

DRAFT

Minutes of a meeting of the Planning and Highways Committee held on Monday 04 April 2016 in the John Heggadon meeting room at Shinfield Parish Hall, commencing 19:30 hrs.

Present: Cllrs P Emmet, J Greenway, D Peer (Ch).

Attending: K Hughes (Deputy Clerk), Cllr A Masood, Mr Stephen Trenwith (Bewley Homes), Mr Geoff France (Bewley Homes), Mr Daniel Lampard (Nathaniel Lichfield Planning Consultants)

15/PH/128 Presentation from Bewley Homes on a site in Spencers Wood

Members received a presentation and discussion on a development site off the Hyde End Road in Spencers Wood.

Representatives from Bewley Homes spoke about the housing density on the site, parking and garage provision, proposals to run existing power lines across the site underground, proposals to retain the mature trees and much of the hedgerow on the site as well as creating footway connections into the neighbouring Croft Gardens development site.

Mr Stephen Trenwith, Mr Geoff France and Mr Daniel Lampard left the meeting at 20:25 hrs.

The Deputy Clerk was asked to establish whether a Tree Preservation Order (TPO) was in place for the English Oak tree on the development site.

15/PH/129 Apologies and declarations of members' interests

- 129.1 Apologies were received and accepted from Cllr P Hughes and Cllr I Montgomery
- 129.2 There were no declarations of members' interests.

15/PH/130 Minutes of the previous meeting

- 130.1 It was RESOLVED that the minutes of the meeting of 17 March 2016 were a correct record of the meeting, and these were signed by Cllr D Peer.
- 130.2 Matters arising:
 - 130.2.1 Spencers Wood Post Office
The Deputy Clerk reported that she had contacted the enforcement officer and had received back an update. She reported that the owner has been given a deadline to complete certain works and that the enforcement officer will report back to the council once this deadline has passed, with an update on action to be taken.
 - 130.2.2 Church Lane / Basingstoke Road junction changes
The Deputy Clerk reported that she had contacted Mr Chris Easton at WBC regarding the proposed junction changes and that the email has been forwarded to Mr Ian Haller in the highways team, for further comment.
 - 130.2.3 Hyde End Road / Basingstoke Road changes
The Deputy Clerk reported that she had raised the works on this site at the Major Projects Meeting. There is a need to move services located under the junction before the works can be carried out to widen the junction. Dates for the removal of the services are not yet known.
 - 130.2.4 Planning enquiry comments

- The Deputy Clerk confirmed that comments to the planning enquiry for 317 Hyde End Road have been forwarded to the planning inspectorate.
- 130.2.5 Neighbourhood Planning Consultation
The Deputy Clerk reported that the borough have commenced a statutory six week consultation, following their approval of the draft neighbourhood plan, running from 4 April until 16 May. Any comments received will be forwarded to the plan examiner.
- 130.2.6 Croft Gardens traffic island
The Deputy Clerk reported that she had contacted Phil Milburn and Ed Day at WBC about the traffic island, who have confirmed that the connection work to light the bollards will be undertaken this week and that temporary lining has been applied adjacent to the island to highlight both the new island and adjacent alignment until the road is properly resurfaced.
- 130.2.7 Reinstatement of footpath 21 through Croft Gardens
The Deputy Clerk reported that she had contacted the footpaths team at WBC and has received a response from Mr Mark Morris to advise that a further application to extend the footpath diversion for footpath 21 for a period of six months has been submitted by the developer, but that it is anticipated that this diversion will only be in place for two months or so.
- 130.2.8 Works on the Croft Gardens Site
The Deputy Clerk reported on a response from the borough over a meeting held to discuss the issues raised by a resident regarding the impact of local development on their existing property. The Deputy Clerk offered to circulate the response via email and was asked to request that a representative from the Parish be invited to attend any future meetings to keep fully apprised of the situation.

15/PH/131 Schedule of deposited plans

160508 Proposal	61 Church Lane, Shinfield, RG2 9BY Application for a certificate of lawfulness for the proposed erection of a single storey rear extension with roof lights.
Planning Officer	Charlie Snell
Our Comments	No comment
160515 Proposal	14 Arborfield Road, Shinfield, RG2 9DY Householder application for the proposed erection of a part single storey part two storey rear extension, single storey front extension and the demolition of one chimney stack.
Planning Officer	Pooja Kumar
Our Comments	No comment
160648 Proposal	26 Cirrus Drive, Shinfield, RG2 9FL Householder application for the proposed erection of a single storey side extension.
Planning Officer	Stefan Fludger
Our Comments	Shinfield Parish Council objects to this application. In the parish council's opinion, by virtue of the resulting excessive frontage width of the host dwelling, it would unbalance the pair of semi-detached properties, and introduce an incongruous and prominent feature in the street scene, to the significant detriment of the character and appearance of the surrounding area. The parish also feels that a prominent extension, going some way beyond the building line along Aphelion Way, will reduce visibility for vehicles turning at this point and represents a highways risk.
160651 Proposal	6 The Square, Spencers Wood, RG7 1BS Application for a certificate of lawfulness for the proposed conversion of loft space to habitable accommodation with rear dormer extension.
Planning Officer	Stefan Fludger
Our Comments	No comment
160695 Proposal	214 Hyde End Road, Spencers Wood, RG7 1DG Application for the proposed change of use from residential (C3) to professional services (A2)
Planning Officer	Pooja Kumar
Our Comments	Shinfield Parish Council expresses concern over the net loss of a residential dwelling

Proposal Householder application for the proposed erection of a single storey front extension.
Retrospective.
Our comment No comment

131.4 List of plans withdrawn:

152829 341 Whitley Wood Lane, Shinfield, RG2 8PX
Householder application for the proposed erection of a second storey side extension to dwelling
Our comment No comment

15/PH/132 **Enforcement**
Enforcement matters were reviewed and noted.

15/PH/133 **Neighbourhood Development Plan progress report**
The Deputy Clerk reported that the draft Neighbourhood Development Plan was approved by the Wokingham Borough Council executive on 31st March. A six week statutory consultation period has started, which will run until 16 May 2016.

15/PH/134 **Highways, Street lighting and footpath matters**
134.1 The Deputy Clerk reported on a press release from WBC reporting that proposals to adopt Civil Parking Enforcement (CPE) across the borough from May 2017 are on track.
134.2 The Deputy Clerk reported that an executive decision will be taken on Tuesday 12 April 2016 regarding the proposed Traffic Regulation Order for Tabby Drive. The Deputy Clerk was asked to liaise with the borough council to determine whether the sensors that give priority to vehicles existing the development (intended to be triggered by buses) will be removed or deactivated.

15/PH/135 **Correspondence**
135.1 Members noted the following correspondence items:
135.1.1 Application for a Screening Opinion for an Environmental Impact Assessment for reserved matters application for the Shinfield West Infrastructure, pursuant to the approved Shinfield West application (VAR/2014/0624)
135.1.2 Notification that an application for householder planning consent is required for a proposed rear extension to 9, Wheatfields Road, Shinfield, RG2 9DG (Ref 160341)
135.1.3 Street naming suggestion for Spencers Wood and Three Mile Cross.

15/PH/136 **Date of next meeting**
The Deputy Clerk noted the date for the next meeting as **Thursday 5 May 2016**

The meeting ended at 21.45 hrs.

Action points:

Ref:	Action:	By whom:
128	Follow up on a Tree Preservation Order (TPO) for the English Oak tree on land off Hyde End Road	Deputy Clerk
130.2.8	Circulate information on Croft Gardens complaint to members	Deputy Clerk
134.2	Contact WBC highways regarding the bus trigger at Tabby Drive	Deputy Clerk

Planning stats:

Number of plans reviewed (Civic year to date)	146
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Number of commented plans refused	6
Number of supported plans approved	39
Number of opposed plans approved	17