

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 10 December 2015 at The John Heggadon Meeting Room, Shinfield Parish Hall, commencing 19:30 hrs.

Mrs S E Roberts, Clerk
04 December 2015

Members: Cllrs P Emmet, J Greenway, A Grimes, P Hughes, I Montgomery, 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 12 November 2015 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 comment on a list of deposited plans at 04 December 2015.
 - 4.2 To receive and consider late plans received since publication of the agenda.
 - 4.3 To receive notice of planning decisions.
5. **Review of the Terms of Reference for joint working over the management of CIL**
 - 5.1 To review the revisions suggested to the Terms of Reference from Wokingham Without Parish Council and Finchampstead Parish Council (*Attached*)
 - 5.2 To consider and make a recommendation on the council's position regarding the Terms of Reference
6. **Enforcement update**
 - 6.1 To receive an update on new and open enforcement items
7. **Neighbourhood Development Plan.**
 - 7.1 To receive a progress report on the Neighbourhood Development Plan.
8. **West Berkshire**
 - 8.1 To review the consultation on West Berkshire Council's Proposed Submission Housing Site Allocations Development Plan
9. **Highways, street lighting and footpath matters**
 - 9.1 To receive information on highway and associated matters.
 - 9.1.1 To note receipt of the pedestrian and cycle map for Spencers Wood and Three Mile Cross
 - 9.1.2 Street naming and numbering notification for 1 detached dwelling, land rear of 182 Hyde End Road.
 - 9.1.3 Street naming and numbering notification for 276 new dwellings, south of Croft Road, off Hyde End Road, Spencers Wood.
 - 9.2 To receive information on footpath matters.
 - 9.2.1 Proposal to divert footpath 10.
10. **Correspondence items**
To consider correspondence items received:
 - 10.1.1 To note receipt of a new Wokingham Borough Public Transport Map and Guide – October 2015

- 10.1.2 To note dates for evening meetings for the Shinfield and Swallowfield Neighbourhood Action Group – Wednesday 9 March, Wednesday 4th May and Wednesday 22 June 2016.
- 10.1.3 West Berkshire council consultation on Proposed Submission Housing Site Allocations Development Plan Document
- 10.1.4 Notification of a householder prior notification for 9 Westlands Avenue, Shinfield, RG2 8EB

11. Date for the next meeting

- 11.1 To confirm the date of the next meeting as Monday 21 December 2015

Item 4.1 Schedule of deposited plans – 04 December 2015

151482 Proposal	Hartley Court Lodge, Hartley Court Road, Three Mile Cross, RG7 1NH Householder application for the proposed erection of a two storey rear extension to dwelling and erection of front entrance porch, following demolition and removal of existing single storey rear extension, with the change of use from two dwellings to a single dwelling (part retrospective)	James McCabe	Comments by	21 December 2015
152816 Proposal	219 Hyde End Road, Spencers Wood Full application for the proposed erection of a four bedroom dwelling following demolition of existing shed and associated access.	Mark Croucher	Comments by	04 December 2015
152846 Proposal	European Centre for Medium Range Weather Forecast, Shinfield Road, Shinfield Road, Shinfield, Reading. RG2 9AX Full application for the continued use of two storey modular building	Justin Turvey	Comments by	10 December 2015
152922 Proposal	Land R/O the Anchorage and The Oaks, Basingstoke Road, Three Mile Cross, RG7 1AS Full application for the proposed erection of 2no detached dwellings	Graham Vaughan	Comments by	11 December 2015
153002 Proposal	19 Elizabeth Rout Close, Spencers Wood, RG7 1DQ Householder application for the proposed erection of a single storey rear extension to dwelling.	David Islip	Comments by	23 December 2015
153011 Proposal	ATM Roman Road Service Station, Basingstoke Road, Spencers Wood, Berkshire F/2014/2691 Variation application to conditions 16 and 26 of planning consent F/2014/2691 for the demolition of the existing canopy and buildings and the removal of underground tanks together with the construction of a new forecourt and canopy, a new sales building with a Subway concession, new underground tanks, two new jet wash bays and drive thru car wash facility, car parking, landscaping, car care facilities and other associated works. Condition 16 to read "No customer shall be permitted to be on the premises outside the following times (06.00-23.00) Mondays to Sundays" and Condition 26 to read: "No deliveries shall be accepted outside the hours of 06.00-23.00 Monday to Sunday apart from delivery of daily newspapers and bread and associated bakery products, unless otherwise first agreed in writing by the Local Planning Authority".	Mark Croucher	Comments by	22 December 2015
153032 Proposal	Post Office, Basingstoke Road, Spencers Wood, RG7 1AD Application for advertising consent for the proposed erection of 1no fascia sign, and 1no projecting sign and associated signage	Stephen Thwaites	Comments by	21 December 2015
153048 Proposal	Magpie and Parrot, Arborfield Road, Shinfield, RG2 9EA Application for a certificate of lawful existing use for the change of use of land, erection and use of an events marquee and car park, catering business and office ancillary to (A4) use of the Magpie and Parrot	Laura Callan	Comments by	25 December 2015
153136 Proposal	19 Larchside Close, Spencers Wood, RG7 1DS Householder application for the proposed erection of a single storey front extension and a single storey side and rear extension to dwelling	Brett Beswetherick	Comments by	18 December 2015

153142	2 Hollow Lane, Shinfield, RG2 9DX
Proposal	Outline application for the erection of up to 9 dwellings, together with access roads, footpaths, parking areas and ancillary development to be considered
Planning Officer	Laura Callan Comments by 16 December 2015

153081	Magpie and Parrot, Arborfield Road, Shinfield, RG2 9EA
Proposal	Full application for the raising of land, erection of outbuilding for ancillary office use, and use of existing and new outbuildings for operation of ancillary catering hire business (retrospective)
Planning Officer	Laura Callan Comments by 25 December 2015

Item 4.2 Planning decisions

List of plans approved:

152141	22 Hollow Lane, Shinfield, RG2 9BT
Proposal	Application to remove condition 12 of planning consent F/2014/1308 (relating to the Code for Sustainable Homes) for the erection of a two storey building containing 6 no self-contained flats (4x1 bed and 2x2 bed)
Our comment	The parish council seeks clarification from the planning officer as to whether a change in building regulations needs to be applied retrospectively. The parish council seeks to encourage development of accommodation with the highest possible standards of sustainability.

152311	81 Clares Green Road, Spencers Wood, RG7 1DU
Proposal	Application to remove condition 3 of planning consent F/2013/1913 – Code level 4 for sustainable homes
Our comment	The parish council seeks clarification from the planning officer as to whether a change in building regulations needs to be applied retrospectively. The parish council seeks to encourage development of accommodation with the highest possible standards of sustainability.

152386	Land West of Hollow Lane, South of Church Lane, Hyde End Road, RG2 9EP
Proposal	VAR/2014/0624 Application for a non-material amendment to planning consent VAR/2014/0624 to allow wording of condition 65 to be changed from: A 2 form entry primary school on a site not less than 2.5ha shall be constructed in accordance with an approved Development Area Brief required by condition 4 and a specification approved in writing by the Local Planning Authority. The school shall be available for use prior to the occupation of 150 dwellings or within 2 years of the date of commencement of the development, whichever occurs first. To: A 2 form entry primary school on a site not less than 2.5ha shall be constructed in accordance with an approved Development Area Brief required by condition 4 and a specification approved in writing by the Local Planning Authority. The school shall be available for use prior to the occupation of 200 dwellings.
Our comment	The parish council questions the reasoning behind increasing the number of occupied properties before the school is built. At the time when the original applications were approved, the requirement for a new school after the occupation of 150 houses must have been determined. The parish council seeks confirmation that sufficient school places will be available for the first 199 occupied houses

152553	269 Hyde End Road, Spencers Wood, RG7 1DA
Proposal	Householder application for the proposed erection of a rear single storey extension, single storey front extension to form porch and alterations to existing garage roof
Our comment	No comment

152799	Swallowfield By-Pass, Swallowfield, RG7 1LZ
Proposal	Full application for enclosure of existing open storage yard to create shed and erection of single storey front extension.
Our comment	Shinfield Parish Council supports this application and sees this development as an ideal use of this site.
