

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

Mrs S E Roberts, Clerk
09 August 2016

Members: Cllrs N Boyer, P Emmet, J Greenway, A Grimes, A Masood, D Peer.

Agenda

1. **Presentation from Bewley Homes on land to the rear of Diana Close, Spencers Wood**
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 25 July 2016 as a correct record of the meeting (attached)
 - 4.2 To receive information on matters arising from the minutes.
 - 4.2.1 SWPO photographs
 - 4.2.2 WBC local plan update meeting
5. **Schedule of deposited plans**
 - 5.1 To receive and consider comment on a list of deposited plans at 09 August 2016.
 - 5.2 To receive notice of planning decisions.
6. **Priorities for 2017/18**
 - 6.1 To consider project / spending priorities for the committee for the 2017/18 municipal year
7. **Enforcement update**
 - 7.1 To receive an update on new and open enforcement items
 - 7.1.1 Closure notification for RFS/2014/00275 (081771)
8. **Neighbourhood Development Plan.**
 - 8.1 To receive a progress report on the Neighbourhood Development Plan.
9. **Highways, street lighting and footpath matters**
 - 9.1 To receive information on highway and associated matters.
 - 9.1.1 Request for speed limit indicators for Basingstoke Road (see also item 10.5)
 - 9.2 To receive information on street lighting matters
 - 9.3 To receive information on footpath matters.
10. **Correspondence items**
To consider correspondence items received:
 - 10.1 Wokingham Local Plan Update information
 - 10.2 Copy of the exhibition boards from the 19 July public consultation on proposed development at Parklands, Three Mile Cross and Spencers Wood.
 - 10.3 Email from David Smith regarding Thames Valley Science Park stage 2.
 - 10.4 Wokingham Permit Scheme Year 1 Report

10.5 Copy correspondence from a resident highlighting concerns about speed limits on Basingstoke Road, plus response from Cllr P Hughes (attached)

10.6 WBC glossary of planning terms

10.7 Householder prior notification for 23 Fairmead Road, Shinfield, RG2 9DL

11. Dates of the next meetings

11.1 To confirm the date of the next meeting as Monday 05 September 2016

Item 4.1 Schedule of deposited plans – 09 August 2016

162000 Proposal	8 Hunters Way, Spencers Wood, RG7 1HW Householder application for the proposed part conversion of existing garage to habitable accommodation		
Planning Officer	Dariusz Kusyk	Comments by	24 August 2016

162004 Proposal	Land between Arborfield Road, Cutbush Lane and Shinfield Road Application for Variation of Conditions 8 (details of walls, fences and other means of enclosure), 10 (details of hard and soft landscape details) and 21 (details of Noise Mitigation) of Planning Permission 160011 (Shinfield Eastern Relief Road) to allow for amendments to details of such which were previously submitted to and approved in writing by the Local Planning Authority.		
Planning Officer	David Smith	Comments by	23 August 2016

162068 Proposal	3a School Green, Shinfield, RG2 9EE Full application for the proposed erection of a replacement two storey building (Office B 1(a) use), following demolition of existing building.		
Planning Officer	Mark Croucher	Comments by	24 August 2016

Item 4.2 Planning decisions

List of plans approved:

160850 Proposal	102 Shirley Avenue, Reading, RG2 8TD Householder application for part single storey, part two storey rear extension to dwelling following demolition of existing single storey rear extension.
Our comment	No comment

161022 Proposal	Calleva, Brookers Hill, Shinfield Householder application for the proposed erection of a first floor side dormer extension to dwelling
Our comment	No comment

161191 Proposal	Great Lea Farm, Great Lea, Pingewood, RG7 1JL Conversion of Unit A to provide a single storey building; demolition and redevelopment of Unit B to provide a two storey building; demolition and redevelopment of Unit C to provide a two storey building ; conversion and extension to Units D and E to provide single storey buildings and single storey extensions to form new court yard; conversion of Unit F to provide a single storey building; demolition and redevelopment of Unit G to provide a two storey building ; conversion of Unit H to provide a two storey building; conversion of Unit J to provide a single storey building; part demolition and conversion of Unit K to provide a single storey building; conversion of Unit L to provide a single storey building and part demolition and conversion of Unit M to provide a single storey building (with the inclusion of a mezzanine floor) to create 2,335 sqm (measured internally) of B1(a) floorspace . Creation of on-site vehicle and cycle parking areas (including provision of disabled parking) and internal site roads; provision of new vehicle, pedestrian and cycle access to Great Lea; provision of detailed on and off-site landscaping, boundary treatments and other associated works
Our comment	Shinfield Parish Council supports this application to provide a range of employment sites within the parish.

161570 Proposal	61 Chestnut Crescent, Shinfield, RG2 9EJ Householder application for the proposed erection of a single storey side extension following the demolition of existing garage
Our comment	Shinfield Parish Council requests that a condition be included requiring that the extension, which has the prospect of being a separate dwelling, be retained as ancillary to the main dwelling.

161638

Proposal

Our comment

3 Grenadier Close, Shinfield, RG2 9EZ

Householder application for the proposed erection of a single storey rear extension to dwelling with 2no glazed lanterns

No comment

List of plans refused:

161432

Proposal

Our comment

5 Hawthorne Cottages, Pump Lane, Grazeley, RG7 1JX

Householder application for proposed part single, part two storey side and rear extensions to dwelling plus conversion of existing conservatory into habitable accommodation with pitched tiled roof.

No comment