

Minutes approved on:	
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DRAFT

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

Present: Cllrs P Emmet, A Grimes, P Hughes, D Lias, A Masood, D Peer.

Attending: K Hughes (Deputy Clerk), Mr I Young (Resident).

16/PH/119 **Co-option of Cllr Lias**

Members proposed, seconded and Cllr Lias was duly co-opted to the committee for the remainder of the civic year.

16/PH/120 **Footpaths report**

Mr Ian Young gave a report on the situation with footpath 20, running from Ryeish Green pitches to Three Mile Cross, and the impact that development works are having on the footpath.

He reported on a site visit with the Deputy Clerk and the flooding and footpath officers from Wokingham Borough Council, and noted that the Borough Council is expected to respond with solutions to the situation within 2 weeks.

The Deputy Clerk reported on a suggestion to review the known development parcels and consider any other footpaths that works are likely to impact, to ensure these issues are raised to Wokingham Borough Council ahead of the commencement of works. Cllr Peer asked to be involved in this review process.

Mr Ian Young was asked to return and report to the committee at the next meeting, scheduled for 20th February.

Mr Young left the meeting at 19:55 hrs

16/PH/121 **Public questions**

There were none.

16/PH/122 **Apologies and declarations of members' interests**

122.1 Apologies were received and accepted from Cllr Boyer.

122.2 Cllr Grimes declared an interest in application 161255, due to the proximity of the site to his residence.

16/PH/123 **Minutes of the previous meeting**

123.1 It was RESOLVED that the minutes of the meeting of 09 January 2017 were a correct record of the meeting, and these were signed by Cllr Peer.

123.2 Matters arising:

123.2.1 Responses on the Call for sites

The Deputy Clerk confirmed that responses received from members had been circulated to the committee, and have been sent to Wokingham Borough Council, with exception to one final set of comments received from Cllr Grimes, which will be sent on to the Borough Council.

123.2.2 Basingstoke Road Traffic Calming Measures

The Deputy Clerk reported that no response had been received on a request for the development trigger for the traffic calming works. The Deputy Clerk was asked to follow up on this again.

123.2.3 Wokingham Transport Plan workshop

Cllr Grimes noted that he and Cllr Lias had attended this workshop, and will report later in the meeting.

123.2.4 Civil Parking Enforcement

Cllr Peer reported that she had attended the recent Borough Parish Liaison Forum and had received a presentation from Wokingham Borough Council on the progress of adopting Civil Parking Enforcement. She reported that this was now anticipated in the autumn of 2017, and that town and parish councils would be able to 'buy in' these services from WBC.

123.2.5 Shinfield Parish Neighbourhood Development Plan

Cllr P Hughes reported that the plan was 'made' by Wokingham Borough Council at their Executive Meeting on 26th January, and that it will come into legal force on Friday 3rd February 2017.

The Deputy Clerk reported on the response received from Wokingham Borough Council regarding the use of the Neighbourhood Plan for determining the Reserved Matters elements of planning applications already approved in outline:

The principle of development has been established by the outline application, but the current determination concerning the details of the development can and will need to consider the Shinfield Parish Neighbourhood plan as this will officially form part of the council's development plan from February 3rd.

We have already advised Development Management officers that, given that the plan has been Independently Examined and supported by the community of Shinfield (as the referendum result has made clear) it should be given full weight as a key material consideration in the determination of all planning applications even prior to the formal adoption.

Members thanked Cllr P Hughes and the Deputy Clerk for the work carried out to complete the plan.

Cllr Masood left the meeting at 20:20 hrs

16/PH/124

Deposited plans:

161255

Proposal

Land North of Hyde End Road, Spencers Wood

Full application for the proposed erection of 32no dwellings with associated vehicular access, parking and landscaping

Planning Officer

Chris Howard

Comments by

10 February 2017

Comments

This application will be deemed acceptable by Shinfield Parish Council, if:

- The access to the site is as per the original site masterplan, via the north of the site. The Parish Council deems an additional off-set junction onto Hyde End Road as potentially dangerous and unnecessary.
- Boundary treatment should be designed to best protect the neighbouring property (Fullbrooks) – see policy 2 of the Shinfield Neighbourhood Plan.
- Policy 5 of the Neighbourhood Plan, regarding parking provision, garage dimensions and use of features to deter on-pavement and on-verge parking be adhered to.

163609

Proposal

Thames Valley Science Park, Land north of Cutbush Lane, East of Shinfield Eastern Relief Road

Outline planning application for Phase 2 of the Thames Valley Science Park comprising up to 57,110sqm research and development and innovation floor space (with occupancy restricted by a Gateway policy) inclusive of up to 5,711 sqm of amenity and supporting uses and an energy centre (all matters reserved except access to the site).

Planning Officer Christine Phillips Comments by 15 February 2017
 Comments Shinfield Parish Council requests that the boundary treatments to the site be more appropriate, and in keeping with the existing surrounds of the Loddon Valley. The site is currently very visually dominant from a number of local vantage points, and Shinfield Parish Council believes that the boundary treatment on the southern edge of the site should be more substantial (taller and denser). Whilst the Parish Council recognises that this site will never be 'in keeping' with its neighbouring surroundings, the site could be made more discreet from within the village, whilst maintaining a more prominent visual advantage from the M4.

163635 **Etudie Litanjus, 8 Sussex Lane, Spencers Wood, RG7 1BY**
 Proposal Householder application for the proposed raising of part of the roof to create habitable space with front and rear dormer extensions to the existing dwelling
 Planning Officer Christine Phillips Comments by 15 February 2017
 Comment No Comment

170008 **Land at the southernmost entrance of the approved Shinfield West Development, Hyde End Road**
 Proposal Full planning application for temporary planning permission for a period of five years for the erection of 4no dry stone wall gateways at the entrance to development from Hyde End Road and the entrance from the access road (2.5m in length, 300mm in width and 1200mm in height with piers of 750mm by 750mm and 1500m in height) and landscaping and metal railings to the front of the Sales and Marketing Suite (retrospective).
 Planning Officer Chris Kempster Comments by 17 February 2017
 Comment Shinfield Parish Council feels that the entrance way to the new development is not in keeping with the neighbouring surroundings. This would be acceptable as a permanent feature, if rebuilt in bricks similar to those used within the development. See policy 2 of the Shinfield Neighbourhood Development Plan.

170010 **Land north of Croft Road, west of Hyde End Lane, north and south of Ryeish Lane, East of Clares Green Road, Spencers Wood**
 Proposal Reserved Matters application pursuant to Outline Planning Consent (O/2013/0346) for 363 dwellings including internal access roads, garages, parking spaces, SuDS attenuation, open space, Play Areas and associated landscaping enhancements.
 Planning Officer Chris Howard Comments by 10 February 2017
 Comments Shinfield Parish Council requests that the developer confirms that the proposals within this Reserved Matters application meet the requirements of the Shinfield Neighbourhood Development Plan. It will be deemed acceptable if:

- The proposal for the secondary street, currently showing as 4.8m wide and designated as a two-way bus route, and principal access route to the school, and to which Shinfield Parish Council strongly objects, should be redesigned as a primary street. The current design is in abject denial of the current situation experienced at virtually every single primary school within the borough, where school drop-off and pick up parking creates significant additional on-street parking pressure on local roads [SPC NHDP Policy 4].
- Measures to restrict on-pavement and on-verge parking within the designated bus-route be incorporated. The Parish Council is particularly concerned about the siting of apartments along the secondary road, many of which will only be provided with 1 allocated parking space, and which are likely to lead to significant on-street parking along the narrowest section of road, which is proposed to be a two-way bus route [SPC NHDP Policies 4 and 5].
- This development currently shows a significant prevalence of tandem parking, which will lead to unwanted on-street parking, traffic congestion, and an increase in the incidents of vehicles reversing off driveways, which could be extremely dangerous if there is a tendency for cars to park on the street.
- There is a provision of a safe crossing point between the school site and the play area [SPC NHDP Policy 4]
- Garages comply with the Shinfield Neighbourhood Development Plan, and be 3m by 7m, with sufficient door widths, in order to accommodate cycles and larger vehicles [SPC NHDP Policy 5].
- The provision of unallocated parking spaces is sufficient to meet the recognised demand for the proposed housing mix.
- There is an appropriate range of design variety to be in-keeping with the surrounding housing supply [SPC NHDP Policy 2]

170039	17 Hyde End Road, Shinfield, RG2 9EP
Proposal	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
Planning Officer	Dariusz Kusyk
Comment	Comments by 14 February 2017 No comment
170043	14 Egerton Road, Shinfield, RG2 8HQ
Proposal	Householder application for the proposed erection of a first floor extension to dwelling
Planning Officer	Brett Beswetherick
Comment	Comments by 15 February 2017 No comment
170045	17 Beech Hill Road, Spencers Wood, RG7 1HL
Proposal	Householder application for the proposed erection of a single storey rear extension to dwelling, following demolition of existing garage and utility room
Planning Officer	Stefan Fludger
Comment	Comments by 17 February 2017 No comment
170050	36 Westlands Avenue, Shinfield, RG2 8EN
Proposal	Householder application for the proposed erection of a single storey rear extension to dwelling following demolition of existing rear outbuilding and erection of front porch extension
Planning Officer	Christine Phillips
Comments	Comments by 16 February 2017 No comment
162724	Shinfield Players Theatre, Whitley Wood Lane, Shinfield
Proposal	Full application for the proposed erection of a 2.4 meter high fence and 2 gates
Planning Officer	Stefan Fludger
Comment	Comments by Unknown No comment
170053	14 Seymour Avenue, Shinfield, RG2 9DT
Proposal	Householder application for the proposed single storey rear extension with existing roof slope continued down to form new roof plus insertion of large dormer extension to create habitable accommodation.
Planning Officer	Christine Phillips
Comments	Comments by 17 February 2017 No comment
170092	275 Hyde End Road, Spencers Wood, RG7 1DB
Proposal	Householder application for the proposed erection of single storey side extension, demolition of existing chimney stack, internal alterations and changes to fenestration.
Planning Officer	Dariusz Kusyk
Comment	Comments by 18 February 2017 No comment
170112	3 Bryant Crescent, Spencers Wood, RG7 1FG
Proposal	Certificate of lawfulness for the proposed erection of a single storey rear extension to dwelling
Planning Officer	Stefan Fludger
Comment	Comments by 20 February 2016 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.
Planning Officer	Katie Herrington
Comment	Comments by 23 February 2016 No comment

The Deputy Clerk was asked to raise application 163543, for additional allotments on land to the west of Deardon Field, to the next Recreation and Amenities Committee meeting.

124.2 Planning decisions: Approvals

163048	51 Hyde End Lane, Spencers Wood, RG7 1EP
Proposal	Householder application for the proposed erection of a single storey rear extension to dwelling, following demolition and removal of existing structure to rear of property.
Our comment	No comment
163245	42 Woodcock Court, Three Mile Cross, RG7 1BZ

Proposal Householder application for the proposed conversion of existing garage to additional habitable accommodation including replacement of existing garage door with window.

Our comment No comment

163286 18 Deardon Way, Shinfield, RG2 9HE

Proposal Application to vary condition 5 of planning consent F/2002/6400 for the installation of velux roof windows.

Our comment No comment

163297 500 South Oak Way, Green Park, 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.

Our comment No comment

163305 1 L'Ortolan Cottages, Church Lane, Shinfield, RG2 9BY

Proposal Application for listed building consent for the installation of 2no condenser units and 1no AHU (Air Handling Unit) (retrospective)

Our comment No comment

124.3 **Planning decisions: Refusals**

163107 Croft Grove, Croft Road, Spencers Wood, RG7 1DG

Proposal Householder application for the proposed erection of a detached garage and new wall to Croft Road

Our comment Shinfield Parish Council is concerned that the steep pitched roof will appear disproportionate to the surrounding area and will be too dominant along the rural lane.

163422 Land East of Lambs Lane, Spencers Wood, RG7 1JB

Proposal Outline planning permission for the proposed erection of 4 no. detached dwellings. Access to be considered.

Our Comment Shinfield Parish Council objects to this development on the basis that it is outside the boundary of the settlement and it represents an unwelcome encroachment into open countryside.

Members agreed to continue the meeting beyond 22:00 hrs

16/PH/125 **Enforcement**

The Deputy Clerk tabled an update report on open enforcement matters and reported on one new enforcement item.

16/PH/126 **Local Transport Plan**

Cllr Grimes gave a brief verbal report on the Local Transport Plan Update meeting that he and Cllr Lias had attended at Shute End on Wednesday 25th January.

16/PH/127 **Highways, Street lighting and footpath matters**

The Deputy Clerk reminded members of the planned road closure for Church Lane, from the Six Bells PH to Hyde End Lane, for drainage works.

16/PH/128 **Correspondence**

The Deputy Clerk was asked to request an extension to comment on the proposal to extend the life of the Solar Farm at Sheepbridge Court Farm.

16/PH/129 **Date of next meeting**

The Deputy Clerk noted the date for the next meeting as **Monday 20 February 2017**

The meeting ended at 22.20 hrs.

Action points:

Ref:	Action:	By whom:
120	Add Cllr Peer to meeting to review planned development and	Deputy Clerk

	likely impact on footpath network	
123.2	Follow up on Basingstoke Road Traffic Management trigger point	Deputy Clerk
124.1	Review application 163543 (Allotments) at the next Recreation and Amenities Committee meeting	Deputy Clerk
128	Request additional time to review and comment on the proposals for Sheepbridge Court Farm solar farm	Deputy Clerk

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)	131
Number of supported plans approved	62
Number of opposed plans approved	9