

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

Mrs S E Roberts, Clerk  
18 February 2016

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

### Agenda

1. **To receive a presentation from Wolfbond Planning**
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 04 February 2016 as a correct record of the meeting. [Attached]
  - 4.2 To receive information on matters arising from the minutes.
    - 4.2.1 Details from WBC on paperless planning proposals
    - 4.2.2 Draft copy of Spencers Wood Post Office letter
    - 4.2.3 Information on Real Time travel information at bus stops
    - 4.2.4 Responses on request to stop up road outside Shinfield Players Theatre
5. **Schedule of deposited plans**
  - 5.1 To receive and consider comment on a list of deposited plans at 18 February 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
    - 6.1.1 RFS/2016/082629
7. **Discussion on proposals from Farley Farms and Cemex for gravel extraction within the parish**
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 Wokingham Borough Council (Tabby Drive, Three Mile Cross) Prohibition of Right-hand turn order 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 Notice of public enquiry for Land at Stanbury House, Basingstoke Road
  - 10.2 Planning appeal decision for 219 Hyde End Road, Spencers Wood

10.3 Request for Wayleave consent for Southern Electric Power Distribution to install a power cable along the edge of School Green (see plans for details)

10.4 Notice of withdrawal of application 152366, Land South of Croft Road, Spencers Wood.

10.5 Notice of withdrawal of application 150326, The Orchard, Spenwood Close, Spencers Wood.

## 11. Dates of the next meetings

11.1 To confirm the date of the next meeting as Thursday 17 March 2016

## Item 5.1 Schedule of deposited plans – 18 February 2016

<b>153258</b> Proposal	<b>Marlborough House, Basingstoke Road, Spencers Wood</b> Full application for the proposed conversion, alteration and extension of existing office building to provide 15 flats (12 no 1bed, and 3no 2 beds), including front and side extensions, the removal of the existing front façade including the existing shop front, and the re-construction of the existing façade to facilitate the proposed extensions, new vehicular entrance, with security gates, changes to existing roof line to increase roof height, addition of windows, dormers, roof lights and Juliette balconies in the side and rear elevations, the erection of a cycle and bin stores and hard and soft landscaping. <ul style="list-style-type: none"><li>• Additional / revised details received</li></ul>
Planning Officer	Andrew Chugg Comments by 25 February 2016
<b>160019</b> Proposal	<b>37 Benham Drive, Spencers Wood</b> Householder application for the proposed erection of a two storey side extension.
Planning Officer	Stefan Fludger Comments by No details
<b>160103</b> Proposal	<b>42 Skylark Way, Shinfield</b> Householder application for conversion of garage to habitable accommodation.
Planning Officer	David Maguire Comments by 10 March 2016
<b>160172</b> Proposal	<b>Shinfield St Mary's C Of E Junior School, Chestnut Crescent, Shinfield, RG2 9EJ</b> Application for submission of details to comply with the following conditions of planning consent 150259 (27/11/2015). 8. Details of secure and covered bicycle parking. 9. Site Management Plan. 10. Travel Plan. 15. Details of all boundary treatments. 17. Reptile Mitigation Strategy.
Planning Officer	Ashley Smith Comments by No details
<b>160183</b> Proposal	<b>Land West of Shinfield, West of Hyde End Road and Hollow Lane, South of Church Lane, Shinfield, Berkshire</b> Application for Reserved Matters submission in respect of the primary infrastructure phase including access roads, subs ponds, foul and surface water drainage and associated landscaping
Planning Officer	Christopher Howard Comments by 10 March 2016
<b>160211</b> Proposal	<b>5 Mere oak Orchard, Grazeley</b> Full application for the removal of existing mobile home and freestanding garage, demolition of existing outhouse and the erection of a bungalow ancillary to the existing mobile park home.
Planning Officer	Katie Herrington Comments by 29 February 2016
<b>160242</b> Proposal	<b>1 Chrysanthemum Drive, Shinfield, RG2 9DW</b> Application for a certificate of lawfulness for the proposed conversion of roof space to habitable accommodation to include side dormer extension.
Planning Officer	Rosie Rogers Comments by 02 March 2016
<b>160261</b> Proposal	<b>2 Hollow Lane, Shinfield</b> Outline application for the erection of up to 7no dwellings, together with access roads, footpaths, parking areas and ancillary development. Access to be considered.
Planning Officer	Laura Callan Comments by 02 March 2016
<b>160262</b> Proposal	<b>Mays Hill Lodge, Beech Hill Road, Spencers Wood, RG7 1HX</b> 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 dwellings (Use Class C3) in accordance with condition 1 of Prior Approval MB/2014/2194.
Planning Officer	Pooja Kumar Comments by No details
<b>160267</b>	<b>19 Salmon Close, Spencers Wood</b>

