

Minutes approved on:	23 May 2016
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Minutes of a meeting of the Planning and Highways Committee held on Thursday 05 May 2016 in the John Heggadon meeting room at Shinfield Parish Hall, commencing 19:30 hrs.

Present: Cllrs J Greenway, A Grimes, P Hughes, D Peer (Ch).

Attending: K Hughes (Deputy Clerk), Cllr A Masood, Mr Robin Adler (Resident), Mr David Gardiner (Resident), Mr Nigel Boyer.

15/PH/137 Public Questions

137.1 Mr Robin Adler, resident of Millworth Lane, asked for members' support in contacting the highways department at Wokingham Borough Council to install a mirror opposite the junction of Millworth Lane, to provide greater visibility for drivers exiting the Lane. Members asked the Deputy Clerk to contact Wokingham Borough Council to request this.

137.2 Mr Adler asked for members' support in contacting the sports clubs using Millworth Lane recreation ground and the tennis club, to ask their users who drive along Millworth Lane to reduce their speed, particularly in light of the increase in pedestrians using the Lane to access Langley Mead SANG.

Mr Adler left the meeting at 19:40

137.3 Mr David Gardiner spoke to the parish council about a planning application on the meeting agenda. Members reviewed copies of the plans.

Mr Gardiner left the meeting at 19:55

15/PH/138 Apologies and declarations of members' interests

138.1 Apologies were received and accepted from Cllr P Emmet.

138.2 There were no declarations of members' interests.

15/PH/139 Minutes of the previous meeting

139.1 It was RESOLVED that the minutes of the meeting of 04 April 2016 were a correct record of the meeting, and these were signed by Cllr D Peer.

139.2 Matters arising:

139.2.1 Bewley Homes Presentation

Cllr Grimes raised concern about an additional junction onto Hyde End Road, proposed by the Bewley Homes development adjacent to Croft Gardens. Cllr Grimes proposed, and members' RESOLVED to submit the following additional comments to the Bewley Homes representatives:

The original master plan for the site did not include an additional entry onto Hyde End Road. A large junction improvement is being provided for Croft Gardens at a point sufficiently distant from other turnings. The revised design includes an additional entry onto Hyde End Road which is not coordinated with the junctions to Sussex Lane or Winston Close.

The parish council objects to outline planning applications for massing and layout being changed at full application level, specifically in respect of access.

The reason why the Croft Gardens junction is so heavily engineered is because it sits on the long sweeping section of Hyde End Road where it curves, and vehicles travelling along Hyde End Road from the Spencers Wood End, the visibility is limited, and the parish council is concerned that an additional turning is being suggested on a section where the visibility eastbound, or exiting turnings onto Hyde End Road, is poor.

There should be consideration of a speed reduction for Hyde End Road, to help mitigate any additional junctions.

15/PH/140 Schedule of deposited plans

160671	Land North of Church Lane, Three Mile Cross, RG7 1HB
Proposal	Full planning application for the re-implementation of access to field with entrance palisade gates and two demountable bollards (retrospective)
Planning Officer	Daniel Ray Comments by 25 May 2016
Comments	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.
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160791	236 Hyde End Road, Spencers Wood, RG7 1DH
Proposal	Householder application for the proposed erection of two storey side extension, a front bay window and a front porch
Planning Officer	Stefan Fludger Comments by 2 May 2016
Comment	We request use of materials in keeping with the existing frontage. We request that the planning officer confirm that there are no issues of overlooking or breach of privacy in relation to windows.
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160792	BP Garage, Basingstoke Road, Spencers Wood, RG7 1BA
Proposal	Application for advertisement consent for proposed erection of illuminated and non-illuminated signs, including 6 fascia signs, 2 hanging signs and 13 other signs
Planning Officer	Pooja Kumar Comments by 4 May 2016
Comment	We request for lit signage to only be lit during operating hours.
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160805	Culverwood House, Shinfield Road, Shinfield, RG2 9BE
Proposal	Full planning application for proposed erection of 1no two storey dwelling with attached garage
Planning Officer	Pooja Kumar Comments by 11 May 2016
Comment	We request that the planning application provide clarity on whether there is an intention to provide access for further development along this piece of Wilsford Close. If this is not the case, we request that the development be moved further south, to close off this option, or else be moved further north to make further access more practical.
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160850	102 Shirley Avenue, Reading, RG2 8TD
Proposal	Householder application for part single storey, part two storey rear extension to dwelling following demolition of existing single storey rear extension.
Planning Officer	Katie Herrington Comments by 12 May 2016
Comment	No comment
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160878	16 Elizabeth Rout Close, Spencers Wood, RG7 1DQ
Proposal	Householder application for the proposed erection of a detached garage
Planning Officer	Pooja Kumar Comments by 03 May 2016
Comment	The parish council does not support the pre-emptive removal of trees – per our draft Neighbourhood Development Plan. The parish council has concerns about the breaking up of the existing building line, the potential loss of light and visual amenity for the neighbouring house and request that if permission be granted, that additional boundary treatment be considered to improve the visual amenity. The parish council is concerned that the construction of a large detached garage will impede the open plan appearance of the area, and as such, we recommend that the application be refused.
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160925	7 Wilsford Close, Shinfield, RG6 4BP
Proposal	Householder application for the proposed erection of a first floor side extension and two storey rear extension
Planning Officer	Brett Beswetherick Comments by 25 May 2016
Comment	No comment
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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
Planning Officer	Brett Beswetherick Comments by 10 May 2016
Comment	The parish council feels that this extension must be carried out sympathetically to the existing building and adjoined property.
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160968	Glendene, Basingstoke Road, Spencers Wood, RG7 1AE
Proposal	Householder application for the proposed erection of a two storey side extension to dwelling, following demolition and removal of existing lean to, alteration to existing front garden to create 2no additional parking spaces
Planning Officer	Dariusz Kusy Comments by 10 May 2016
Comment	Shinfield Parish Council feels this is over development of a small plot.
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160982	Land to R/O 219 Hyde End Road, Spencers Wood, RG7 1BU
Proposal	Full application for the proposed erection of 1no 2xbed bungalow dwelling with associated access following demolition of existing store / shed.
Planning Officer	Mark Croucher Comments by 13 May 2016
Comment	No comment
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160988	211 Hyde End Road, Spencers Wood, RG7 1BU
Proposal	Householder application for the proposed two storey rear extension to existing dwelling plus new proposed front extension to apply timber/timber effect cladding to dormers
Planning Officer	Brett Beswetherick Comments by 12 May 2016
Comment	No comment
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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.
Planning Officer	Stefan Fludger Comments by 12 May 2016
Comment	Shinfield Parish Council believes this front development improves the visual appearance of the street scene, but we object in general to retrospective applications.
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160998	9 Coningham Road, Reading, RG2 8QP
Proposal	Householder application for the proposed erection of a single storey rear extension and conversion of existing garage to additional habitable accommodation
Planning Officer	Stefan Fludger Comments by 17 May 2016
Comment	No comment
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161007	16 Sevenoaks Drive, Spencers Wood, RG7 1AZ
Proposal	Householder application for the proposed single storey rear extension to the existing dwelling
Planning Officer	Stefan Fludger Comments by 16 May 2016
Comment	No comment
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161022	Calleva, Brookers Hill, Shinfield, RG2 9BX
Proposal	Householder application for the proposed erection of a first floor side dormer extension to dwelling
Planning Officer	Katie Herrington Comments by 17 May 2016
Comment	No comment
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161025	15 Beech Hill Road, Spencers Wood, RG7 1HL
Proposal	Householder application for the proposed erection of a single storey side/rear extension to dwelling
Planning Officer	Stephen Thwaites Comments by 13 May 2016
Comment	No comment
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161047	Land at Junction 11 of M4/A33, Basingstoke Road, Reading
Proposal	Consultation from Reading Borough Council for the following proposal: Replacement of 15m high monopole with new 15m high phase 4 monopole with shrouded antennas. Installation of 1no. additional equipment cabinet.
Planning Officer	Pooja Kumar Comments by 09 May 2016
Comment	No comment
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140.2 Late list plans:

160972	7 Lane End Close, Shinfield, RG2 9AS
Proposal	Application for a certificate of lawfulness for the proposed single storey rear extension to existing dwelling.
Planning Officer	Stephen Thwaites
Comment	Comments by 11 May 2016 Shinfield Parish Council feels this is over development of the site.

160990	1 Chrysanthemum Drive, Shinfield, RG2 9DQ
Proposal	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
Comment	Comments by Shinfield Parish Council objects to this proposal on the basis of over development of the site and lack of additional parking provision, given the proposal to add a further bedroom.

160999	9 Coningham Road, Reading, RG2 8QP
Proposal	Application for a certificate of lawfulness for the erection of a detached outbuilding
Planning Officer	Stefan Fludger
Comment	Comments by Shinfield Parish Council requests that no mains drainage be added to this development, to prevent its conversion to a separate dwelling at a later date.

161091	Former Ryeish Green School, Hyde End Lane, Ryeish Green, RG7 1ER
Proposal	Full application for the proposed installation of two modular classrooms and associated play areas on existing car park, to include canopy and access ramps. Formation of new car park access. Refurbishment of former 6 th form building to provide staff accommodation.
Planning Officer	Katie Herrington
Comment	Comments by 1 June 2016 Shinfield Parish Council supports this application. The Parish Council feels there needs to be consideration for how the site could be expanded if additional classrooms are required for the 2017 intake. The Parish Council suggests an appropriate scheme of car parking to facilitate drop-off and pick up by using the Leisure Centre Car Park.

161096	62 Clements Close, Spencers Wood, RG7 1HH
Proposal	Application for a certificate of lawfulness for the proposed erection of outbuilding in rear garden.
Planning Officer	Dariusz Kusyk
Comment	Comments by 23 May 2016 Shinfield Parish Council requests that no mains drainage be included, to prevent this development from being converted into a separate residential dwelling in the future.

140.3 List of plans approved:

160103	42 Skylark Way, Shinfield, RG2 9AJ
Proposal	Householder application for conversion of garage to habitable accommodation
Our comment	Shinfield Parish Council is concerned about the provision of car parking spaces identified for this property in relation to the increase in bedrooms from 2 to 4 and the loss of the garage.

160298	The Old Stables, Wellington Court, Spencers Wood, RG7 1BN
Proposal	Householder application for the proposed erection of a single storey rear extension to form conservatory
Our comment	No comment

160355	11 St Barnabas Road, Shinfield, RG2 8EE
Proposal	Application for a certificate of lawfulness for the proposed conversion of loft space to form habitable accommodation plus rear dormer window to dwelling as per plans 02 received on 25 February 2016
Our comment	No comment

160460	Martingales, Halls Lane, Shinfield, RG2 9BD
Proposal	Householder application for the proposed erection of a single storey side extension
Our comment	No comment

160508	61 Church Lane, Shinfield, RG2 9BY
Proposal	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension with roof lights.
Our comment	No comment

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

Our comment Shinfield Parish Council expresses concern that the plans for this cabin indicate the potential for use as a separate dwelling. The parish council has no objection to the size and massing of the cabin, but express concern that the inclusion of mains / foul drainage, there is potential that the building becomes an independent dwelling and requests that a condition of any planning approval be that foul drainage is not permitted.

160661 **Hunters End, Halls Lane, Shinfield, RG2 9BD**
Proposal Householder application for the proposed erection of a single storey rear extension to dwelling
Our comment No comment

Members asked the Deputy Clerk to follow up with the planning officer for application 160631, as two conditions identified in the officers' report have not appeared in the planning decision notice.

140.4 List of plans refused:

160242 **1 Chrysanthemum Drive, Shinfield, RG2 9DQ**
Proposal Application for a certificate of lawfulness for the proposed conversion of roof space to habitable accommodation to include side dormer extension.
Our comment SPC objects to this proposal on the basis of overdevelopment of the site and lack of additional parking provision, given the proposal to add a further bedroom.

140.5 List of plans withdrawn:

152814 **The Thatch, Church Lane, Three Mile Cross**
Proposal Householder application for the proposed conversion of existing garage/store to a home office and storage.
Our comment No comment

160609 **16 Sevenoaks Drive, Spencers Wood,**
Proposal 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
Our comment No comment

15/PH/141 **Enforcement**
There were no enforcement updates

15/PH/142 **Neighbourhood Development Plan progress report**
The P Hughes reported that details of three potential plan examiners have been forwarded to the parish council. He reported that members of the Neighbourhood Plan Steering Group have agreed, via email, to delegate the decision on recommending one of the examiners to Cllr P Hughes and the Deputy Clerk.

15/PH/143 **Highways, Street lighting and footpath matters**
143.1 The Deputy Clerk reported that two damaged street lanterns, previously approved for replacement, have been replaced with new LED lanterns – one on Hyde End Road and one on Falcon Avenue.
143.2 The Deputy Clerk reported that the junction changes at Hyde End Road / Basingstoke Road are scheduled to commence following the completion of works by British Telecom on the site, scheduled to finish at the end of July.
143.3 The Deputy Clerk reported that the changes to the junction of Tabby Drive and Basingstoke Road are scheduled to commence on 16 May and are expected to take two weeks to complete. There will be some off-peak works on Basingstoke Road to facilitate this work.
143.4 The Deputy Clerk reported that she has followed by on the topping-off of Hyde End Road at the junction of Croft Gardens, which was expected to be completed by the end of April.
143.5 Members asked the Deputy Clerk to liaise with Hochtief to determine whether any closures of Cutbush Lane are proposed to complete works on the relief road.
143.6 The Deputy Clerk reported on the Tree Preservation Order requested for the English Oak off Hyde End Road, in the land earmarked for development by Bewley Homes. She reported that a TPO request has previously been submitted to Wokingham Borough Council but as yet not determined. Members asked the Deputy Clerk to follow up on the matter.

15/PH/146 **Correspondence**

146.1 Members noted the following correspondence items:

- 146.1.1 Notice of TPO request
- 146.1.2 Notice of the submission of the West Berkshire Council Housing Site Allocation Development Plan Document (DPD) to the Secretary of State
- 146.1.3 Notice of Planning Appeal for application 152922 – Land r/o The Anchorage and The Oaks, Basingstoke Road, Three Mile Cross

15/PH/147 **Date of next meeting**

The Deputy Clerk noted the date for the next meeting as **Monday 23 May 2016**

The meeting ended at 22.15 hrs.

Action points:

Ref:	Action:	By whom:
140.3	Follow up with the planning officer for application 160631 regarding recommended conditions that are listed in the officers' report but do not appear on the decision notice	Deputy Clerk
143.5	Liaise with Hochtief regarding any proposed road closures on Cutbush Lane for completion of the Eastern Relief Road	Deputy Clerk
143.6	Follow up on a Tree Preservation Order (TPO) for the English Oak tree on land off Hyde End Road	Deputy Clerk

Planning stats:

Number of plans reviewed (Civic year to date)	168
Number of commented plans refused	7
Number of supported plans approved	45
Number of opposed plans approved	18