

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

Mrs S E Roberts, Clerk
25 August 2016

Members: Cllrs N Boyer, P Emmet, J Greenway, A Grimes, A Masood, 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 15 August 2016 as a correct record of the meeting (attached)
 - 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 25 August 2016.
 - 4.2 To receive notice of planning decisions.
5. **Enforcement update**
 - 5.1 To receive an update on new and open enforcement items
 - 5.1.1 Planning enforcement investigation notification RFS/2016/083055
 - 5.1.2 Planning enforcement investigation notification RFS/2016/083065
 - 5.1.3 Planning enforcement closure notice for RFS/2016/083018
 - 5.1.4 Planning enforcement closure notice for RFS/2016/082961
 - 5.1.5 Planning enforcement closure notice for RFS/2016/082869
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 Confirmation of approval for the stopping up of the Highway at Shinfield Players Theatre
 - 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 Tree Preservation Order 1518/2016 – Trees on land to the west of 33 Clares Green Road (To the south end of Askew Drive), Spencers Wood, RG7 1DY
 - 8.2 Notice of licensing application for Sedgwick Meads Ltd, Hartley Court Farm, Hartley Court Road, Three Mile Cross, RG7 1NH
 - 8.3 Householder prior notification for 43 Woodside Way, Shinfield, RG2 8SY
9. **Dates of the next meetings**
 - 9.1 To confirm the date of the next meeting as Thursday 29 September 2016

Item 4.1 Schedule of deposited plans – 25 August 2016

161815 Proposal	21 Anson Crescent, Shinfield, RG2 8JT Householder application for the proposed erection of a part two storey, part single storey side extension		
Planning Officer	Jane Burton	Comments by	21 September 2016
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162164 Proposal	Land to the rear of 236 and 238 Hyde End Road, Spencers Wood, RG7 1DH Full planning application for proposed erection of one 4 bed two storey dwelling.		
Planning Officer	Katie Herrington	Comments by	15 September 2016
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162306 Proposal	Shinfield Service Station, Arborfield Road, Shinfield, RG2 9DY Full planning application for the proposed retention of an ATM machine in a new purpose built steel secure room with steel floor plate.		
Planning Officer	Daniel Ray	Comments by	15 September 2016
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162307 Proposal	Shinfield Service Station, Arborfield Road, Shinfield, RG2 9DY Application for advertisement consent for 1 integral illuminated and screen to the ATM Fascia, internally illuminated free cash withdrawals sign and blue LED halo illumination to ATM surround.		
Planning Officer	Daniel Ray	Comments by	15 September 2016
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162329 Proposal	Land to the rear of Diana Close, Spencers Wood Screening Opinion application for an Environmental Impact Assessment for a residential development of 26no dwellings to include a mixture of 2, 3 and 4 bedroom homes.		
Planning Officer	Laura Callan	Comments by	unknown
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162332 Proposal	Rose Cottage, Croft Road, RG2 9EX Full planning application for the proposed erection of two 4 bedroom detached dwellings, modifications to existing site access and new site access to Rose Cottage.		
Planning Officer	Katie Herrington	Comments by	20 September 2016
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162337 Proposal	Shinfield Court, Church Lane, Three Mile Cross, Wokingham, RG7 1HB Application to vary condition 2 of planning consent F/2014/0970 and F/2014/0971 for the proposed change of use and refurbishment of existing farm buildings to form a Montessori Nursery School and studio commercial units. Condition 2 relates to Approved Details to allow for the demolition and erection of a new build building.		
Planning Officer	Graham Vaughan	Comments by	19 September 2016
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Item 4.2 Planning decisions

List of plans approved:

153245 Proposal	Land East of Basingstoke Road, Spencers Wood Advertisement application for the proposed erection of two non-illuminated advertisement boards
Our comment	No comment
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160262 Proposal	Mays Hill Lodge, Beech Hill Road, Spencers Wood, RG7 1HX Application under Regulation 73-75 of the Conservation of Habitats & Species Regulations 2010 (as amended in 2012) for the change of use of existing agricultural building to 2no dwelling (Use Class C3) in accordance with condition 1 of Prior Approval MB/2014/2194
Our comment	No comment
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161370 Proposal	290 Hyde End Road, Spencers Wood, RG7 1DN Householder application for the proposed erection of part single, part two storey rear extension to dwelling following demolition of existing conservatory, front porch extension and conversion of existing garage to habitable accommodation.
Our comment	No comment
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161593 Proposal	68 Oatlands Road, Shinfield, RG2 9DN Householder application for the proposed first floor side extension to existing dwelling
Our comment	No comment
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161761 **4 The Warren, Three Mile Cross, RG7 1NZ**
Proposal Householder application for the proposed conversion of existing garage into habitable accommodation
Our comment No comment

161767 **Mays Hill Lodge, Beech Hill Road, Spencers Wood, RG7 1X**
Proposal Householder application for the proposed erection of a single storey side extension
Our comment No comment

161851 **2 Hollow Lane, Shinfield, Wokingham, RG2 9DX**
Proposal Prior approval submission for the conversion of existing offices (use class B1) (a)) to 5no flats (use class C3)
Our comment No comment

161901 **Squirrels Leap, 2 Mimosa Drive, Shinfield**
Proposal Householder application for the proposed conversion of existing garage into habitable accommodation
Our comment No comment

List of plans refused:

161708 **Rose Cottage, Basingstoke Road, Three Mile Cross, RG7 1AT**
Proposal Full application for the change of use of ground floor of existing dwelling from use class C3 (dwelling) to use class A5 (hot food takeaway) plus installation of shop front to front elevation and flue for ventilation extraction and changes to fenestration, Retention of first floor of existing dwelling as use class C3.
Our comment Shinfield Parish Council objects to this application. This application fails to meet the standards for security by design, with the shop frontage facing into an internal courtyard which is not well used.
The parish council considers this location is inappropriate for this type of development. The stretch of properties that this property sits within, is designated as an area of special character, and this property does not appear to be identified on the policies map as an area for commercial or employment, or for shop frontages. The application fails to sufficient mitigate concerns about littering, noise and cooking smells.
This application fails to demonstrate how it will manage highways safety issues and traffic congestion, with increasing amounts of conflicting movements of vehicles from the car park to the Basingstoke Road.
This application fails to detail information on opening hours, operating days and delivery vehicles. There are no proper proposals for offloading deliveries.
This application fails to provide information on lighting and signage.

List of plans withdrawn:

161433 **The Oaks, Croft Road, Spencers Wood, RG701DR**
Proposal Full Planning application for the demolition of existing bungalow and the erection of a replacement dwelling.
Our comment No comment