development is not used for residential purposes and that the site is not subdivided in the future.

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<b>150758</b>	<b>233 Hyde End Road, Spencers Wood, RG7 1LZ</b>
Proposal	Proposed erection of a two storey side/rear extension and single storey rear extension to form a sun room following removal of existing conservatory.
Our comment	No comment

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<b>151538</b>	<b>450 South Oak Way, Shinfield, RG2 6UW</b>
Proposal	Proposed installation of package generator to provide emergency power to critical areas of 450 South Oak Way.
Our comment	The parish council supports this application.

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<b>152065</b>	<b>250 South Oak Way, Shinfield, RG2 6UG</b>
Proposal	Full application for proposed erection of a single storey extension and

modifications to the fascia and entrance of site, plus new pavilion structure and deck, updated cladding for the gym and nursery, taxi drop-off point and associated improvements to the public realm.

Our comment

No comment

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**152090**

**24 Leyland Gardens, Shinfield**

Proposal

Householder application for a single storey rear extension to dwelling

Our comment

No comment

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**152171**

**Green Park Village**

Proposal

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)

Our comment

No comment

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**152178**

**166 Hyde End Road, Shinfield, RG2 9ER**

Proposal

Full application for the erection of a building to be used for retail floor space.

Our comment

Shinfield Parish Council objects to this application because of the lack of detail on traffic mitigations. We consider that Wokingham Borough Council should ask for a comprehensive planning brief from the landowners for the site's development. This site attracts a considerable amount of vehicle traffic, and the parish council expresses concern that the site has seen (and may continue to see) continued piecemeal development. The traffic generated by the site increasingly makes pedestrian use of the pavement passing the site (and crossing the vehicle entrance) a safety issue, which may deter residents from walking along this stretch of Hyde End Road to reach sites such as Langley Mead.

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**152181**

**Shinfield Lodge, Church Lane, Three Mile Cross, RG7 1HB**

Proposal

Full application for erection of 1no detached dwelling. Demolition of existing dwelling and garage.

Our comment

Shinfield Parish Council requests that the planning monitoring officer ensures that the developer undertakes the construction work concerned with the basement build properly to mitigate and detrimental effect on neighbouring properties.

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**152240**

**33 School Green, Shinfield, RG2 9EE**

Proposal

Householder application for the proposed erection of a single storey extension at rear of dwelling.

Our comment

No comment

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### 53.3 List of plans refused:

**151969**

**Marlborough House, Basingstoke Road, Spencers Wood, RG7 1AG**

Proposal

F/2015/0346 Conversion of office building to provide 12 flats (7 x 1-beds and 5 x 2-beds), two-storey side extension to office building to provide 2 flats (2 x 1-bed), erection of new two-storey residential block to rear to provide 7 flats (5 x 1-bed and 2 x 2-bed), new vehicular entrance with security gates, changes to existing roof line to increase roof height, addition of windows, dormers, rooflights and Juliette balconies in the side and rear elevations and erection of cycle and bin stores and hard and soft landscaping. A total of 21 residential flats is proposed.

Our comments

The parish council objects to this application on the basis of overdevelopment of the site. We request that the planning officer check that the distances from existing properties meet the minimum guidelines. We request that the south face of the property be reconsidered in light of the proposed new windows and Juliet balconies overlooking 'Sunnyside', the adjacent property.

Residents at the adjacent property are likely to suffer considerable loss of privacy and quiet enjoyment of their garden from the newly proposed access route.

The parish council feels that the parking provision is insufficient and will lead to

irresponsible parking, additional on street parking and overspill parking on neighbouring streets.

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#### **53.4 List of plans withdrawn**

<b>152099</b>	<b>Land North of Croft Road, Spencers Wood</b>
Proposal	F/2014/2323 Application for removal of condition 24 (CFSH code 4 requirements) from planning consent F/2014/2323.
Our comments	The parish council seeks clarification from the planning officer as to whether a change in building regulations needs to be applied retrospectively. The parish council seeks to encourage development of accommodation with the highest possible standards of sustainability.

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15/PH/54    **Enforcement**  
The Assistant Clerk gave a verbal update on enforcement matters.

15/PH/55    **Neighbourhood Development Plan progress report**  
The Assistant Clerk reported that the Steering Committee were awaiting a response from Wokingham Borough Council on the proposed changes to the transport and parking sections.

15/PH/56    **Highways, Street lighting and footpath matters**

56.1    The Assistant Clerk reported an a quote obtained to install a new bus shelter at School Green. Members noted that, due to the narrow width of the pavement at the location of the bus stop, it is not feasible to install a 'Chester' style shelter – the council's preferred style of shelter for Hollow Lane, and that a narrow style 'Arun' shelter is most appropriate for the existing location, given the width constraints. Members expressed concern that, at a cost of around £3,000, a shelter installation would be an unsuitable use of public funds, given that the shelter would be unlikely to be reused elsewhere in the parish, and may only be in place for a short period of time. Cllr P Hughes reported that the bus stop is scheduled to be re-sited as part of the development of the new village centre. Following discussion, members requested that a decision on the shelter be deferred, to allow time for liaison with Wokingham Borough Council to determine whether the bus stop can be re-sited sooner than planned, in order for a permanent shelter to be installed.

56.2    Cllr Greenway reported that members of the Shinfield Volunteer Car Service had asked about speed limit changes between Swallowfield and Reading. Members noted that a reduction in the speed limit in Swallowfield has been delivered and it is anticipated that a speed reduction along the Basingstoke Road will be delivered when the housing is delivered.

56.3    The Assistant Clerk reported that a request has been received from Wokingham Borough Council to proceed with a footpath across the corner of School Green to provide a safer walking route for children to Shinfield Infant and Nursery School. Members requested that the decision be referred to a meeting of the full council in November.

15/PH/57    **Correspondence**  
All correspondence items were noted.

15/PH/58    **Date of next meeting**  
The Assistant Clerk noted the date for the next meeting as **Thursday 12 November 2015**.

*The meeting ended at 21.50 hrs.*

#### **Action points:**

<b>Ref:</b>	<b>Action:</b>	<b>By whom:</b>
53.1	Refer application <b>152650</b> to Mr Chris Young for advice	Assistant Clerk

56.1	Liaise with WBC regarding re-siting of School Green northbound bus stop	Clerk / Assistant Clerk
56.3	Add determination of WBC request for footpath across School Green to November council agenda	Clerk

**Planning stats:**

Number of plans reviewed (Civic year to date)	70
Number of commented plans refused	4
Number of supported plans approved	16
Number of opposed plans approved	7