

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

Mrs S E Roberts, Clerk
16 December 2015

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

Agenda

1. **To discuss options and proposals for easing parking issues on the Shinfield Park development – attended by B/Cllr Parry Bath and B/Cllr John Kaiser.**
2. **Public questions**
To receive and consider public questions and comment.
3. **Apologies for absence and declarations of members' interests**
 - 3.1 To receive and consider acceptance of apologies.
 - 3.2 To receive members declarations of interest relating to the business of the meeting.
4. **Minutes of the previous meeting**
 - 4.1 To consider approval of the minutes of 10 December 2015 as a correct record of the meeting. [Attached]
 - 4.2 To receive information on matters arising from the minutes.
 - 4.2.1 Response from Katie Herrington re garage conversion to business use
5. **Schedule of deposited plans**
 - 5.1 To receive and consider comment on a list of deposited plans at 16 December 2015.
 - 5.2 To receive and consider late plans received since publication of the agenda.
 - 5.3 To receive notice of planning decisions.
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. **Highways, street lighting and footpath matters**
 - 8.1 To receive information on highway and associated matters.
 - 8.1.1 To receive a verbal update from the Assistant Clerk on the WBC Major Projects meeting held on Tuesday 15 December 2015
 - 8.1.2 To note receipt of the pedestrian and cycle map for Spencers Wood and Three Mile Cross
 - 8.1.3 Street naming and numbering notification for 1 detached dwelling, land rear of 182 Hyde End Road.
 - 8.1.4 Street naming and numbering notification for 276 new dwellings, south of Croft Road, off Hyde End Road, Spencers Wood.
 - 8.2 To receive information on street lighting matters
 - 8.2.1 To receive a verbal update from the Assistant Clerk on the LED streetlight upgrade project
 - 8.3 To receive information on footpath matters.
 - 8.3.1 Proposal to divert footpath 10.
9. **Correspondence items**
To consider correspondence items received:
 - 9.1.1 Letter from Clare Lawrence regarding paper copies of planning applications
 - 9.1.2 Notification of proposals to replace drainage pipes in Church Lane

- 9.1.3 To note receipt of a new Wokingham Borough Public Transport Map and Guide – October 2015
- 9.1.4 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.
- 9.1.5 Notification of a householder prior notification for 9 Westlands Avenue, Shinfield, RG2 8EB
- 9.1.6 Notification of a householder prior notification for 35 Skylark Way, Shinfield, RG2 9AD
- 9.1.7 Office Conversion prior notification for Whitley Wood Roundabout, Black boy junction, RG2 9DF
- 9.1.8 Notification of no objections to the following planning application amendments:
- 9.1.8.1 152425 – 35 Oatlands Road, Shinfield
- 9.1.8.2 153015 – United reform church, Grazeley
- 9.1.8.3 152495 – Shinfield House, School Green

10. Dates for 2016 meetings

10.1 To receive and note meeting dates for 2016

10.2 To confirm the date of the next meeting as Thursday 14 January 2016

Item 4.1 Schedule of deposited plans – 16 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)
Planning Officer	James McCabe 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
Planning Officer	Laura Callan Comments by 25 December 2015
153081 Proposal	Magpie and Parrot, Arborfield Road, Shinfield, RG2 9EA 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
153184 Proposal	12 Kendal Avenue, Shinfield, RG2 9AR Householder application for the proposed erection of a single storey rear extension, part conversion of existing garage to habitable accommodation following part demolition and the erection of a single storey front extension to form porch
Planning Officer	David Maguire Comments by 11 January 2016
153221 Proposal	3 Arborfield Road, Shinfield, RG2 9DY Householder application for the proposed erection of a single storey side/rear extension following demolition of existing garage
Planning Officer	Pooja Kumar Comments by 12 January 2016

Item 4.2 Planning decisions

List of plans approved:

152749 Proposal	58 Gloucester Avenue, Shinfield, RG2 9GA Householder application for the proposed erection of a single storey rear extension to dwelling.
Our comment	The parish council believes that this development will result in an unacceptable loss of amenity space and represents overdevelopment. There appears to be an existing structure in the rear garden that will further restrict the amenity space.
152771 Proposal	4 Elk Path, Three Mile Cross, RG7 1WE Householder application for the proposed erection of a single storey rear extension, forming conservatory.
Our comment	No comment

152850	5 Scobell Close
Proposal	Householder application for proposed erection of a single storey side and rear extension to dwelling.
Our comment	The parish council believes this is overdevelopment of the site and will lead to a detrimental impact on the visual amenity of neighbouring properties, and particularly number 3.

List of plans refused

152106	317 Hyde End Road, Spencers Wood
Proposal	Full application for the proposed erection of a two storey, four bedroom dwelling.
Our comment	<p>The parish council expresses a wish to protect the amenity of the existing path which is not in traffic use. The parish council requests that the planning officer check the land ownership to determine whether permitted, unrestricted access to the highway from the rear of 317 Hyde End Road does exist.</p> <p>Careful consideration should be given to ensure a safe access onto the Hyde End Road, given the traffic speeds and increased volume of traffic along this road.</p> <p>The parish council requests that a proper arboreal survey be carried out, of the impact of the proposed works on the TPO'd Oak tree, and that an environmental survey of the surrounding vegetation required to be removed for this application be considered, to ensure that any valuable wildlife habitats be suitably protected.</p>

152816	219 Hyde End Road
Proposal	Full application for the proposed erection of a four bedroom dwelling following demolition of existing shed and associated access.
Our comment	No comment submitted as plans already determined
