

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

Mrs S E Roberts, Clerk
07 January 2015

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

Agenda

1. **To receive a presentation / discussion from the WBC street works team on development co-ordination**
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 21 December 2015 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 07 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.
 - 8.2 To receive information on street lighting matters
 - 8.2.1 Review of a quote to replace a faulty lantern for column 2, Falcon Avenue, Shinfield.
 - 8.3 To receive information on footpath matters.
 - 8.3.1 Response from the University of Reading regarding a request to improve the footpath leading from Millworth Lane to the entrance to Langley Mead SANG.
9. **Correspondence items**
To consider correspondence items received:
 - Copy correspondence from Mr Dennis Hind and Mrs Sheila Davis in relation to Spencers Wood Post Office
 - Notification from WBC in relation to an application to upgrade a telecommunications base station
 - Responses from Twyford and Hurst parish councils re WBC charges for paper copies of planning applications
10. **Dates of the next meetings**
 - 10.1 To confirm the date of the next meeting as Thursday 4 February 2016

152868 44 Skylark Way, Shinfield, RG2 9AJ
Proposal Householder application for the proposed erection of a single storey rear extension and part conversion of existing garage to additional habitable accommodation
Our comment The parish council is concerned about the loss of a parking space through the partial conversion of the garage.

153011 Roman Road Service Station, Basingstoke Road, Spencers Wood.
Proposal Variation application to conditions 16 (opening hours) and 26 (delivery times) of planning consent F/2014/2691 for the demolition of the existing canopy and buildings and the removal of underground tanks together with the construction of a new forecourt and canopy, a new sales building with a subway concession, new underground tanks, two new jet wash bays, car parking, landscaping, car care facilities and other associated works.
Our comment Shinfield Parish Council requests that the amendment to condition 26 include more restricted hours for Sundays and bank or public holidays, and suggest reasonable hours of 9am until 5pm, in order to limit the noise disturbance to neighbouring residential properties.

List of plans refused

152922 Land R/O The Anchorage and The Oaks, Basingstoke Road, Three Mile Cross, RG7 1AS
Proposal Full application for the proposed erection of 2no detached dwellings.
Our comment The proposed dwellings, by virtue of their siting to the rear of The Anchorage and The Oaks, Basingstoke Road, would result in a contrived form of development that fails to provide an adequate new street frontage, out of character with the existing pattern of development in the locality. The proposal would also present future opportunities for unacceptable tandem development that would have an adverse impact upon the character of the surrounding area. The proposed dwellings therefore represent inappropriate development of a residential garden which is not considered to make a positive contribution to the character of the area, contrary to Core Strategy Policies CP1 and CP3, Adopted Managing Development Delivery Local Plan Policies CC01, TB06, and TB21 and the relevant guidance contained within the Borough Design Guide SPD.

List of plans withdrawn

153142 2 Hollow Lane, Shinfield, RG2 9DX
Proposal Outline application for the erection of up to 9no dwellings, together with access roads, footpaths, parking areas and ancillary development to be considered.
Our comment Shinfield Parish Council feels there is insufficient information to make an informed decision on this application. The council notes that the resident of 4, Hollow Lane, has a right of access through the site to the garage in the rear of the property, and the plans appear to show a unit that will restrict or remove this access.
