

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 Monday 20 February 2017 at The John Heggadon Meeting Room, Shinfield Parish Hall, commencing 19:30 hrs.

Mrs S E Roberts, Clerk
10 February 2017

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

Agenda

1. **To receive an update report from Mr Ian Young on footpath matters**
2. **Public questions**
To receive and consider public questions and comment.
3. **Apologies for absence and declarations of members' interests**
 - 3.1 To receive and consider acceptance of apologies.
 - 3.2 To receive members declarations of interest relating to the business of the meeting.
4. **Minutes of the previous meeting**
 - 4.1 To consider approval of the minutes of 30 January 2017 as a correct record of the meeting (attached)
 - 4.2 To receive information on matters arising from the minutes.
5. **Schedule of deposited plans**
 - 5.1 To receive and consider comments on a list of deposited plans at 10 February 2017.
 - 5.2 To receive and consider comments on a list of plans received since publication of the agenda
 - 5.3 To receive notice of planning decisions.
6. **Enforcement update**
 - 6.1 To receive an update on new and open enforcement items
 - 6.1.1 To receive a report on open enforcement matters as at 06 February 2017
 - 6.1.2 To receive a report on recent enforcement items closed as at 06 February 2017
7. **Highways, street lighting and footpath matters**
 - 7.1 To receive information on highway and associated matters.
 - 7.2 To receive information on street lighting matters
 - 7.3 To receive information on footpath matters.
8. **Correspondence items**
To consider correspondence items received:
 - Planning appeal notification for 160982 – Land rear of 219 Hyde End Road, Spencers Wood
 - Planning appeal decision for 161522 – Mallards, Basingstoke Road, Spencers Wood
 - Street naming and numbering notification for flats at 2 Hollow Lane
 - Street naming and numbering notification for Loddon Court Farm Park, Spencers Wood.
 - Wokingham Borough Council Adopted Regulation 123 List Document – Jan 2017
 - Notice of Local Plan Training at Shute End – Monday 27 March 2017
9. **Date of next meeting**
To review the date of the next meeting and consider rescheduling from 27 March 2017 (see above correspondence item for Shute End Local Plan Training)

Item 5.1 Schedule of deposited plans – 10 February 2017

161316 Proposal	Land adjacent to 6 Wilsford Close, Lower Earley, TREE WORKS APPLICATION. TPO 627/1993 Application to T1, T2 & T3 (Oaks). Selectively reduce in lateral spread to provide 2m clearance of the building.	Planning Officer	Stephen Thwaites	Comments by	No date specified
163454 Proposal	19 Salmon Close, Spencers Wood, TREE WORKS APPLICATION: TPO NUMBER 131/1977 Application to tree known as T1 - reduce height by 4.5m to previous reduction points. Reduce lateral spread by 2m all round to achieve finished height of 15m and spread of 11m. T2 Black Walnut - reduce height by 5m, reduce lateral spread by 2m to clear property to achieve finished height of 15m and canopy spread of 11m.	Planning Officer	Brett Beswetherick	Comments by	No date specified
163611 Proposal	Yew Tree Farm, Beech Hill Road, Spencers Wood Full application for the proposed change of use of building from Nursery School to dwelling house (C3) use.	Planning Officer	Daniel Ray	Comments by	6 March 2017
170030 Proposal	Gemini Technology Ltd, Unit 5 Wellington Industrial Estate, Basingstoke Road, Spencers Wood, RG7 1AW Full application for the proposed erection of a single storey rear extension.	Planning Officer	Pooja Kumar	Comments by	17 February 2017
170035 Proposal	Land to the west of Shinfield Reserved Matters application for a two form entry (2FE) primary school, including all hard and soft play areas, school car parking, attenuation pond (habitat area), landscaping and associated drop off car parking.	Planning Officer	Christopher Howard	Comments by	20 February 2017
170138 Proposal	Mays Farm, Hyde End Lane, Ryeish Green, RG7 1EP Full application for the proposed change of use of existing building from agriculture to B1C ancillary storage.	Planning Officer	Katie Herrington	Comments by	23 February 2016
170176 Proposal	Solar Farm at Sheepbridge Court Farm, Spencers Wood Application to vary condition 14 of planning consent F/2014/1495 to extend the time limit by 11 years from approved 25 years to 36 years, expiring 4/12/2051 and including additional safeguarding measures for removal.	Planning Officer	Graham Vaughan	Comments by	27 February 2017
170189 Proposal	22 Conningham Road, Shinfield, RG2 8QP Householder application for the proposed erection of a replacement tiled pitched roof to existing garage and internal structural alterations.	Planning Officer	Chris Kempster	Comments by	27 February 2017
170198 Proposal	6 Teal Grove, Shinfield, RG2 9AZ Full application for change of use of land from amenity land to residential car parking (retrospective)	Planning Officer	Katie Herrington	Comments by	28 February 2017
170231 Proposal	23 Fairmead Road, Shinfield, RG2 9DL Householder application for the proposed single storey rear extension to existing dwelling	Planning Officer	Stephen Thwaites	Comments by	3 March 2017
170281 Proposal	14 The Manor, Shinfield, Wokingham RG2 9GP Householder application for the proposed erection of a single storey rear extension following demolition of existing conservatory and rear bay window.				

Planning Officer	Brett Beswetherick	Comments by	7 March 2017
170284	5 Hawthorn Cottages, Pump Lane, Grazeley, RG7 1JX		
Proposal	Householder application for the proposed two storey side extension and single storey rear extension to dwelling		
Planning Officer	Stephen Thwaites	Comments by	7 March 2017
170296	4 Grazeley Road, Three Mile Cross, Wokingham, RG7 1BJ		
Proposal	Householder application for the proposed erection of a single storey side extension to form a rear snug area and a single garage, with associated dropped kerb.		
Planning Officer	Rosie Rogers	Comments by	8 March 2017

Item 5.2 Planning decisions

List of plans approved:

162876	6 Skylark Way, Shinfield, RG2 9AJ
Proposal	Householder application for the proposed conversion of existing loft space to additional habitable accommodation, to include a side facing dormer extension and 4no roof lights
Our comment	Shinfield Parish Council feels this is overdevelopment on an already constrained site. If approved, the council request that the window be of obscured glass, to prevent any overlooking of number 4.
162915	Shinfield Court, Church Lane, Three Mile Cross, RG7 1HB
Proposal	Full planning application for the demolition of existing derelict farm buildings and erection of a new build Montessori nursery, new build community use studio, new café with kitchen plus new car parking and vehicle access
Our comment	Shinfield Parish Council welcomes the development of a new Montessori nursery, but requests that the planning officer ensure that there is sufficient onsite parking to ensure that at no time parking is required on Church Lane, and that there be no waiting of vehicles along Church Lane.
163475	90 Oatlands Road, Shinfield, RG2 9DN
Proposal	Householder application for the proposed garage extension and new roof over existing garage
Our comment	No comment

Item 5.2 Planning decisions

List of plans refused:

162732	Land Rear Of Diana Close, Spencers Wood
Proposal	Full application for the proposed erection of 24 dwellings with associated access, landscaping and parking.
Our comment	Shinfield Parish Council objects to this application on the basis that the site is outside the development area as defined in the Managing Development Delivery Plan and the emerging Neighbourhood Plan.
163287	Land to the rear of 27-29 The Square, Spencers Wood, RG7 1BS
Proposal	Full application for the proposed erection of 2no detached dwellings
Our comment	Shinfield Parish Council requests additional provision of parking for number 29, to mitigate the loss of available on-street parking caused by the insertion of an access road to this development. We request that the external finish of the new builds be designed in keeping with the neighbouring period cottages, in accordance with policy 2, item (1) of the Neighbourhood Development Plan, including the use of patterned brick works.
163346	Mallards, Basingstoke Road, Spencers Wood, RG7 1AD
Proposal	Application to vary condition 2 of planning consent F/2014/1372 for the erection of part single, part two storey extensions and alteration to the roof of existing dwelling and post office to form extended post office and retail area at ground floor level, with a three bedroom flat at first floor level. Condition 2 relates to approved details, the new plan seeks permission for the rear single storey roof height to remain as built. (Retrospective).
Our comment	The existing building as it stands breaches the identified maximum height and is to the detriment to the neighbouring property. The height of the building should be reduced to

meet the original approved planning specification. The Parish Council objects to the principle of retrospective planning applications. The works to rectify the height issue should be carried out as soon as possible.

163493

Proposal

229a Hyde End Road, Spencers Wood, RG7 1BU

Prior approval submission for the conversion of existing offices (use class B1(a) to 4no, 2 bed flats).

Our comment

Shinfield Parish Council feels this proposal is unacceptable for the following reason:

- The loss of usable employment space
- Concern over the impact of noise and cooking smells on the neighbouring properties with the kitchens directly opening onto the adjoining properties.
- The size of windows for the lounges to the upstairs properties, currently located at the rear, which will make the rooms underlit (it is unclear whether the existing roof lights are being retained).

The Parish Council requests that the design be reconsidered, to locate the lounges to the front of the upstairs flats.
