

## 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 17 March 2016 at The John Heggadon Meeting Room, Shinfield Parish Hall, commencing 19:30 hrs.

Mrs S E Roberts, Clerk  
10 March 2016

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

### Agenda

1. **To receive a presentation from Crest Nicholson regarding a potential development site in the parish**
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 February 2016 as a correct record of the meeting. [Attached]
  - 4.2 To receive information on matters arising from the minutes.
    - 4.2.1 Update from Chris Easton on proposals for the Basingstoke Road / Church Lane junction
5. **Schedule of deposited plans**
  - 5.1 To receive and consider comment on a list of deposited plans at 10 March 2016.
  - 5.2 To receive notice of planning decisions.
  - 5.3 To receive notice of planning appeal for 317 Hyde End Road, Spencers Wood.
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 Wokingham Borough Council (Tabby Drive, Three Mile Cross) Prohibition of Right-hand turn order 2016
  - 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:
  - 9.1.1 Notification of commencement of demolition and tree felling works at Land at The Manor, Brookers Hill.
  - 9.1.2 WBC letter regarding planning application 152757 for East Lodge, Basingstoke Road
  - 9.1.3 TPO 1518/2016 relating to trees on land to the west of 33 Clares Green Road, Spencers Wood, at the south end of Askew Drive
  - 9.1.4 TPO 1519/2016 relating to trees on land at Stanbury House, Basingstoke Road, Spencers Wood
  - 9.1.5 Notification of completion of the Examining Authority's examination into the M4 Smart Motorways project
  - 9.1.6 Planning appeal notification for application 152106 317 Hyde End Road, Spencers Wood

## 10. Dates of the next meetings

10.1 To confirm the date of the next meeting as Monday 4 April 2016

## Item 5.1 Schedule of deposited plans – 10 March 2016

<b>153245</b> Proposal	<b>Land East of Basingstoke Road, Spencers Wood</b> Advertisement application for the proposed erection of one non- illuminated advertisement board.	Planning Officer	Stefan Fludger	Comments by	31 March 2016
<b>160036</b> Proposal	<b>1 Regis Close</b> 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	31 March 2016
<b>160355</b> Proposal	<b>11 St Barnabas Road, Shinfield, RG2 8EE</b> Application for a certificate of lawfulness for the proposed conversion of loft space to form habitable accommodation plus rear dormer window to dwelling.	Planning Officer	Katie Herrington	Comments by	24 March 2016
<b>160422</b> Proposal	<b>Carnethy, Basingstoke Road, Spencers Wood</b> Householder application for the proposed erection of a single storey side and rear extension and conversion of part roof space to habitable accommodation.	Planning Officer	Rosie Rogers	Comments by	17 March 2016
<b>160435</b> Proposal	<b>Pulleyn Transport, Church Lane,</b> Full application for the renewal of existing close boarded timber fence to existing boundary (retrospective).	Planning Officer	Graham Vaughan	Comments by	22 March 2016
<b>160460</b> Proposal	<b>Martingales, Halls Lane, Shinfield, RG2 9BD</b> Householder application for the proposed erection of a single storey side extension.	Planning Officer	Dariusz Kusyk	Comments by	31 March 2016
<b>160512</b> Proposal	<b>Unit N, Basingstoke Road, Spencers Wood, RG7 1PQ</b> ** Adjoining Parish Notification** Full application for the proposed extension of unit N to provide additional space for Business Use Classes B(b) and (c) (Light industrial and Research and Development) and B8 Use (Storage and Distribution) with ancillary offices, car and lorry parking and ancillary works within existing business park.	Planning Officer	Daniel Hay	Comments by	23 March 2016
<b>160555</b> Proposal	<b>Thames Valley Science Park, Shinfield</b> Application for advertisement consent for the proposed erection of 1no freestanding V shaped non-illuminated sign	Planning Officer	David Smith	Comments by	28 March 2016
<b>160597</b> Proposal	<b>60 Cutbush Lane, Shinfield, RG2 9AG</b> Householder application for the proposed erection of a single storey side extension to form orangery and the addition of one Juliet balcony to rear of dwelling.	Planning Officer	Mark Croucher	Comments by	4 April 2016
<b>160605</b> Proposal	<b>45 Oatlands Road, Shinfield, RG2 9DN</b> Householder application for the proposed erection of a single storey rear extension to include alterations to existing rear extension roof. Revert house back to single dwelling.	Planning Officer	Daniel Ray	Comments by	Not specified
<b>160609</b> Proposal	<b>16 Sevenoaks Drive, Spencers Wood, RG7 1AZ</b> Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.8m for which the maximum height would be 3m and the height of the eaves 2.8m				

Planning Officer                      Stefan Fludger                      Comments by                      28 March 2016

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**160631**                                      **Carnethy, Basingstoke Road, Spencers Wood, RG7 1PH**  
Proposal                                      Householder application for proposed erection of timber clad cabin in rear garden

Planning Officer                      Stefan Fludger                      Comments by                      06 April 2016

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**160639**                                      **1 West View Terrace, Basingstoke Road, Three Mile Cross, RG7 1AY**  
Proposal                                      Householder application for the proposed erection of a single storey rear extension.

Planning Officer                      Brett Beswetherick                      Comments by                      07 April 2016

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**160661**                                      **Hunters End, Halls Lane, Shinfield, RG2 9BD**  
Proposal                                      Householder application for the proposed erection of a single storey rear extension to dwelling.

Planning Officer                      Daniel Hay                                      Comments by                      7 April 2016

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## Item 5.2 Planning decisions

### List of plans approved:

<b>153273</b>	<b>12 Leyland Gardens, Shinfield, RG2 9AN</b>
Proposal	Householder application for the proposed erection of a single storey rear extension, conversion of garage to additional habitable accommodation conversion of loft to additional habitable accommodation and rear dormer extension
Our comment	No comment
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<b>153081</b>	<b>Magpie and Parrot, Arborfield Road, Shinfield</b>
Proposal	Full application for the raising of land, erection of outbuilding for office and use of existing and new outbuildings for operation of ancillary catering hire business (retrospective)
Our comment	
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<b>152802</b>	<b>20 Coningham Road, Shinfield, RG2 8QP</b>
Proposal	Householder application for the proposed erection of a single storey side and rear extensions to dwelling
Our comment	
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<b>152581</b>	<b>85-87 Hyde End Lane, Spencers Wood, RG7 1ES</b>
Proposal	Householder application for a proposed single storey side extension to dwelling
Our comment	
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<b>160046</b>	<b>Shinfield House, School Green, Shinfield, RG2 9EW</b>
Proposal	Application for advertisement consent for the proposed erection of 3no fascia signs and 3no ground level box signs
Our comment	
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### List of plans withdrawn:

**152815**                                      **The Thatch, Church Lane, Three Mile Cross, RG7 1HB**  
Proposal                                      Application for Listed Building Consent for the proposed conversion of existing garage/store to a home office and storage  
  
Our comment                                      No comment

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### List of plans refused:

**152273**                                      **24 Fawn Drive, Three Mile Cross, RG7 1WL**  
Proposal                                      Householder application for the proposed conversion of garage to create habitable accommodation to dwelling, plus a single storey extension  
  
Our comment                                      Shinfield Parish Council objects to this application on the grounds of over development of the site and the principle of creating a separate dwelling which is not ancillary to the main dwelling.

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