

DRAFT

Minutes of a meeting of the Planning and Highways Committee held on Thursday 25 February 2016 in the John Heggadon meeting room at Shinfield Parish Hall, commencing 19:30 hrs.

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

Attending: K Hughes (Assistant Clerk), B/Cllr Mr Thomas Rumble (Woolf Bond Planning), Mr Suki Jhheent (The Harris Partnership), Mr John Griffin (The Harris Partnership).

15/PH/109 Presentation on future proposals for development at Pulleyns, Church Lane, Shinfield

Mr Thomas Rumble and Mr Suki Jhheent gave a presentation to members on proposals for development of new cold storage areas at Pulleyns, Church Lane, Shinfield, including a new access road and new staff rest and office facilities.

Members discussed the proposals and asked about increased vehicle movements, and the nature of the staff accommodation.

Members requested further information on the drainage strategy, power supply and sustainability strategy and requested that renewable energy options be considered.

Members requested that additional road signage at the exit be considered, highlighting the need for large vehicles to exit the site by turning right.

Members expressed concern over the potential noise impact of the air lock section, located near the road and existing housing along Church Lane.

Mr Thomas Rumble, Mr Suki Jhheent and Mr John Griffin left the meeting at 20:20 hrs

Cllr Peer spoke to B/Cllr Haitham-Taylor about residents' concerns over changes to the Post Office in Spencers Wood.

15/PH/110 Gravel Extraction

Members discussed the proposals, presented at the previous meeting, for gravel extraction in the parish and Arborfield.

Members noted a letter of concern from a local resident over the proposals, and expressed concern over a significant quantity of additional vehicle movements associated with the removal of the gravel from site, the noise, vibration and dust created by the operation and the lack of any tangible benefit for the community over the proposals.

B/Cllr Haitham-Taylor left the meeting at 21:00 hrs.

15/PH/111 Apologies and declarations of members' interests

111.1 Apologies were received and accepted from Cllr Masood.

111.2 There were no declarations of members' interests.

15/PH/112 **Minutes of the previous meeting**

112.1 It was RESOLVED that the minutes of the meeting of 14 January 2016 were a correct record of the meeting, and these were signed by Cllr D Peer.

112.2 Matters arising:

112.2.1 Meeting with the University of Reading

Cllr P Hughes confirmed that he has a meeting scheduled with Nigel Frankland on 29th February and will discuss the Millworth Lane footpath to Langley Mead and the car park surface at Langley Mead.

112.2.2 Brookers Hill Car Parking

The Assistant Clerk confirmed she had spoken to the PCSOs about cars parked on the pavement in Brookers Hill and will follow up with them in the next week.

112.2.3 Spencers Wood Post Office Letter

The Assistant Clerk confirmed that this letter has been circulated to members and Cllr P Hughes requested that feedback and comments be sent to the Assistant Clerk. Members noted a number of minor changes and additions and asked the Assistant Clerk to make these.

112.2.4 Paperless planning proposals

The Assistant Clerk confirmed that a document on how to use the measuring tool on Adobe Acrobat has been sent to all members.

112.2.5 Real Time Travel Information at bus stops

The Assistant Clerk reported that RTI information at bus stops has been funded through developer contributions for the Church Lane stop, and for one other stop on Hollow Lane.

15/PH/113 **Schedule of deposited plans**

153258

Proposal

Marlborough House, Basingstoke Road, Spencers Wood

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.

- Additional / revised details received

Planning Officer

Andrew Chugg Comments by 25 February 2016

Our comment

Shinfield Parish Council objects to this development on the basis of insufficient parking. The borough's design guide and parking standards require 15 spaces for a development of this size, and these plans identify only 11 spaces.

160019

Proposal

37 Benham Drive, Spencers Wood

Householder application for the proposed erection of a two storey side extension.

Planning Officer

Stefan Fludger Comments by No details

Our comment

No comment

160103

Proposal

42 Skylark Way, Shinfield

Householder application for conversion of garage to habitable accommodation.

Planning Officer

David Maguire Comments by 10 March 2016

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.

160172

Proposal

Shinfield St Mary's C Of E Junior School, Chestnut Crescent, Shinfield, RG2 9EJ

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

Our comment Shinfield Parish Council objects to this application. The travel plan contains no objectives for improving sustainable travel for staff.

160183 Land West of Shinfield, West of Hyde End Road and Hollow Lane, South of Church Lane, Shinfield, Berkshire

Proposal 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

Our comment The road alignment from the School Green Roundabout to the Health Centre is not acceptable, as it does not respect the village centre planning workshops to support the new community centre (RBL site).
This does not show details of the future village centre or access to the new community centre car park.
It would be useful if the plans showed early implementation of some car parking.
We would proposed that all these roads be fitted with conservation kerbs to prevent pavement parking.
We note that the designs still include the bus route across the green space, which the parish council and local residents strongly object to.
We request that the developer has a parking management plan in place before the occupation of any residences.

160211 5 MereOak Orchard, Grazeley

Proposal 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

Our comment No comment

160242 1 Chrysanthemum Drive, Shinfield, RG2 9DW

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 Comments by 02 March 2016

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.

160261 2 Hollow Lane, Shinfield

Proposal 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

Our comment We request that the developer make up Oatlands road to an adoptable standard from the northern edge of the development to the Arborfield Road

160262 Mays Hill Lodge, Beech Hill Road, Spencers Wood, RG7 1HX

Proposal 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

Our comment No comment

160267 19 Salmon Close, Spencers Wood

Proposal Householder application for the proposed erection of a single storey rear orangery.

Planning Officer Rosie Rogers Comments by 07 March 2016

Our comment No comment

160298 The Old Stables, Wellington Court,

Proposal Householder application for the proposed erection of a single storey rear extension to form conservatory.

Planning Officer Dariusz Kusyk Comments by 14 March 2016
Our comment No comment

160311 **315 Hyde End Road, Spencers Wood**
Proposal Householder application for the proposed erection of a single storey front extension. Retrospective.

Planning Officer Stefan Fludger Comments by 14 March 2016
Our comment No comment

160341 **9 Wheatfields Road, Shinfield, RG2 9DG**
Proposal Application for prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.15m for which the maximum height would be 3.03m and the height of the eaves 2.75m.

Planning Officer Brett Beswetherick Comments by No details
Our comment No comment

160427 **Land to the south west of Ostlers & Lea Cottage, Kybes lane, Grazeley**
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.

Planning Officer Laura Callan Comments by 16 March 2016
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.

160433 **256 Shinfield Road,**
Proposal Consultation from Reading Borough Council for the following proposal change of use from retail (A1) to hot food takeaway (A5), including new kitchen extract kitchen.

Planning Officer Stephen Thwaites Comments by 29 February 2016
Our comment No comment

113.2 List of plans approved:

153002 **19 Elizabeth Rout Close,**
Proposal Householder application for the proposed erection of a single storey rear extension to dwelling.
Our comment No comment

153221 **3 Arborfield Road**
Proposal Householder application for the proposed erection of a single storey side/rear extension following the demolition of existing garage.
Our comment No comment

153351 **35 Skylark Way**
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 5.8m for which the maximum height would be 3m and the height of eaves 3m.
Our comment No comment

153497 **4 Uffcot Close**
Proposal Householder application for the proposed insertion of two windows in existing rear dormers and three roof lights to side and front elevation.
Our comment Shinfield Parish Council expresses concern that installation of dormer windows has gone ahead without planning permission, and has considerable concern about the impact of overlooking on the houses in Rushall Close. Shinfield Parish Council requests that the dormers be removed and replaced with Velux windows within the original roof line.

Cllr Peer requested, and members approved for the meeting to continue beyond 22:00 hrs

15/PH/114 Enforcement

Enforcement matters were reviewed and noted.

15/PH/115 Neighbourhood Development Plan progress report

The Assistant Clerk reported that the draft Neighbourhood Development Plan will go to the Wokingham Borough Council executive in March.

Printed copies of the plan will be distributed to all members.

15/PH/116 Highways, Street lighting and footpath matters

116.1 Cllr Grimes queries the new lights installed outside Croft Gardens on Hyde End Road, as they are white lights rather than the neighbouring yellow lights. It was noted that these new lights are likely to be LED lights, and all the street lighting across the parish will be upgraded to LED lighting over the next two years.

116.2 The Assistant Clerk was asked to obtain an update on the proposed plans for the Church Lane / Basingstoke Road junction.

116.3 Cllr P Hughes reported that Mr Ian Young is looking at the footpath from Church Lane / Deardon Way to School Green, and also the Millworth Lane footpath.

15/PH/117 Correspondence

Members noted the following:

117.1 Notice of a public enquiry for land at Stanbury House, Basingstoke Road

117.2 Planning appeal decision for 219 Hyde End Road, Spencers Wood

117.3 Request for wayleave consent for Southern Electric Power Distribution to install a power cable along the edge of School Green

15/PH/118 Date of next meeting

The Assistant Clerk noted the date for the next meeting as **Thursday 17 March 2016**

The meeting ended at 22.15 hrs.

Action points:

Ref:	Action:	By whom:
112.2.2	Follow up with Neighbourhood Policing Team on Brookers Hill parking issue	Assistant Clerk
112.2.3	Make proposed changes to SWPO letter	Assistant clerk
116.2	Obtain an update on proposals for Church Lane / Basingstoke Road junction	Assistant Clerk

Planning stats:

Number of plans reviewed (Civic year to date)	124
Number of commented plans refused	5
Number of supported plans approved	32
Number of opposed plans approved	17