

Minutes approved on:	
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## **DRAFT**

### **Minutes of a meeting of the Planning and Highways Committee held on Thursday 16 March 2017 in the John Heggadon meeting room at Shinfield Parish Hall, commencing 20:10 hrs.**

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

Attending: K Hughes (Deputy Clerk), Mr M Prosser (Resident), Mr and Mrs Rehill (Residents).

#### **16/PH/139 Public questions**

Mr Prosser and Mr Rehill reported concerns over the gravel extraction proposal for Bridge Farm, Arborfield.

The following points were raised:

- Concern that vehicle movements excluded those required for additional services to the site such as fuel deliveries, maintenance etc.
- A restriction on articulated vehicles on Hyde End Road, particularly in relation to plans for the use of Hyde End Farm during the initial construction phase of the quarry works.
- Lack of clarity over the length of time access via Hyde End Farm will be required
- Concern over the fragility of the water pipes on Hyde End Road.

*Residents left the meeting at 20:37 hrs*

#### **16/PH/140 Apologies and declarations of members' interests**

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

140.2 There were no declarations of members' interests.

#### **16/PH/141 Minutes of the previous meeting**

141.1 It was **RESOLVED** that the minutes of the meeting of 20 February 2017 were a correct record of the meeting, and these were signed by Cllr Peer.

##### **141.2 Matters arising:**

###### **141.2.1 Development impacts on the footpath network**

The Deputy Clerk reported that a meeting to review the footpaths and approved development sites had been held, and a letter has been sent to WBC asking for further consideration of footpaths during the development process.

The Deputy Clerk reported on the current situation with footpath 20, and Cllr Emment raised concern about the lower end of the path.

###### **141.2.2 Speed limit reduction petition**

Members requested that the Deputy Clerk contact the schools to ask that the speed limit reduction petition be included in the schools' newsletters

###### **141.2.3 Bus stop on Hollow Lane**

The Deputy Clerk reported that this action is still outstanding.

**Deposited plans:**

**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

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Members reviewed the above application. Following discussion, the Deputy Clerk was asked to review the resident comments on the application, and to circulate the comments proposed at this meeting, and a summary of residents' comments, to members for review and approval, prior to submission to WBC.

**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  
Comment No comment

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**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  
Comment No comment

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**170514**  
Proposal  
**1 Holder Close, Shinfield, 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  
Comment No comment

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**170563**  
Proposal  
**4 Arborfield Road, Shinfield, 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  
Comment No comment

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**170568**  
Proposal  
**2 Milsom Close, Shinfield, 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  
Comment No comment

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**170577**  
Proposal  
**60 Cutbush Lane, Shinfield, 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  
Comment No comment

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**170599**  
Proposal  
**266 Shinfield Road, Shinfield, 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  
Comment No comment

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**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

Comment No comment

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#### 142.2 Planning decisions: Approvals

<b>161920</b> Proposal	<b>Land rear of Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ</b> 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
<b>162829</b> Proposal	<b>Land north of Church Lane, Church Lane, Three Mile Cross</b> Application for Reserved Matters application for 175 dwellings including internal access roads, garages, parking places, open spaces, allotments, multi-use games area (MUGA) and locally equipped area of play
Our Comment	Shinfield Parish Council request that a residential 20 MPH zone be created for the development from the outset. The Parish Council requests that parking enforcement be managed by the developer from first occupation, until the roads are adopted by the Borough Council.
<b>170039</b> Proposal	<b>17 Hyde End Road, Shinfield, RG2 9EP</b> Householder application for proposed erection of part single, part two storey rear and side extensions including single storey front extension including widening of gable fronted porch and internal alterations.
Our Comment	No comment
<b>170050</b> Proposal	<b>36 Westlands Avenue, Shinfield, RG2 8EN</b> 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
<b>170124</b> Proposal	<b>Cisco, 400 South Oak Way, Shinfield, RG2 6AD</b> Advertisement consent application for the proposed erection of 1no internally illuminated Bayer logo sign.
Our Comment	No comment
<b>170189</b> Proposal	<b>22 Coningham Road, Shinfield, RG2 8QP</b> Householder application for the proposed erection of a replacement tiled pitched roof to existing garage and internal structural alterations.
Our comment	No comment

#### 142.3 Planning decisions: Refusals

<b>163327</b> Proposal	<b>Land End House, Shinfield, Road, RG2 9BB</b> Full planning application for the proposed erection of 6no dwelling with associated landscaping and road layout on land north west of Lane End House.
Our comment	This development is only acceptable if the below policies comply with the requirements set out in the Shinfield Neighbourhood Development Plan. <ul style="list-style-type: none"><li>• Policies on parking standards (policy 5). Unit 1 requires at least one additional identified parking space.</li><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><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.
<b>163563</b> Proposal	<b>Culverwood House, Shinfield Road, Shinfield, RG2 9BE</b> Full planning application for the erection of a single detached dwelling with integral garage
Our comment	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.

16/PH/143 **Enforcement**

The Deputy Clerk tabled an update report on open enforcement matters.

16/PH/144 **Highways, Street lighting and footpath matters**

144.1 Cllr P Hughes expressed concern over the height of the new street lighting columns on the West of Shinfield Development, and asked the Deputy Clerk to follow up with WBC on the matter.

144.2 The Deputy Clerk reported on a request from the Shinfield Volunteer Group for funds for a kissing gate to replace a stile on footpath 3. Following discussion, members approved the request from the 2017/18 footpath budget.

*Cllr Peer requested permission from members to continue the meeting beyond 10pm. Members agreed.*

16/PH/145 **Correspondence**

145.1 The following correspondence items were noted:

145.1.1 Consultation on the proposed West Berkshire District Council officer recommendation for the Stratfield Mortimer Neighbourhood Development to progress to referendum

145.1.2 Notice of designation of the Burghfield Neighbourhood Development Plan

145.1.3 Licence variation request for Black Boy, Shinfield

145.1.4 Copy of resident's email re North of Church Lane RM application

145.1.5 WBC 2015/16 monitoring report

16/PH/146 **Date of next meeting**

The date of the next meeting was confirmed as Thursday 4 May 2017

*The meeting ended at 22.05 hrs.*

**Action points:**

Ref:	Action:	By whom:
141.2.2	Contact local schools to ask to promote the speed reduction petition	Deputy Clerk
141.2.3	Investigate when the proposed move of the northbound Hollow Lane bus stop at School Green is scheduled for	Deputy Clerk
142	On application 170433 (Bridge Farm, Reading Road, Arborfield) - review resident comments, summarise and send, with agreed comments, to members for review and approval	Deputy Clerk
144.1	Follow up with WBC re street light column height on Shinfield West development	Deputy Clerk

**For follow up:**

Ref:	Action:	When?	By whom:
85.2.3	Identify areas requiring parking enforcement	Autumn 2017	All members

**Planning stats:**

Number of plans reviewed (Civic year to date)	157
Number of supported plans approved	72
Number of opposed plans approved	10