

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 04 February 2016 at The John Heggadon Meeting Room, Shinfield Parish Hall, commencing 19:30 hrs.

Mrs S E Roberts, Clerk
28 January 2015

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

Agenda

1. **To receive a presentation from Mr Mark Robins of Farley Farms, regarding a proposal for mineral extraction at sites within Shinfield and Arborfield Parishes.**
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. **Minutes of the previous meeting**
 - 4.1 To consider approval of the minutes of 14 January 2016 as a correct record of the meeting. [Attached]
 - 4.2 To receive information on matters arising from the minutes.
5. **Schedule of deposited plans**
 - 5.1 To receive and consider comment on a list of deposited plans at 28 January 2016.
 - 5.2 To receive and consider late plans received since publication of the agenda.
 - 5.3 To receive notice of planning decisions.
6. **Enforcement update**
 - 6.1 To receive an update on new and open enforcement items
7. **Neighbourhood Development Plan.**
 - 7.1 To receive a progress report on the Neighbourhood Development Plan.
8. **Highways, street lighting and footpath matters**
 - 8.1 To receive information on highway and associated matters.
 - 8.1.1 To consider a request from Shinfield Players Theatre under Highways Act 1980, Section 116 - for the stopping up of highway outside the theatre.
 - 8.1.2 Notification of street naming and numbering for new dwellings on land rear of 89-95 Clares Green Road, Spencers Wood.
 - 8.2 To receive information on street lighting matters
 - 8.3 To receive information on footpath matters.
9. **Correspondence items**
To consider correspondence items received:
10. **Dates of the next meetings**
 - 10.1 To confirm the date of the next meeting as Thursday 25 February 2016
 - 10.1.1 Press release from WBC – call for potential development sites for the Local Plan update
 - 10.1.2 Response from Stage Coach regarding bus services 7 and 8 (Spencers Wood and Three Mile Cross)
 - 10.1.3 Planning response to application for prior notification 153196 for 9 Westlands Avenue, Shinfield

- 10.1.4 Consultation on issues and options for Reading Borough Local Plan (plus printed copies of identified sites surrounding the parish)
- 10.1.5 Response from planning officer about planting for the Orta Solar site
- 10.1.6 Final draft of the Terms of Reference for Joint Working over the Management of the Wokingham Community Infrastructure Levy.

Item 5.1 Schedule of deposited plans – 28 January 2016

153433 Proposal	Rustlings, The Spring and land r/o Cushendall, Shinfield Road, RG2 9BE Full application for the proposed erection of 10no dwellings with associated access, drainage, landscaping, car parking following the demolition of all the existing buildings.
Planning Officer	Graham Vaughan Comments by 4 February 2016
153435 Proposal	Land at the Manor, bordered by Brookers Hill, Hollow Lane and Church Lane Reserved Matters application pursuant to planning consent VAR/2013/0602 for development of a sports pavilion and associated vehicle parking, public open space (including a cricket pitch and informal open space), landscaping and associated works. This application comprises details of appearance, landscaping, layout and scale.
Planning Officer	Nick Chancellor Comments by No date specified
160036 Proposal	1 Regis Close, Whitley Wood, Reading, RG2 4AT Householder application for a proposed erection of single storey rear extension, front canopy plus alteration to existing porch (retrospective).
Planning Officer	Stephen Thwaites Comments by 11 February 2016
160046 Proposal	Shinfield House, School Green, Shinfield, RG2 9EH Application for advertisement consent for the proposed erection of 3no fascia signs and 3no ground level box signs.
Planning Officer	Rosie Rogers Comments by 17 February 2016
160055 Proposal	66a Grazeley Road, Three Mile Cross, RG7 1BJ Full application for the proposed erection of 2no detached dwellings with associated works, following demolition of existing dwelling.
Planning Officer	Katie Herrington Comments by No date specified
160099 Proposal	Land adjacent to Grange Lodge, Cutbush Lane, Shinfield, RG2 9AL Outline application for the proposed erection of a single residential dwelling with all matters reserved.
Planning Officer	Mark Croucher Comments by 19 February 2016
160141 Proposal	19 Salmon Close, Spencers Wood, RG7 1EG Conservatory at rear (No description details available on website)
Planning Officer	Rosie Rogers Comments by No date specified

Item 5.2 Planning decisions

List of plans approved:

150305 Proposal	Land adjacent to Sheraton House, Basingstoke Road, Three Mile Cross, RG7 1BA Reserved matters application pursuant to outline planning consent O/2014/1245 for a development of 2no 2 bedroom flats. Details of access, appearance, landscaping, layout and scale to be considered
Our comment	No comment
152877 Proposal	2a Westlands Avenue, Shinfield, RG2 8EB Householder application for the proposed erection of a double-storey front extension to dwelling plus conversion of garage into habitable accommodation. Loft conversion into habitable accommodation with rear dormer extension.
Our comment	Shinfield Parish Council welcomes the visual improvement to the street scene that this development will bring.

153032	Post Office, Basingstoke Road, Spencers Wood, RG7 1AD
Proposal	Application for advertising consent for the proposed erection of 1no fascia sign, and 1no projecting sign and associated signage
Our comment	Shinfield Parish Council note that the application should be classified as retrospective, as the work has already been carried out. As there is no permission, the signage should be removed until such time as residents, who have not been informed of this application, have a proper opportunity to review and consider the plans. The parish council is concerned that the changes are to the detriment of the local neighbours, and note that the original conditions of the application state that the exterior appearance of the site should be in keeping with the previous appearance and should enhance the locality. This is clearly not the case, as the exterior appearance is far too overwhelming for a village location and there are concerns that the outside of the site is now unsightly with waste storage. The parish council requests that if permission is granted, that a condition be requested that the exterior lighting is only permitted to be switched on during the store's opening hours.

153184	12 Kendal Avenue, Shinfield, RG2 9AR
Proposal	Householder application for the proposed erection of a single storey rear extension, part conversion of existing garage to habitable accommodation following part demolition and the erection of a single storey front extension to form porch
Our comment	No comment

List of plans refused:

153049	Mallards Basingstoke Road Spencers Wood Wokingham RG7 1AD
Proposal	F/2014/1372 Application for a non-material amendment to planning consent F/2014/1372 to allow revision of plans for the proposed raising of roof and internal alterations.
Note	This application was not reviewed by the parish council The application has been rejected as it has been deemed that the proposal represents a material amendment and requires a full planning application, and cannot be approved as a non-material amendment, due to an increase in the ridge height.
