

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

Mrs S E Roberts, Clerk
29 April 2016

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

Agenda

1. **Public questions**
To receive and consider public questions and comment.
2. **Apologies for absence and declarations of members' interests**
 - 2.1 To receive and consider acceptance of apologies.
 - 2.2 To receive members declarations of interest relating to the business of the meeting.
3. **Minutes of the previous meeting**
 - 3.1 To consider approval of the minutes of 04 April 2016 as a correct record of the meeting.
 - 3.2 To receive information on matters arising from the minutes.
4. **Schedule of deposited plans**
 - 4.1 To receive and consider comment on a list of deposited plans at 29 April 2016.
 - 4.2 To receive notice of planning decisions.
5. **Enforcement update**
 - 5.1 To receive an update on new and open enforcement items
6. **Neighbourhood Development Plan.**
 - 6.1 To receive a progress report on the Neighbourhood Development Plan.
7. **Highways, street lighting and footpath matters**
 - 7.1 To receive information on highway and associated matters.
 - 7.1.1 To receive a verbal report from the WBC Major Projects Meeting held on 19 April 2016
 - 7.2 To receive information on street lighting matters
 - 7.3 To receive information on footpath matters.
8. **Correspondence items**
To consider correspondence items received:
 - 8.1 Notice of TPO request
 - 8.2 Notice of the submission of the West Berkshire Council Housing Site Allocation Development Plan Document (DPD) to the Secretary of State
 - 8.3 Notice of withdrawal of application 160609 – 16 Sevenoaks Drive
 - 8.4 Notice of withdrawal of application 152814 – The Thatch, Church Lane, Three Mile Cross.
 - 8.5 Notice of Planning Appeal for application 152922 – Land r/o The Anchorage and The Oaks, Basingstoke Road, Three Mile Cross
9. **Dates of the next meetings**
 - 9.1 To confirm the date of the next meeting as Monday 23 May 2016

Item 5.1 Schedule of deposited plans – 29 April 2016

160671	Land North of Church Lane, Three Mile Cross, RG7 1HB
Proposal	Full planning application for the re-implementation of access to field with entrance palisade gates and two demountable bollards (retrospective)
Planning Officer	Daniel Ray Comments by 25 May 2016

160791	236 Hyde End Road, Spencers Wood, RG7 1DH
Proposal	Householder application for the proposed erection of two storey side extension, a front bay window and a front porch
Planning Officer	Stefan Fludger Comments by 2 May 2016

160792	BP Garage, Basingstoke Road, Spencers Wood, RG7 1BA
Proposal	Application for advertisement consent for proposed erection of illuminated and non-illuminated signs, including 6 fascia signs, 2 hanging signs and 13 other signs
Planning Officer	Pooja Kumar Comments by 4 May 2016

160805	Culverwood House, Shinfield Road, Shinfield, RG2 9BE
Proposal	Full planning application for proposed erection of 1no two storey dwelling with attached garage
Planning Officer	Pooja Kumar Comments by 11 May 2016

160850	102 Shirley Avenue, Reading, RG2 8TD
Proposal	Householder application for part single storey, part two storey rear extension to dwelling following demolition of existing single storey rear extension.
Planning Officer	Katie Herrington Comments by 12 May 2016

160878	16 Elizabeth Rout Close, Spencers Wood, RG7 1DQ
Proposal	Householder application for the proposed erection of a detached garage
Planning Officer	Pooja Kumar Comments by 03 May 2016

160925	7 Wilsford Close, Shinfield, RG6 4BP
Proposal	Householder application for the proposed erection of a first floor side extension and two storey rear extension
Planning Officer	Brett Beswetherick Comments by 25 May 2016

160929	9 Wheatfields Road, Shinfield, RG2 9DG
Proposal	Householder application for the proposed single storey rear extension to dwelling plus first floor dormer extension to provide habitable space
Planning Officer	Brett Beswetherick Comments by 10 May 2016

160968	Glendene, Basingstoke Road, Spencers Wood, RG7 1AE
Proposal	Householder application for the proposed erection of a two storey side extension to dwelling, following demolition and removal of existing lean to, alteration to existing front garden to create 2no additional parking spaces
Planning Officer	Dariusz Kusyk Comments by 10 May 2016

160982	Land to R/O 219 Hyde End Road, Spencers Wood, RG7 1BU
Proposal	Full application for the proposed erection of 1no 2xbed bungalow dwelling with associated access following demolition of existing store / shed.
Planning Officer	Mark Croucher Comments by 13 May 2016

160988	211 Hyde End Road, Spencers Wood, RG7 1BU
Proposal	Householder application for the proposed two storey rear extension to existing dwelling plus new proposed front extension to apply timber/timber effect cladding to dormers
Planning Officer	Brett Beswetherick Comments by 12 May 2016

160989	315 Hyde End Road, Spencers Wood, RG7 1DD
Proposal	Householder application for the proposed erection of a single storey front extension to dwelling. Retrospective.
Planning Officer	Stefan Fludger Comments by 12 May 2016

160998	9 Coningham Road, Reading, RG2 8QP
Proposal	Householder application for the proposed erection of a single storey rear extension and conversion of existing garage to additional habitable accommodation
Planning Officer	Stefan Fludger Comments by 17 May 2016

161007	16 Sevenoaks Drive, Spencers Wood, RG7 1AZ

Proposal	Householder application for the proposed single storey rear extension to the existing dwelling	Comments by	16 May 2016
Planning Officer	Stefan Fludger		
<hr/>			
161022	Calleva, Brookers Hill, Shinfield, RG2 9BX		
Proposal	Householder application for the proposed erection of a first floor side dormer extension to dwelling	Comments by	17 May 2016
Planning Officer	Katie Herrington		
<hr/>			
161025	15 Beech Hill Road, Spencers Wood, RG7 1HL		
Proposal	Householder application for the proposed erection of a single storey side/rear extension to dwelling	Comments by	13 May 2016
Planning Officer	Stephen Thwaites		
<hr/>			
161047	Land at Junction 11 of M4/A33, Basingstoke Road, Reading		
Proposal	Consultation from Reading Borough Council for the following proposal: Replacement of 15m high monopole with new 15m high phase 4 monopole with shrouded antennas. Installation of 1no. additional equipment cabinet.	Comments by	09 May 2016
Planning Officer	Pooja Kumar		
<hr/>			

Item 5.2 Planning decisions

List of plans approved:

160103	42 Skylark Way, Shinfield, RG2 9AJ		
Proposal	Householder application for conversion of garage to habitable accommodation		
Our comment	Shinfield Parish Council is concerned about the provision of car parking spaces identified for this property in relation to the increase in bedrooms from 2 to 4 and the loss of the garage.		
<hr/>			
160298	The Old Stables, Wellington Court, Spencers Wood, RG7 1BN		
Proposal	Householder application for the proposed erection of a single storey rear extension to form conservatory		
Our comment	No comment		
<hr/>			
160355	11 St Barnabas Road, Shinfield, RG2 8EE		
Proposal	Application for a certificate of lawfulness for the proposed conversion of loft space to form habitable accommodation plus rear dormer window to dwelling as per plans 02 received on 25 February 2016		
Our comment	No comment		
<hr/>			
160460	Martingales, Halls Lane, Shinfield, RG2 9BD		
Proposal	Householder application for the proposed erection of a single storey side extension		
Our comment	No comment		
<hr/>			
160508	61 Church Lane, Shinfield, RG2 9BY		
Proposal	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension with roof lights.		
Our comment	No comment		
<hr/>			
160631	Carnethy, Basingstoke Road, Spencers Wood, RG7 1PH		
Proposal	Householder application for proposed erection of timer clad cabin in rear garden		
Our comment	Shinfield Parish Council expresses concern that the plans for this cabin indicate the potential for use as a separate dwelling. The parish council has no objection to the size and massing of the cabin, but express concern that the inclusion of mains / foul drainage, there is potential that the building becomes an independent dwelling and requests that a condition of any planning approval be that foul drainage is not permitted.		
<hr/>			
160661	Hunters End, Halls Lane, Shinfield, RG2 9BD		
Proposal	Householder application for the proposed erection of a single storey rear extension to dwelling		
Our comment	No comment		
<hr/>			

List of plans refused

160242	1 Chrysanthemum Drive, Shinfield, RG2 9DQ		
Proposal	Application for a certificate of lawfulness for the proposed conversion of roof space to habitable accommodation to include side dormer extension.		

Our comment

SPC objects to this proposal on the basis of overdevelopment of the site and lack of additional parking provision, given the proposal to add a further bedroom.
