

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 30 June 2016 at The John Heggadon Meeting Room, Shinfield Parish Hall, commencing **19:00 hrs.**

Mrs S E Roberts, Clerk
23 June 2016

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

Agenda

1. **To receive a presentation on the second phase of the Thames Valley Science Park**
2. **Public questions**
To receive and consider public questions and comment.
3. **Co-option of Cllr N Boyer**
 - 3.1 To approve the co-option of Cllr N Boyer to the committee
4. **Apologies for absence and declarations of members' interests**
 - 4.1 To receive and consider acceptance of apologies.
 - 4.2 To receive members declarations of interest relating to the business of the meeting.
5. **Minutes of the previous meeting**
 - 5.1 To consider approval of the minutes of 09 June 2016 as a correct record of the meeting (attached)
 - 5.2 To receive information on matters arising from the minutes.
6. **Schedule of deposited plans**
 - 6.1 To receive and consider comment on a list of deposited plans at 23 June 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.
 - 9.2 To receive information on street lighting matters
 - 9.3 To receive information on footpath matters.
 - 9.3.1 Notice of emergency closure of Byway 32 Shinfield (Shepherdton Lane) due to damage
10. **Correspondence items**
To consider correspondence items received:
 - 10.1 Notice of appeal decision for Land at Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ
 - 10.2 Copy of planning issues letter sent to Clare Lawrence, WBC, from parish clerks.
11. **Dates of the next meetings**
 - 11.1 To confirm the date of the next meeting as Monday 25 July 2016

Item 6.1 Schedule of deposited plans – 23 June 2016

161255 Proposal	Land north of Hyde End Road, RG2 9EP Full application for the proposed erection of 31no dwellings with associated vehicular access.
Planning Officer	Christopher Howard Comments by 07 July 2016
161301 Proposal	Land west of Beech Hill Road, Spencers Wood, RG7 1FG Reserved Matters application pursuant to Appeal Outline planning permission O/2013/1221 (dated 09/06/2015) for a development of up to 120 dwellings with associated infrastructure and access from Beech Hill Road. This application comprises of 120 dwellings including details of appearance, landscaping, layout and scale.
Planning Officer	Laura Callan Comments by 07 July 2016
161432 Proposal	5 Hawthorn Cottages, Pump Lane, Grazeley, RG7 1JX Householder application for the proposed part single, part two storey side and rear extensions to dwelling plus conversion of existing conservatory into habitable accommodation with pitched, tiled roof
Planning Officer	Stephen Thwaites Comments by 06 July 2016
161433 Proposal	The Oaks, Croft Road, Spencers Wood, RG7 1DR Full planning application for the demolition of existing bungalow and the erection of a replacement dwelling
Planning Officer	Katie Herrington Comments by 15 July 2016
161476 Proposal	8 Arborfield Road, Shinfield, RG2 9DY Householder application for a proposed erection of a single storey rear conservatory
Planning Officer	Brett Beswetherick Comments by 15 July 2016
161508 Proposal	Littlefields, Croft Road, Shinfield, RG2 9EX Full planning application for the erection of 4No four bedroom detached dwellings
Planning Officer	Daniel Ray Comments by 12 July 2016
161522 Proposal	Mallards, Basingstoke Road, Spencers Wood, RG7 1AD Application to vary condition 11 of planning consent (F/2014/1372 – 31/10/2014 to allow changes to opening hours to 6am to 11pm Monday to Sunday, also removal of condition 13, relating to delivery times.
Planning Officer	Pooja Kumar Comments by 11 July 2016
161570 Proposal	61 Chestnut Crescent. Shinfield, RG2 9EJ Householder application for the proposed erection of a single storey side extension following demolition of existing garage
Planning Officer	Charlie Snell Comments by 12 July 2016
161593 Proposal	68 Oatlands Road, Shinfield, RG2 9DN Householder application for the proposed first floor side extension to existing dwelling
Planning Officer	Stephen Thwaites Comments by 12 July 2016
161597 Proposal	20 Fawn Drive, Three Mile Cross, RG7 1WL Full application for the proposed erection of a conservatory to the rear of the property
Planning Officer	Brett Beswetherick Comments by 15 July 2016
161631 Proposal	Pulleyn Transport, Church Lane, Three Mile Cross, RG7 1HB Full planning application for the demolition of existing office building and erection of a cold store warehouse (B8 use class), with ancillary drivers rest accommodation with associated parking and landscaping, the closing of the existing access with formation of a new means of access.
Planning Officer	Graham Vaughan Comments by 18 July 2016
161638 Proposal	3 Grenadier Close, Shinfield, RG2 9EZ Householder application for the proposed erection of a single storey rear extension to dwelling with 2no glazed lanterns
Planning Officer	Nuno Fernandes Comments by 12 July 2016

161700	22 Seymour Avenue, Shinfield, RG2 9DT
Proposal	Householder application for proposed erection of two storey side extension to dwelling
Planning Officer	David Maguire Comments by 18 July 2016

Item 4.2 Planning decisions

List of plans approved:

152564	1 Rosecroft Way, Shinfield, RG2 9AP
Proposal	Householder application for proposed erection of a two storey side/rear extension to dwelling including side dormer window and part garage conversion to additional habitable accommodation
Our comment	Shinfield Parish Councils feels these revised plans are not a significant alteration of the original plans and as such, still overdevelopment of a small site.

160453	Land at 44 Falcon Avenue, Shinfield, RG2 8EL
Proposal	Full application for proposed erection of three bedroom end of terrace dwelling with alterations to access.
Our comment	Shinfield Parish Council supports this application provided that materials used are in keeping with the adjoining frontages.

160925	7 Wilsford Close, Lower Earley, RG6 4BP
Proposal	Householder application for the proposed erection of a first floor side extension and two storey rear extension.
Our comment	No comment

160929	9 Wheatfields Road, Shinfield, RG2 9DG
Proposal	Householder application for the proposed single storey rear extension to dwelling plus first floor dormer extension to provide habitable space
Our comment	The parish council feels that this extension must be carried out sympathetically to the existing building and adjoined property.

160989	315 Hyde End Road, Spencers Wood, RG7 1DD
Proposal	Householder application for the proposed erection of a single storey front extension to dwelling. Retrospective.
Our comment	Shinfield Parish Council believes this front development improves the visual appearance of the street scene, but we object in general to retrospective applications.

161154	44 Century Drive, Spencers Wood, RG7 1PE
Proposal	Householder application for the proposed erection of a single storey side extension to dwelling
Our comment	No comment

161190	21 Ryhill Way, Lower Earley,
Proposal	Householder application for the proposed erection of a a first floor side and single storey rear extensions to dwelling.
Our comment	Shinfield Parish Council objects to this application based on the detrimental impact on the street scene of development over one half of the linked garages.

161193	32 Clares Green Road, Spencers Wood, RG7 1DY
Proposal	Householder application for a single storey extension to the rear and side of the property
Our comment	Shinfield Parish Council objects to this application on the basis of overdevelopment of the site.

List of plans refused:

160427	Land to the south west of Ostlers and Lea Cottage, Kybes Lane, Grazeley, Berkshire, RG7 1NG
Proposal	Application for part retrospective change of use of land for the stationing of 10no mobile homes, 10no amenity blocks and 10no touring/ancillary caravans together with associated works for occupation by Gypsy and Traveller Families.
Our comment	SPC feels that if the conditions that existed to grant the temporary two year planning permission for this site no longer exist, then the planning consent should be declined and the land returned to its original use.

160671

Proposal

Land north of Church Lane, Three Mile Cross, Berkshire, RG7 1HB

Full application for the re-implementation of access to fields with entrance palisade gates and two demountable bollards (retrospective)

Our comment

We request that this be reinstated with hedging once the access is no longer required. We request that the gates and any bollards be painted a green colour to make them more in-keeping with the surrounding area.

160982

Proposal

Land to r/o 219 Hyde End Road, Spencers Wood, RG7 1BU

Full application for the proposed erection of 1no 2xbed bungalow dwelling with associated access following demolition of existing store/shed.

Our comment

No comment
