

## **Minutes of a meeting of the Planning and Highways Committee held on Monday 02 February 2015 in the John Heggadon meeting room at Shinfield Parish Hall, commencing 19:30 hrs.**

Present: Cllrs A Atkins, J Greenway, A Grimes, D Peer.

Attending: Mr Ian Simpson and Mr Andrew Oughton (Residents), K Hughes (Assistant Clerk).

In the absence of Cllr P Hughes, the meeting was chaired by Cllr A Atkins.

### **14/PH/86 Public questions**

Mr Ian Simpson and Mr Andrew Oughton spoke to members regarding a planning enforcement visit in relation to a piece of land to the rear of the residents' properties. Following discussion, members recommended that the residents seek independent legal advice on the matter.

### **14/PH/87 Apologies and declarations of members' interests**

- 87.1 Apologies were received and accepted from Cllr P Hughes and Cllr N Gould.
- 87.2 Cllr Atkins declared an interest in application F/2015/0148.

### **14/PH/88 Minutes of the previous meeting**

88.1 It was proposed and RESOLVED that the minutes of the meeting of 19 January 2015 were a correct record of the meeting and these were signed by the Chair.

88.2 The following matters arising from the 15 December 2014 minutes were discussed:

#### **88.2.1 Letter to B/Cllr John Kaiser regarding access to the SANG from Hyde End Road**

The Assistant Clerk reported that the Clerk had written to Heather Thwaites at Wokingham Borough Council with details of the concerns raised by members. A response to these concerns was received from Andy Glencross. The Assistant Clerk forwarded the response to members. Following discussion and the review of a recent 'In Touch' leaflet distributed to local residents from the Borough Councillors, members were unsatisfied with the response, and the Assistant Clerk was asked to follow up further.

#### **88.2.2 Fix My Street**

Members noted that this had been added to the agenda for discussion.

*Cllr Grimes joined the meeting at 8:20pm*

### **14/PH/89 Schedule of deposited plans**

<b>F/2014/2323</b>	Land north of Croft Road (rear of 89 – 95 Clares Green Road), Spencers Wood.
Proposal	Proposed erection of 9 detached dwellings with garaging, associated parking, access and landscaping.
	<b>REVISED / ADDITIONAL PLANS : ALTERATIONS TO DWELLINGS ON PLOTS 1 - 5</b>
Planning Officer	Neale Hall
Comment	Comments by 3 February 2015 The application appears to have met some of the primary concerns, however,

the parish council remains concerned for the impact on the highway junction of Croft Road with Clares Green Road and Grovelands Road. The parish council request that highways funding from this development be invested in reducing on-street parking at the junction which restricts the sight lines and is dangerous.

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<b>F/2015/0026</b> Proposal	3 Uffcott Close, Lower Earley Proposed conversion of existing garage to 2 habitable rooms and construction of front entrance porch.
Planning Officer	Nick Chancellor                      Comments by    18 February 2015
Comments	The parish council request that the highways officer confirm that there is sufficient provision of off-street parking and an adequate turning circle. Additionally, that parking on the narrow driveway will not limit access for the properties further along this shared driveway.

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<b>CLP/2015/0065</b> Proposal	4 Songbird Close Shinfield Application for a certificate of lawfulness for the proposed erection of a single storey rear extension to dwelling.
Planning Officer	Nuno Fernandes                      Comments by    11 February 2015
Comments	The parish council note that the plans show that the garage has been converted to a store and utility room, which is not included in this application.

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<b>F/2015/0073</b> Proposal	1 Anson Walk, Shinfield Proposed erection of 2no two bed and 2no one bed flats with associated parking and landscaping.
Planning Officer	Graham Vaughan                      Comments by    12 February 2015
Comments	The parish council welcomes additional social housing, but is concerned over the level of provision of amenity space and the noise levels, the amenity space being located at the front of the proposed buildings, alongside the main road. The drawings do not show the ridge height relative to neighbouring properties, so the parish council requests that the planning officer verify that the roof line is in keeping with the existing street scene.

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<b>F/2015/0075</b> Proposal	308 Hyde End Road, Spencers Wood, Reading Proposed erection of a part single part double storey rear extensions and conversion of existing loft space to additional habitable accommodation to include a rear dormer extension.
Planning Officer	James McCabe                      Comments by    12 February 2015
Comment	No comment

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<b>F/2015/0101</b> Proposal	5 Westlands Avenue, Reading Proposed erection of a single storey rear extension to dwelling.
Planning Officer	Unknown                              Comments by    16 February 2015
Comment	No comment

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<b>CLP/2015/0109</b> Proposal	52 Grazeley Road, Three Mile Cross Application for a certificate of lawfulness for the proposed erection of a single storey rear extension to form a conservatory.
Planning Officer	Daniel Hay                              Comments by    17 February 2015
Comment	No Comment

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<b>SO/2015/0135</b> Proposal	Thames Valley Science Park, Thames Valley Park, Shinfield Application for a Screening Opinion for an Environmental Impact Assessment for the Gateway Building within Phase One.
Planning Officer	David Smith                              Comments by    No date shown
Comment	No comment

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*Cllr Atkins left the meeting at this point. The meeting was temporarily chaired by Cllr Grimes.*

<b>F/2015/0148</b> Proposal	Seneca, Pearmans Glade, Shinfield Road, Shinfield Erection of 1No. four bedroom detached dwelling upgrading of Pearman's Glade to adoptable standards.
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Planning Officer                      Graham Vaughan                      Comments by      20 February 2015  
Comment

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*Cltr Atkins rejoined the meeting and resumed the role of Chair*

**F/2015/0151**                      The Cuddy, Basingstoke Road, Three Mile Cross  
Proposal                      Proposed erection of a first floor side extension to dwelling  
Planning Officer                      Nuno Fernandes                      Comments by      19 February 2015  
Comment                      No comment

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The planning application for the proposed new Arborfield Secondary School (F/2015/0001) was reviewed by members. The Assistant Clerk was asked to forward the following comments to all councillors to allow all members to review and give their comments, prior to submission to the planning officer:

F/2015/0001:

The parish supports parental choice in secondary education, supported by the availability of sustainable education provision in both Shinfield and Arborfield parishes.

The parish council notes that the location of this school is in excess of 4.8 KM from the nearest development in Shinfield, and as such the borough council has a statutory requirement to provide transport for all children assigned to the school (i.e. those whose education cannot be provided at Oakbank). The parish council feels that school transport provision should be made which enables children to attend after-school activities and return to their homes across the parish, via provided transport.

The parish council feels that the school is too large for a single site location and believe that the provision should be split across two sites, one being Arborfield and the other being the further development of Oakbank.

The parish strongly objects to S106 and CIL funding for education being assigned to this school, rather than Oakbank. The parish council has received confirmation from the Department of Education that 'Section 106 and CIL receipts can be used to fund the capital development of new and existing schools – including academies and free schools'. A copy of the response from the D of E has been enclosed with this comment.

The parish council notes the lack of footpath along the Arborfield Road, or any existing cycle way which could facilitate alternative travel to this proposed school.

**89.2 List of plans approved:**

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**CLE/2014/2658**                      Upperwood Flat, Upperwood Farm, Cutbush Lane, Shinfield  
Proposal                      Application for a certificate of existing lawful use for use of Upperwood flat as a  
seperate residential dwelling from Upperwood bungalow.  
Our comment                      No comment

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14/PH/90      **Enforcement**  
90.1      Members deferred this item to the next meeting

14/PH/91      **Highways, street lighting and footpath matters**  
91.1      Members deferred this item to the next meeting

14/PH/92      **Correspondence**  
Members deferred this item to the next meeting.

14/PH/93      **Date of next meeting**  
The Assistant Clerk confirmed the date of the next meeting as Monday 16<sup>th</sup> February. It was noted that Cllrs P Hughes and J Greenway have given their apologies for this meeting.

*The meeting ended at 22.05hrs*

**Action points:**

Ref:	Action:	By whom:
88.2.1	Follow up on the response to the highways concerns over the Hyde End Road SANG access	Assistant Clerk
89	Forward comment on the Arborfield School application to all members for review	Assistant Clerk
90 – 92	Add these items to the agenda for the next meeting	Assistant Clerk