

Clerk: Mrs S E Roberts Shinfield Parish Hall School Green Reading Berkshire RG2 9EH

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## 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 16 March 2017 at The John Heggadon Meeting Room, Shinfield Parish Hall, commencing 20:00 hrs.

Mrs S E Roberts, Clerk 9 March 2017

Members: Cllrs N Boyer, P Emment, A Grimes, P Hughes, D Lias, A Masood, D Peer.

## **Agenda**

#### 1. Public questions

To receive and consider public questions and comment.

#### 2. Apologies for absence and declarations of members' interests

- 2.1 To receive and consider acceptance of apologies.
- 2.2 To receive members declarations of interest relating to the business of the meeting.

#### 3. Minutes of the previous meeting

- 3.1 To consider approval of the minutes of 20 February 2017 as a correct record of the meeting (attached)
- 3.2 To receive information on matters arising from the minutes.

#### 4. Schedule of deposited plans

- 4.1 To receive and consider comments on a list of deposited plans at 9 March 2017.
- 4.2 To receive and consider comments on a list of plans received since publication of the agenda
- 4.3 To receive notice of planning decisions.

#### 5. Enforcement update

5.1 To receive an update on new and open enforcement items5.1.1To receive a report on open enforcement matters as at 08 March 2017

#### 6. Highways, street lighting and footpath matters

- 6.1 To receive information on highway and associated matters.
- 6.2 To receive information on street lighting matters
- 6.3 To receive information on footpath matters.6.3.1 Request for funding for a kissing gate for footpath 3 (Est. £400)

#### 7. Correspondence items

To consider correspondence items received:

- Consultation on the proposed West Berkshire District Council officer recommendation for the Stratfield Mortimer Neighbourhood Development to progress to referendum
- Notice of designation of the Burghfield Neighbourhood Development Plan.
- Licence variation request for Black Boy, Shinfield.
- Copy of resident's email re North of Church Lane RM application

#### 8. Date of next meeting

To confirm the date of the next meeting as Wednesday 12 April 2017



### Item 4.1 Schedule of deposited plans – 09 March 2017

170433 Bridge Farm, Reading Road, Arborfield, RG2 9HT

Proposal Full application for the proposed extraction and processing of approximately 3.6 million

tonnes of sand and gravel from a site of 190 HA, known as land south west of Bridge Farm, together with the erection of an aggregates processing plant, ready mix concrete plant and the provision of associated ancillary infrastructure and parking for HGVs and staff, with mixed restoration including importation of inert material to agriculture, lowland meadows and wetlands, proposed temporary diversion of public footpath 20 for

the duration of the operations.

Planning Officer Andrew Chugg Comments by 31 March 2017

170488 Ryeish Farm, Ryeish Lane, Spencers Wood, RG7 1EW

Proposal Householder application for the proposed two storey side/rear extension to dwelling

plus conversion of existing garage to habitable accommodation and single storey front

extension to form porch.

Planning Officer Dariusz Kusyk Comments by 22 March 2017

170510 The Oaks, Croft Road, Spencers Wood, RG7 1DR

Proposal Full application for the proposed erection of a replacement dwelling, following

demolition of existing bungalow

Planning Officer Katie Herrington Comments by 24 March 2017

170514 1 Holder Close, Shinifeld, RG2 9HQ

Proposal Householder application for the proposed erection of a single storey front porch

extension to the existing dwelling

Planning Officer Dariusz Kusyk Comments by 23 March 2017

170563 4 Arborfield Road, Shinfield, RG2 9DY

Proposal Householder application for the proposed erection of a single storey side / rear extension

with roof lights and a first floor rear extension to the existing dwelling plus insertion of a

porch canopy

Planning Officer Ade Balogun Comments by 3 April 2017

170568 2 Milsom Close, Shinfield, RG2 9DS

Proposal Householder application for the proposed erection of a single storey front extension and

erection of front and rear dormer extensions to dwelling.

Planning Officer Brett Beswetherick Comments by 3 April 2017

170577 60 Cutbush Lane, Shinfield, RG2 9AG

Proposal Householder application for the proposed erection of a single storey side/rear extension

to form orangery and insertion of a Juliet balcony to first floor rear elevation of the

existing dwelling.

Planning Officer Brett Beswetherick Comments by 29 March 2017

170599 266 Shinfield Road, Shinfield, RG2 8HG

Proposal Householder application for the proposed replacement of roof window on the first floor

with a dormer window extension in the front elevation plus erection of a new pitched

roof over front porch of the existing dwelling.

Planning Officer Ade Balogun Comments by 6 April 2017

170639 205 Hyde End Road, Spencers Wood, RG7 1BU

Proposal Householder application for the proposed replacement of flat roof with pitched tile roof

to the existing garage and carport.

Planning Officer Ade Balogun Comments by 6 April 2017

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## **Item 4.2 Planning decisions**

List of plans approved:

161920 Land rear of Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ

Proposal Full application for the proposed change of use of agricultural land to provide Suitable

Alternative Natural Greenspace (SANG) and associated access, car park, footpaths and

landscaping works.

Our comment No comment

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170043 Proposal Our comment	14 Egerton Road, Shinfield, RG2 8HQ Householder application for the proposed erection of a first floor extension to dwelling No comment
170050	36 Westlands Avenue, Shinfield, RG2 8EN
Proposal	Householder application for proposed erection of single storey rear extension to dwelling following demolition of existing rear outbuilding and erection of front porch extension.
Our comment	No comment .
170124	Cisco, 400 South Oak Way, Shinfield, RG2 6AD
Proposal	Advertisement consent application for the proposed erection of 1no internally illuminated Bayer logo sign.
Our comment	No comment

# **Item 4.2 Planning decisions**

# List of plans refused:

st or plans refused.	
Land End House, Shinfield, Road, RG2 9BB	
Full planning application for the proposed erection of 6no dwelling with associated landscaping and road layout on land north west of Lane End House.	
This development is only acceptable if the below policies comply with the requirements set out in the Shinfield Neighbourhood Development Plan.	
<ul> <li>Policies on parking standards (policy 5). Unit 1 requires at least one additional identified parking space.</li> </ul>	
<ul> <li>Drainage policy (Policy 8) - This site is at the top of the hill, and presently, rainwater cascades down the road during heavy rainfall.</li> </ul>	
<ul> <li>Tree retention (Policy 6) - The trees presently on the site represent both noise and visual barriers to the M4 motorway and the loss of these trees will be detrimental to the wider community.</li> </ul>	
Shinfield Parish Council queries the access to the site, which appears to remove a section of grass area, which is currently maintained by Shinfield Parish Council.	
Culverwood House, Shinfield Road, Shinfield, RG2 9BE	
Full planning application for the erection of a single detached dwelling with integral garage	
The proposed development would denude, not enhance the Green Route, it will not facilitate the maintenance or enhance the high quality of the current environment, and would have a detrimental effect upon the sylvan landscape and reduce the flora on the site. The proposal would therefore be contrary to policies CP1 and CP3 of the adopted Core Strategy and policy TB06 of the MDD Local Plan.	