

Minutes approved on:	
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DRAFT

Minutes of a meeting of the Planning and Highways Committee held on Monday 09 January 2017 in the John Heggadon meeting room at Shinfield Parish Hall, commencing 19:30 hrs.

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

Attending: K Hughes (Deputy Clerk), Mr D Lias (resident).

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

111.1 There were no apologies for absence as all members were present.

111.2 There were no declarations of members' interests.

16/PH/112 Minutes of the previous meeting

112.1 It was RESOLVED that the minutes of the meeting of 22 December 2016 were a correct record of the meeting, subject to the addition of 'Meeting with neighbouring parishes' to item 104.2.2 and these were signed by Cllr Peer.

112.2 Matters arising:

112.2.1 Development meeting with WBC officers at Shute End

Cllr Peer noted that the issue of development creep between Spencers Wood and Swallowfield, and along the western side of the A33 had not been discussed at the meeting.

112.2.6 Shinfield Meadows flags and stone walls

The Deputy Clerk reported that the enforcement team had been contacted regarding the flags and stone walls, but that no response has yet been received.

16/PH/113 Deposited plans:

163204 **11 Salmon Close, Spencers Wood, RG7 1EG**
 Proposal Householder application for the proposed erection of a first floor extension, conversion of existing garage to additional habitable accommodation, including replacement of existing roof with part pitched, part flat roof and replacement of hanging tiles with UPVC cladding.
 Planning Officer Christine Phillips Comments by 19 January 2017
 Comment No comment

163297 **500 South Oak Way, Shinfield, RG2 6UE**
 Proposal Application to remove limb growing against light pole to Oak Tree known as T1, remove smaller secondary growth to clear overhead lighting to Oak Tree known as T2, and prune secondary growth by 2-3 metres to clear generator to Oak Tree known as T3.
 Planning Officer Stephen Thwaites Comments by Unknown
 Comment No comment

163327 **Lane End House, Shinfield Road,**
 Proposal Full planning application for the proposed erection of 6no dwellings with associated landscaping and road layout on land north west of Lane End House.
 Planning Officer Sara De Barros Comments by Unknown
 Comment 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.

163346
Proposal
Mallards, Basingstoke Road, Spencers Wood
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).
Graham Vaughan Comments by 13 January 2017
Planning Officer 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.

163389
Proposal
Gravelley Bridge Farmhouse, Grazeley
Full planning application for proposed demolition of existing residential letting accommodation and ancillary buildings and the erection of a 3no.bedroom detached dwelling.
Graham Vaughan Comments by 17 January 2017
Planning Officer Comment
Shinfield Parish Council feels this is an acceptable development and complies with policy 1 of the Shinfield Neighbourhood Development Plan as it redevelops a site and utilises sustainable technology.

163457
Proposal
Land north of Croft Road, west of Hyde End Lane, south of Ryeish Lane and east of Clares Green Road.
Reserved Matters application pursuant to Outline Planning Consent O/2013/0346 for the primary infrastructure phase including Spine Road, Suds Ponds, Foul and Surface Water Drainage and Associated Landscaping.
Chris Howard Comments by Unknown
Planning Officer Comment
Shinfield Parish Council requests that the use of conservation kerbs be utilised (as per Shinfield Neighbourhood Development Plan policy 5(4))

163475
Proposal
90 Oatlands Road, Shinfield
Householder application for the proposed garage extension and new roof over existing garage.
Brett Beswetherick Comments by 11 January 2017
Planning Officer Comment
No comment

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.
Dariusz Kusyk Comments by 18 January 2017
Planning Officer 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.

163561
Proposal
Land adjacent to Grange Lodge, Cutbush Lane, RG2 9AL
Full planning application for the erection of two detached dwellings with access and parking
Katie Herrington Comments by 1 February 2017
Planning Officer Comment
This development is only acceptable if it complies with the requirements set out in the Shinfield Neighbourhood Development Plan.

- Policies on parking standards (policy 5). With no garages, the provision of 2

spaces for each of these large dwellings, and no provision of visitor parking, is insufficient.

- Tree retention (Policy 6) - The trees presently on the site represent both noise and visual barriers to Cutbush Lane and the loss of these trees will be detrimental to the street scene.

The design statement specifies that the houses will be built with 'all relevant energy efficiency measures and renewable sources of energy' but lacks any detail on what these measures are.

Contrary to the comment in the Design Statement – this is located in the South of M4 SDL, and not the North Wokingham SDL (though you can build it there instead if you wish)

163563	Culverwood House, Shinfield Road, Shinfield, RG2 9BE
Proposal	Full planning application for the erection of single detached dwelling with integral garage
Planning Officer	Stephen Thwaites
Comment	Comments by 3 February 2017 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.

113.2 Planning decisions: Approvals

162499	42 Skylark Way, Shinfield, RG2 9AJ
Proposal	Householder application for proposed erection of 3no rear dormer extensions plus conversion of existing loft space to habitable accommodation.
Our Comment	Shinfield Parish Council feels that this application can only be deemed acceptable if additional parking is provided, to reflect the change from a 2 bedroom to 3 bedroom property.

163211	Long Garden, Shinfield Road, Shinfield, RG2 9BE
Proposal	Householder application for the proposed erection of a single storey rear extension with roof lanterns, conversion of existing habitable space at the front of the dwelling to a garage plus changes to fenestration.
Our Comment	No comment

16/PH/114 **Enforcement**
The Deputy Clerk noted that there were no enforcement updates to report on.

16/PH/115 **Local Plan Update**
The Deputy Clerk reminded members of a meeting on 12 January to discuss the Grazeley Garden Settlement proposal. Members discussed the matter.

The Deputy Clerk reported on a meeting scheduled for 1st February, to discuss the Grazeley proposal with the neighbouring parishes.

The Deputy Clerk thanked members who had forwarded site feedback and will circulate the spreadsheet of responses received so far.

16/PH/116 **Highways, Street lighting and footpath matters**
Cllr P Hughes reported that the options considered a few years previously had been passed to Cllr Hewett, to discuss with the local resident and report back on. The Deputy Clerk reported that she was investigating the original TRO restricting access to Church Lane.
Cllr P Hughes asked the Deputy Clerk to determine the triggers for delivery of the traffic calming measures proposed within the South of Croft Road development, for the Basingstoke Road.

16/PH/117 **Correspondence**
The following correspondence items were noted:

- WBC Transport Plan Workshop – Transport vision to 2036 scheduled for Wednesday 25 January from 19:00 – 20:00 hrs in the David Hicks Room at Shute End. Members were asked to advise the Clerk or Deputy Clerk if they wish to attend.

16/PH/118 **Date of next meeting**

The Deputy Clerk noted the date for the next meeting as **Monday 30 January 2017**

The meeting ended at 21.40 hrs.

Action points:

Ref:	Action:	By whom:
115	Circulate the responses received to date on the local plan update sites	Deputy Clerk
116	Follow up on the development trigger for the Basingstoke Road traffic calming measures	Deputy Clerk
117	Advise the Clerk or Deputy Clerk if you wish to attend the WBC Transport Plan Workshop meeting	All members

For follow up:

Ref:	Action:	When?	By whom:
85.2.1	Speed monitoring and speed limit reductions	Next newsletter	Deputy Clerk
85.2.3	Identify areas requiring parking enforcement	Spring 2017	All members

Planning stats:

Number of plans reviewed (Civic year to date)	117
Number of supported plans approved	57
Number of opposed plans approved	9