

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 Emmet, 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 items
 - 5.1.1 To 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 Proposal	Bridge Farm, Reading Road, Arborfield, RG2 9HT 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 Proposal	Ryeish Farm, Ryeish Lane, Spencers Wood, RG7 1EW 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 Proposal	The Oaks, Croft Road, Spencers Wood, RG7 1DR 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 Proposal	1 Holder Close, Shinifield, RG2 9HQ 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 Proposal	4 Arborfield Road, Shinifield, RG2 9DY 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 Proposal	2 Milsom Close, Shinifield, RG2 9DS 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 Proposal	60 Cutbush Lane, Shinifield, RG2 9AG 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 Proposal	266 Shinifield Road, Shinifield, RG2 8HG 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 Proposal	205 Hyde End Road, Spencers Wood, RG7 1BU 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

Item 4.2 Planning decisions

List of plans approved:

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

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
Proposal
Our comment

36 Westlands Avenue, Shinfield, RG2 8EN
Householder application for proposed erection of single storey rear extension to dwelling following demolition of existing rear outbuilding and erection of front porch extension.
No comment

170124
Proposal
Our comment

Cisco, 400 South Oak Way, Shinfield, RG2 6AD
Advertisement consent application for the proposed erection of 1no internally illuminated Bayer logo sign.
No comment

Item 4.2 Planning decisions

List of plans refused:

163327
Proposal
Our comment

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.

- Policies on parking standards (policy 5). Unit 1 requires at least one additional identified parking space.
- Drainage policy (Policy 8) - This site is at the top of the hill, and presently, rainwater cascades down the road during heavy rainfall.
- 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.

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.

163563
Proposal
Our comment

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.
