

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

Mrs S E Roberts, Clerk
14 September 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 17 August 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 14 September 2015.
 - 4.2 To receive and consider late plans received since publication of the agenda.
 - 4.3 To receive notice of planning decisions.
5. **Enforcement update**
 - 5.1 To receive an update on new and open enforcement items
 - 5.1.1 RFS/2015/082408, RFS/2015/082397; RFS/2015/082388; RFS/2015/082393, RFS/2015/082416.
 - 5.2 Notification of closure of enforcement
 - 5.2.1 RFS/2014/00223, RFS/2014/00493, RFS/2014/00493, RFS/2015/081990, RFS/2015/082002, RFS/2015/081950, RFS/2015/082031, RFS/2015/082030, RFS/2015/082003, RFS/2015/081994, RFS/2015/081952.
6. **Neighbourhood Development Plan.**
 - 6.1 To receive a progress report on the Neighbourhood Development Plan.
7. **Highways, street lighting and footpath matters**
 - 7.1 To receive information on highway and associated matters.
 - 7.1.1 Shinfield School Green bus stop – conditions report and photographs
 - 7.1.2 Verbal update on the Assistant Clerk's attendance at the Major Projects Co-ordination meeting 15 September 2015.
 - 7.2 To receive information on street lighting matters.
 - 7.2.1 Update on the WBC LED street lighting project.
 - 7.3 To receive information on footpath matters.
8. **Correspondence items**
 - 8.1 To consider correspondence items received:
 - 8.1.1 Response from Mrs Elaine Butler from Wokingham Veteran Tree Association regarding trees within the parish

- 8.1.2 Response from Claire Lawrence (WBC) regarding a request for planning officer attendance at a parish planning committee meeting
- 8.1.3 License application for Spencers Wood Village Store Ltd
- 8.1.4 Proposed base station upgrade works at CS(124024 – (VF)86772 – Earley Water Tower – Shinfield Road, Reading, Berkshire, RG2 9BL.
- 8.1.5 Notice of planning appeal for:
 - 8.1.5.1 219 Hyde End Road
 - 8.1.5.2 Shinfield Lodge, Church Lane
- 8.1.6 Notice of review by WBC planning committee on 16 September of
 - 8.1.6.1 RM/2015/1019 – Land east of Basingstoke Road, Spencers Wood
 - 8.1.6.2 RM/2014/2062 – That at the Manor, Brookers Hill, Shinfield.
- 8.1.7 Householder prior notification for 7 Grazeley Road, Three Mile Cross, RG7 1BL
- 8.1.8 Notice of planning appeal decision for APP/X0360/W/15/3006326 – Royal Oak, 39 School Green.

9. Date by for the next meeting

- 9.1 To confirm the date of the next meeting as Monday 19 October

Item 5.1 Schedule of deposited plans – 14 September 2015

150153 Proposal Planning Officer	Calleva, Brookers Hill, Shinfield, RG2 9BX Householder application for erection of a single storey side extension. Justin Turvey	Comments by	18 September 2015
150272 Proposal Planning Officer	77 Oatlands Road, Shinfield, RG2 9DN Householder application for the proposed erection of single storey front porch extension, single storey rear extension to form conservatory and two single storey side extensions to dwelling Pooja Kumar	Comments by	16 September 2015
150543 Proposal Planning Officer	Land East of Basingstoke Road, Basingstoke Road, Spencers 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 to be considered. David Smith	Comments by	8 September 2015
152021 Proposal Planning Officer	Fourwinds, Brookers Hill, Shinfield, RG2 9BX Householder application for proposed rear extension at ground, first and second floor level. Rosie Rogers	Comments by	5 October 2015
152065 Proposal Planning Officer	250 South Oak Way, Shinfield Full planning application for proposed erection of a single storey extension and modifications to the fascia and entrance of site, plus new pavilion structure and deck, updating cladding for the gym and nursery, taxi drop-off point and associated improvements to the public realm Mark Croucher	Comments by	22 September 2015
152090 Proposal Planning Officer	24 Leyland Gardens, Shinfield, RG2 9AN Householder application for a single storey rear extension to dwelling Katie Herrington	Comments by	17 September 2015
152099 Proposal Planning Officer	Land to the North of Croft Road, Spencers Wood Application for removal of condition 24 (CFSH code 4 requirements) from planning consent F/2014/2323 Alex Thwaites	Comments by	30 September 2015
152106 Proposal Planning Officer	317 Hyde End Road, Spencers Wood, RG7 1DD Full application for the proposed erection of 1no two storey dwelling. Daniel Hay	Comments by	22 September 2015
152142 Proposal	22 Hollow Lane, Shinfield, RG2 9BT Application to remove condition 12 of planning consent F/2014/1308 for the erection of a two-storey building containing 6no self-contained flats (4 x 1 bed and 2 x 2 bed) with associated parking, cycle and bin stores, and repositioning of access, following demolition of the existing redundant care home, to allow condition 12 relating to the code for		

sustainable homes to be removed.

Planning Officer	Stephen Thwaites	Comments by	29 September 2015
152163 Proposal	Land adjacent to Rose Cottage, Croft Road, Spencers Wood Full application for the proposed erection of 4no detached dwellings with associated landscaping and new access.		
Planning Officer	Alex Thwaites	Comments by	1 October 2015
152196 Proposal	Salamanca House, Stanbury park, Wellington Court, Spencers Wood Householder application for the proposed erection of a single storey side extension to dwelling.		
Planning Officer	Rosie Rogers	Comments by	09 October 2015
152240 Proposal	33 School Green, Shinfield, RG2 9EE Householder application for the proposed erection of a single storey extension at rear of dwelling.		
Planning Officer	Pooja Kumar	Comments by	29 September 2015
152269 Proposal	19 Clares Green Road, Spencers Wood, RG7 1DY Householder application for proposed rear single storey extension and first floor rear extension to existing dwelling.		
Planning Officer	Katie Herrington	Comments by	23 September 2015
152330 Proposal	Land North of (Lane End Farm) Cutbush Lane, Cutbush Lane, Lower Earley Application to extend implementation date of planning consent O/2009/1027 (dated 27/05/2010) for a further 5 years (outline application for phase 1 development of Science and Innovation Park (access to be considered) plus full application for the construction of access road, foot and cycle ways, M4 overbridge and associated works including landscaping and engineering works plus, erection of boundary wall and fence adjoining Shinfield Road / Access Road. Part demolition and reformation of façade of Stable Buildings at Lane End Farm and demolition of existing farm buildings.)		
Planning Officer	David Smith	Comments by	18 September 2015
152366 Proposal	Land South of Croft Road, Spencers Wood, RG7 1DR Application to vary conditions 2 (application drawings JNY254-SCR-102 Rev D & JNY7254-SCR-1-3 rev D) and 45 (approved flood risk assessment) of planning consent F/2013/0347 (Full planning permission for the erection of 276 dwellings with associated access, landscaping and open space following demolition of existing dwelling and ancillary buildings (214a Hyde End Road), dated 22/07/2014).		
Planning Officer	Chris Howard	Comments by	25 September 2015

Item 5.2 Planning decisions

List of plans approved:

F/2014/2691 Proposal	Roman Road Service Station, Basingstoke Road, Three Mile Cross Proposed 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.
Our comment	The parish council supports this application in principal and requests that the business not be 24 hours but that the opening hours are restricted to hours akin to 7am until 11pm, and that the jet washing facilities not be available beyond 8pm. We request that foot access into the site from the Mitford Fields development be re-established .
F/2015/0483 Proposal	Etudielttawjus. Sussex Lane, Spencers Wood Proposed erection of single storey front, side and rear extensions plus detached rear garage following the demolition of existing rear extension and garage.
Our comment	No comment

RM/2015/0630	Land North of Lane End Farm, Cutbush Lane, Shinfield
Proposal	Reserved Matters application pursuant to Outline Planning Consent O/2009/1027 for the development of phase 1A of proposed Thames Valley Science Park, comprising the construction of a gateway building and all associated landscaping and ancillary works, plus temporary car parking arrangements – Appearance, Landscaping, Layout and Scale considered.
Our comment	The parish councils feels it is not qualified to comment on the drainage strategy, however, it requests a condition be added that requires the developer to monitor the performance of the drainage system throughout the duration of the project and be required to modify it if the design is found to be insufficient. The parish council has no comments on the proposed changes to the elevations.
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CLP/2015/1238	44 Ducketts Mead, Shinfield, RG2 9GY
Proposal	Application for a certificate of lawfulness for the proposed use of part of dwelling for art studio.
Our comment	The parish council does not consider this to be a sensible application unless a proper travel and parking plan can be provided to show anticipated additional traffic likely to be generated by a local tutoring business running from the site, particularly with regard to the present parking issues on this development.
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151127 (F/2015/1376)	Land at Hyde End Road and Hollow Lane, South of Church Lane, Shinfield.
Proposal	Full application for surface water drainage attenuation
Our comment	The parish council feels this is an acceptable application
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