

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 19 October 2015 at The John Heggadon Meeting Room, Shinfield Parish Hall, **commencing 18:30 hrs.**

Mrs S E Roberts, Clerk
12 October 2015

Members: Cllrs P Emmet, J Greenway, A Grimes, P Hughes, I Montgomery, D Peer.

Agenda

1. **To receive a presentation from the Development Consortium**
2. **To receive a presentation from SSE on electricity supply works for the SDL**
3. **Public questions**
To receive and consider public questions and comment.
4. **Apologies for absence and declarations of members' interests**
 - 4.1 To receive and consider acceptance of apologies.
 - 4.2 To receive members declarations of interest relating to the business of the meeting.
5. **Minutes of the previous meeting**
 - 5.1 To consider approval of the minutes of 21 September 2015 as a correct record of the meeting. [Attached]
 - 5.2 To receive information on matters arising from the minutes.
6. **Schedule of deposited plans**
 - 6.1 To receive and consider comment on a list of deposited plans at 12 October 2015.
 - 6.2 To receive and consider late plans received since publication of the agenda.
 - 6.3 To receive notice of planning decisions.
7. **Enforcement update**
 - 7.1 To receive an update on new and open enforcement items
RFS/2015/082444
RFS/2015/082450
8. **Neighbourhood Development Plan.**
 - 8.1 To receive a progress report on the Neighbourhood Development Plan.
9. **Highways, street lighting and footpath matters**
 - 9.1 To receive information on highway and associated matters.
 - 9.2 To receive information on street lighting matters.
 - 9.3 To receive information on footpath matters.
10. **Correspondence items**
 - 10.1 To consider correspondence items received:
 - 10.1.1 Notice of withdrawal of planning appeal for Shinfield Lodge, Church Lane, Three Mile cross.
11. **Date by for the next meeting**
 - 11.1 To confirm the date of the next meeting as Thursday 12 November

Item 6.1 Schedule of deposited plans – 12 October 2015

150305 Proposal	Land adjacent to Sheraton House Reserved matters application pursuant to outline planning consent O/2014/1245 for a development of 2 no 2 bedroom flats. Details of access, appearance, landscaping, layout and scale to be considered		
Planning Officer	Graham Vaughan	Comments by	29 October 2015

152123 Proposal	Land South of Croft Road F/2013/0347 Conditions application for submission of details to comply with the following condition of planning consent F/2013/0347: 38. Noise Assessment and Mitigation Report relating to the substation.		
Planning Officer	Chris Howard	Comments by	None specified (emailed)

152273 Proposal	24 Fawn Drive, Three Mile Cross Householder application for the proposed conversion of garage to create habitable accommodation to dwelling, plus a single storey extension.		
Planning Officer	David Islip	Comments by	28 October 2015

152345 Proposal	219 Hyde End Road, Spencers Wood Householder application for the proposed erection of a single storey side and two storey rear extension plus raising the roof by 0.5m to form habitable accommodation.		
Planning Officer	David Islip	Comments by	None specified (emailed)

152397 Proposal	3 Westlands Avenue, Shinfield Householder application for the proposed erection of a two-storey side and rear extension, conversion and extension of loft plus erection of front porch and internal alterations.		
Planning Officer	Stephen Thwaites	Comments by	22 October 2015

152495 Proposal	Shinfield House, School Green Application for a non-material amendment to planning consent F/2014/1613 (16/01/2015), to allow reconfiguration to the single storey extension.		
Planning Officer	David Smith	Comments by	None specified

152508 Proposal	Newlyn, Shinfield Road Householder application for proposed two storey side extension, single storey front extension to form new front porch and conversion of existing garage to an annex to create habitable space.		
Planning Officer	David Islip	Comments by	3 November 2015

152623 Proposal	47 Oatlands Chase, Shinfield, RG2 9FY Householder application for the proposed erection of a single storey rear extension to dwelling.		
Planning Officer	Pooja Kumar	Comments by	21 October 2015

Item 6.2 Planning decisions

List of plans approved:

150119 Proposal	4 Lane End Close, Shinfield, RG2 9AS Householder Application for erection of a single storey rear extension to bungalow.
Our comment	Shinfield Parish Council feels this is an acceptable application

150153 Proposal	Calleva, Brookers Hill, Shinfield, RG2 9BX Householder application for erection of a single storey side extension.
Our comment	The scale of this development is acceptable to the parish council. We request that the planning officer ensures that the development complies with the borough design guide.

150292	1 Bernards Cottages, Recreation Lane, Spencers Wood.

Proposal	Householder application for a proposed two storey side extension and single storey rear extension.
Our comment	Shinfield Parish Council believes that these scaled back proposals are acceptable.
150543 Proposal	Land East of Basingstoke Road, Basingstoke Road, Spencer Wood Reserved Matters application pursuant to Outline Planning Consent O/2013/0565 for the erection of 100 dwellings – matters of appearance, landscaping, layout and scale considered.
Our comment	The parish council requests that the eastern boundary be retained in its existing format, with the enclosed footway (footpath 20). The parish council requests that grass areas adjacent to roadways are protected from parking by active measures such as knee-high rails / fencing. We request that allocation of parking to each household be consistent with borough policy, and that the management company sets up a parking control plan, which it enforces
151319 Proposal	38 Cutbush Lane, Shinfield, RG2 9AH Proposed erection of a detached ancillary outbuilding in rear garden
Our comment	The Parish Council requests a condition to this application that the proposed development is not used for residential purposes and that the site is not subdivided in the future.
151538	450 South Oak Way, Shinfield, RG2 6UW Proposed installation of package generator to provide emergency power to critical areas of 450 South Oak Way.
Our comment	The parish council supports this application.
152178 Proposal	166 Hyde End Road, Shinfield, RG2 9ER Full application for the erection of a building to be used for retail floor space.
Our comment	Shinfield Parish Council objects to this application because of the lack of detail on traffic mitigations. We consider that Wokingham Borough Council should ask for a comprehensive planning brief from the landowners for the site's development. This site attracts a considerable amount of vehicle traffic, and the parish council expresses concern that the site has seen (and may continue to see) continued piecemeal development. The traffic generated by the site increasingly makes pedestrian use of the pavement passing the site (and crossing the vehicle entrance) a safety issue, which may deter residents from walking along this stretch of Hyde End Road to reach sites such as Langley Mead.