

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

Mrs S E Roberts, Clerk
17 May 2016

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

Agenda

- 1. Election of Chairman and Vice Chairman**
 - 1.1 To receive nominations and elect a committee Chairman for the 2016/17 municipal year
 - 1.2 To receive nominations and elect a committee Vice-Chairman for the 2016/17 municipal year
- 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 05 May 2016 as a correct record of the meeting (previously circulated)
 - 4.2 To receive information on matters arising from the minutes.
- 5. Terms of Reference**
 - 5.1 To review the committee's current Terms of Reference (attached) and consider any changes
 - 5.2 To approve the committee's Terms of Reference for 2016-17
- 6. Schedule of deposited plans**
 - 6.1 To receive and consider comment on a list of deposited plans at 17 May 2016.
 - 6.2 To receive notice of planning decisions.
- 7. Enforcement update**
 - 7.1 To receive an update on new and open enforcement items
- 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 To receive a verbal report from the WBC Major Projects Meeting held on 17 May 2016
 - 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 Householder prior notification for Howick, Shinfield Road, Shinfield, RG2 9BE
 - 10.2 Advise of a reduction in the depth of the rear extension for 14 Arborfield Road (application 160515)
 - 10.3 WBC Duty to Cooperate Consultation (Local Plan Update)
 - 10.4 Response from WBC on a request for a highway mirror for Millworth Lane, Shinfield.

10.5 WBC notice of submission of details to comply with conditions for the land west of Hollow Lane, South of Church Lane and Hyde End Road, Shinfield

10.6 WBC notice to 'not proceed with' application 160150 – 2 Askew Drive, Spencers Wood, RG7 1HG

11. Dates of the next meetings

11.1 To confirm the date of the next meeting as Thursday 9 June 2016

Item 6.1 Schedule of deposited plans – 17 May 2016

161144 Proposal Planning Officer	260 Hyde End Road, Spencers Wood, RG7 1DL Full planning application for the proposed erection of two dwellings Daniel Hay Comments by 27 May 2016
161154 Proposal Planning Officer	44 Century Drive, Spencers Wood, RG7 1PE Householder application for the proposed erection of a single storey side extension to dwelling. Dariusz Kusyk Comments by 07 June 2016
161166 Proposal Planning Officer	2 Askew Drive, Spencers Wood, RG7 1HG Householder application for the proposed erection of a two storey side extension, single storey front extensions with new pitched roof over all including existing garage, part rear single storey extension to dwelling. Charlie Snell Comments by 31 May 2016
161182 Proposal Planning Officer	Little fields, Croft Road, Spencers Wood, RG2 9EX Householder application for proposed erection of a single storey side extension to dwelling. Rosie Rogers Comments by 27 May 2016
161189 Proposal Planning Officer	Land West of Shinfield, West of Hyde End Road and Hollow Lane, South of Church Lane, Shinfield Reserved Matters application pursuant to Outline planning permission VAR/2014/0624 (Pursuant to O/2010/1432) for the erection of 517 dwellings including access roads, garages, parking spaces, open space and landscape treatment of Phase 1, Shinfield West. (Access within the site, appearance, landscaping, layout and scale to be considered). Christopher Howard Comments by unknown
161190 Proposal Planning Officer	21 Ryhill Way, Earley, RG6 4AZ Householder application for the proposed erection of a first floor side and single storey rear extensions to dwelling. Graham Vaughan Comments by 31 May 2016
161191 Proposal Planning Officer	Great Lea Farm, Great Lea , Pingewood, Three Mile Cross, 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) floor space . 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 Laura Callan Comments by 09 June 2016
161193 Proposal Planning Officer	32 Clares Green Road, Spencers Wood, RG7 1DY Householder application for a single storey extension to the rear and side of the property Charlie Snell Comments by 01 June 2016
161250 Proposal	Sports Centre, Hyde End Lane, Ryeish Green, RG7 1ER Full application for the proposed construction of a new full sized fenced and floodlit artificial grass pitch and associated access and car parking improvements.

161266
Proposal **Land and Madjeski Stadium, Shooters Way, Reading,**
Consultation from Reading Borough Council for the following proposal: Outline application for residential development (Blocks 1-6 only) to provide up to 430 residential units, comprising predominantly 1 and 2 bedroom apartments (Use Class C3) along with associated landscaping and car parking. And application for residential and mixed use development comprising: 203 residential units, convention centre and ice rink, 246 bedroom hotel and up to 102 serviced apartments, decked car parking within convention centre, flexible ancillary retail space, multi storey car park, public open space, associated access, landscaping, cycle parking, transport interchange and related infrastructure/engineering works, ancillary facilities, access and demolition of existing indoor training facility and enhancement of existing RFC Garden of Remembrance.

Planning Officer Andrew Chugg Comments by 30 May 2016

161284
Proposal **209 Hyde End Road, Spencers Wood, RG7 1BU**
Householder application for the proposed erection of front and rear single storey extensions to dwelling.

Planning Officer Katie Herrington Comments by 08 June 2016

161314
Proposal **Woodcote Cottage, Beech Hill Road, Spencers Wood, RG7 1HY**
Consultation from West Berkshire Council for the following proposal: Section 19: Variation of Condition 6 - Brickwork, 10 - Roofing, 11 - Drainage, 12 - Plumbing, 13 - Staircase details, 14 - Windows and Doors Details, 15 - Fireplaces and bread ovens cleaning/repairers, 16 - Window and Door Openings and 19 - Pointing, of planning permission reference 12/00949/LBC2 (Conversion to a single dwelling, alterations and improvements).

Planning Officer Stefan Fludger Comments by 01 June 2016

Item 6.2 Planning decisions

List of plans approved:

152397
Proposal **3 Westlands Avenue, Shinfield, RG2 8EB**
Householder application for the proposed erection of a two-storey side and rear extension, conversion and extension of loft plus erection of front porch and internal alterations
Our comment Shinfield Parish Council objects to this application due to overdevelopment. The size and scale of the development is out of keeping with the existing street scene and the addition will overlook existing private gardens of the neighbouring properties.

152578
Proposal **Fern-A-Ce, Croft Road, Spencers Wood, RG7 1DR**
Householder application for the erection of a two storey side extension to dwelling
Our comment The Planning Officer is requested to treat the final wall finishes as a reserved matter.

153241
Proposal **The Oaks, Croft Road, Spencers Wood, RG7 1DR**
Householder application for the proposed raising of the roof to create first floor and part two storey single storey side/rear/front extensions to dwelling.
Our comment Shinfield Parish Council feels this application is unacceptable as it does not take note of the existing consent for the adjoining houses (F/2014/2323) – specifically plot 1 of this development, and should be revised to ensure windows do not overlook one another and that it is appropriately designed with relation to plot 1 of this development.

160422
Proposal **Carnethy, Basingstoke Road, Spencers Wood, RG7 1PH**
Householder application for the proposed erection of a single storey side/rear extension, conversion of part of roof space to additional habitable accommodation and insertion of additional window in existing side elevation. Demolition of existing detached garage.
Our comment No comment

160435
Proposal **Pulleyn Transport Ltd, Church Lane, Three Mile Cross, RG7 1HB**
Full application for the renewal of existing close boarded timber fence to existing boundary (retrospective)
Our comment No comment

160512
Lambs Lane Business Park Unit N, Basingstoke Road, Spencers Wood, RG7 1PQ

Proposal	Full application for the proposed extension of unit N to provide additional space for Business Use Classes B1 (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
Our comment	Shinfield Parish Council objects to developers removing mature trees prior to the application of any development, and request that the borough investigate the loss of any mature trees and hedgerows to facilitate the extension of this site.
	We request that the tree officer carry out an investigation of the site and identify any trees that merit preservation orders.
	In the event that planning permission is granted, we request that solar panels be included in the development, to make the development more sustainable.

160555	Thames Valley Science Park, Thames Valley Park, Shinfield
Proposal	Application for advertisement consent for the proposed erection of 1no freestanding V shaped non-illuminated sign
Our comment	Shinfield Parish Council requests that the borough council liaise with Highways England to ensure that the signage does not cause a distraction to passing drivers on the M4 (particularly because this is where traffic backs up to, during the rush hour, to exit at Junction 11)

160597	60 Cutbush Lane, Shinfield, RG2 9AG
Proposal	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.
Our comment	No comment

160605	45 Oatlands Road, Shinfield, RG2 9DN
Proposal	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.
Our comment	No comment

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
Our comment	No comment

160703	1 Holder Close, Shinfield, RG2 9HQ
Proposal	Householder application for the proposed extension of existing garage
Our comment	No comment
