

## **Minutes of a meeting of the Planning and Highways Committee held on Monday 02 March 2015 in the John Heggadon meeting room at Shinfield Parish Hall, commencing 19:00 hrs.**

Present: Cllrs N Gould, J Greenway, A Grimes, P Hughes, D Peer.

Attending: K Hughes (Assistant Clerk), Mrs Joyce Stoner, B/Cllr Malcolm Richards.

### **14/PH/103 Presentation on Civil Parking Enforcement**

Members received a presentation on the potential for the borough council to seek the powers to control parking enforcement within the borough. B/Cllr Malcolm Richards explained that, at present, parking can only be enforced by police officers or PCSOs. He reported that currently, 92% of local authorities have adopted this power. He noted the timeframe for consultation, application and approval of the necessary Traffic Regulation Orders and reported that the process was likely to take a period of around eighteen months if the borough council chooses to proceed with the bid.

Members discussed the matter and voted against the proposal.

*B/Cllr Malcolm Richards, Mrs Joyce Stoner and Cllr Greenway left the meeting at 8pm*

### **14/PH/104 Public questions**

There were none.

### **14/PH/105 Apologies and declarations of members' interests**

105.1 Apologies were received and accepted from Cllrs Atkins, Gough and Greenway.

105.2 There were no declarations of interest.

### **14/PH/106 Minutes of the previous meeting**

106.1 It was proposed and RESOLVED that the minutes of the meeting of 16 February 2015 were a correct record of the meeting and these were signed by the Chair.

106.2 The following matters arising from the 16 February 2014 minutes were discussed:

#### **106.2.1 Enforcement item**

The Assistant Clerk reported that the enforcement investigation queried at the previous meeting had been closed because the building had been reduced in height to within permitted development limits.

#### **106.2.2 Basingstoke Road Parking issues**

The Assistant Clerk reported that this item is still to be actioned.

#### **106.2.3 Pavement request for Grazeley**

The Assistant Clerk reported that she had forwarded the request to Matt Davey at Wokingham Borough Council for consideration.

#### **106.2.4 Street lighting project**

The Assistant Clerk confirmed that she had expressed the council's interest in receiving more information from the borough council on the street lighting column replacement project.

## 14/PH/107 Schedule of deposited plans

<b>F/2015/0043</b> Proposal	Marlows Farm, Croft Road, Shinfield Proposed erection of single storey rear and side extensions, single storey side/front extension and a first floor side extension with hipped roof. Demolition of existing front and rear conservatories.
Planning Officer Comment	David Maguire No comment
	Comments by 16 March 2015
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<b>F/2015/0212</b> Proposal	55 Appletree Lane, Spencers Wood, RG7 1EE Proposed erection of single storey side extension following the demolition of existing garage (part retrospective)
Planning Officer Comment	Stephen Thwaites No comment
	Comments by 5 March 2015
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<b>F/2015/0267</b> Proposal	17 Appletree Lane, Spencers Wood, RG7 1EE Proposed pitched roof to existing rear extension to replace flat roof and extension of existing front and rear roof dormers.
Planning Officer Comment	David Maguire No comment
	Comments by 10 March 2015
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<b>F/2015/0270</b> Proposal	42 Skylark Way, Shinfield, RG2 9AJ Proposed conversion of garage to habitable accommodation
Planning Officer Comment	Anastasia Bernard The parish council feels unable to comment on this application due to insufficient information being provided. The application lacks details such as the number of bedrooms in the property, which would determine the parking provision required.
	Comments by 13 March 2015
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<b>F/2015/0319</b> Proposal	2 Appletree Lane, Spencers Wood, RG7 1EE Proposed erection of a part two storey rear single storey rear/side extension single storey front extension to form entrance porch and conversion of existing garage to additional habitable accommodation.
Planning Officer Comment	Katie Herrington The parish council expresses concern that the scale of this extension will appear incongruous and will negatively impact the street scene.
	Comments by 17 March 2015
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<b>CLP/2015/0343</b> Proposal	181 Hyde End Road, Shinfield, Application for a certificate of lawful proposed use for an existing outbuilding to be used as a home office ancillary to the dwelling.
Planning Officer Comment	Pooja Kumar No comment
	Comments by 17 March 2015
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### 107.2 List of plans approved:

<b>F/2013/2567</b> Proposal	12 Grovelands Road, Spencers Wood, RG7 1DP Proposed erection of two four bed dwellings, two five bed dwellings and one double car port. Demolition of existing dwelling and outbuildings.
Our comment	We express concern that property at 14 Grovelands Road will be marooned by the roads either side. In addition, we have concern about the cumulative effect of yet another access road to and from Grovelands Road and the resulting change to the street scene and the effect on street parking, particularly in the daytime peak periods.
Note	Concerns over marooning dismissed as adequate space for additional planting is provided which will add to the street scene and there is no consistent building line. Parking provision in the new development is deemed to be sufficient and garage size has been increased so additional on-street parking is felt to be minimal.
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<b>VAR/2014/1775</b>	Land to rear of 72 – 76 and 82 Oatlands Road, Shinfield, RG2 9DN
Proposal	Application to vary condition 2 and 23 or planning consent F/2013/1581 (erection of 7 detached dwellings) to enable the retention of No 74's rear extension.
Our comment	The parish council request that the planning officer confirm the amendments will still meet the minimum depth of 11 metres distance to the flank wall, to provide the minimum necessary amenity spaces for both numbers 74 and 76.
Note	The planning officer noted that the amenity space is sufficient as the garden is 11m in parts.

<b>F/2014/2716</b>	Royal Oak, 39 School Green, Shinfield, RG2 9EE
Proposal	Proposed installation of 1no RivaCold Condenser, 1no Mitsubishi VRF AC Unit, 1no Arctic Circle Pack and 1no AC Unit. Plus close boarded timber fence to plant area in yard, cat access ladder to first floor following the removal of existing staircase and gate to existing close boarded timber boundary fence (part retrospective).
Our comment	This application relates to the installation of a number of air conditioning and refrigeration units at the rear of this converted public house to create a convenience store. The units exist at the rear of the property adjacent to the rear gardens of a number of houses in Millworth Lane, there is a constant 'hum' from the units when they operate and this is likely to be greater in the summer months when they work harder when temperatures are higher. The Coop has worked with local residents to minimise the noise levels but more could be done to remove all the noise by installation of additional noise attenuation behind the units, lowering the raised units to ground level and working with the residents of Millworth Lane to remove noise which was not previously an issue when the premises were used as a public house and refrigeration and air conditioning units were placed further away from these properties.
Note	Noise impact measures have been requested as a condition of the approval.

- 14/PH/108 **Enforcement**  
108.1 The Assistant Clerk reported on two new enforcement items received: RFS/2015/00067 and RFS/2015/00069 and one enforcement closure notice: RFS/2015/00031.
- 14/PH/109 **Neighbourhood Development Plan progress report**  
109.1 The Assistant Clerk reported that the draft plan is currently undergoing a pre-inspection review and we expect the outcome within three weeks.
- 14/PH/110 **Highways, street lighting and footpath matters**  
110.1 Cllr Grimes commented on the lack of trees along the highways in relation to highways works. The Assistant Clerk was asked to contact Patricia Green and Elaine Butler for feedback on the loss of trees.
- 14/PH/111 **Annual report**  
Following discussion members requested that the number of planning applications reviewed and meetings held be included in the planning committee report.
- 14/PH/112 **Correspondence**  
The following correspondence items were reviewed:
- A letter from Mrs Sheila Alderman regarding development in Pearman's Glade.
  - Planning appeal decision for M's building supplies.
  - Planning conditions for Three Mile Cross Methodist Church, Grazeley Road.
  - Newspaper article on the Croft Road development
- 14/PH/113 **Date of next meeting**  
The Assistant Clerk noted the date for the next meeting as 16<sup>nd</sup> March 2015.

*The meeting ended at 21.10hrs*

**Action points:**

Ref:	Action:	By whom:
106.2.2	Basingstoke Road parking issue	Clerk / Assistant Clerk
110.2	Contact Elaine and Patricia regarding the loss of trees resulting from highways works	Assistant Clerk