

## 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 Thursday 09 June 2016 at The John Heggadon Meeting Room, Shinfield Parish Hall, commencing 19:30 hrs.

Mrs S E Roberts, Clerk  
01 June 2016

Members: Cllrs P Emmet, J Greenway, A Grimes, A Masood, 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 23 May 2016 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 01 June 2016.
  - 4.2 To receive notice of planning decisions.
5. **Enforcement update**
  - 5.1 To receive an update on new and open enforcement items
    - 5.1.1 082766 Closure notification
    - 5.1.2 RFS/2016/082896
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 Resident's request for school speed sign for School Green – response from WBC.
    - 7.1.2 Street naming notification for Thames Valley Science Park
  - 7.2 To receive information on street lighting matters
  - 7.3 To receive information on footpath matters.
8. **Correspondence items**  
To consider correspondence items received:
  - 8.1 Notification of dismissal of planning appeal for 317 Hyde End Road, Spencers Wood
  - 8.2 Householder prior notification for 12 Egerton Road, Shinfield, RG2 8HQ
9. **Dates of the next meetings**
  - 9.1 To confirm the date of the next meeting as Thursday 30 June 2016

## Item 4.1 Schedule of deposited plans – 01 June 2016

<b>152564</b> Proposal	<b>1 Rosecroft Way, Shinfield, RG2 9AP</b> Householder application for the proposed erection of a two storey side/rear extension to dwelling, part garage conversion to additional habitable accommodation and erection of dormer windows.
Planning Officer	Rosie Rogers Comments by 31 May 2016 * Extension granted
<b>161204</b> Proposal	<b>Mays Hill Lodge, Beech Hill Road, Spencers Wood</b> Application for a certificate of lawfulness for the proposed erection of a side extension to the existing dwelling.
Planning Officer	Dariusz Kusyk Comments by 15 June 2016
<b>161352</b> Proposal	<b>57 Grazeley Road, Three Mile Cross, RG7 1BL</b> Householder application for the proposed erection of a single storey rear sun lounge to the existing dwelling.
Planning Officer	Brett Beswetherick Comments by 14 June 2016
<b>161354</b> Proposal	<b>Thames Valley Science Park, Shinfield</b> Application for a Screening Opinion for an Environmental Impact Assessment for proposed development of Phase 2 of the Thames Valley Science Park.
Planning Officer	David Smith Comments by 23 May 2016
<b>161365</b> Proposal	<b>Holy Trinity Church, Church Lane, Grazeley, RG7 1LD</b> LB/2012/2124 Application for listed building consent for the proposed conversion of the redundant parish church of Holy Trinity to a single dwelling including internal subdivision, re-roofing plus roof windows, new services, driveway and garage.
Planning Officer	David Maguire Comments by No details
<b>161370</b> Proposal	<b>290 Hyde End Road, Spencers Wood, RG7 1DN</b> Householder application for proposed erection of part single, part two storey rear extension to dwelling following demolition of existing conservatory, front porch extension and conversion of existing garage to habitable accommodation.
Planning Officer	Stefan Fludger Comments by 21 June 2016

## Item 4.2 Planning decisions

### List of plans approved:

<b>160036</b> Proposal	<b>1 Regis Close, Whitley Wood, Reading, RG2 4AT</b> Householder application for a proposed erection of single storey rear extension, front canopy plus alteration to existing porch (part retrospective)
Our comment	Shinfield Parish Council objects to a retrospective application of this kind and believes that it should be reject and a full process of enforcement to remove the unapproved extension should be undertaken. The Parish Council feels that this is a significant precedent issue that if it is not properly enforced will lead to an increase in undesirable retrospective applications, which the council will have difficulty defending. The overall development, including both the dormer and the ground floor extension represents overdevelopment of the site and there is a significantly detrimental impact on the street scene.
<b>160792</b>	<b>BP Garage, Basingstoke Road, Spencers Wood, RG7 1BA</b> Application for advertisement consent for proposed erection of illuminated and non-illuminated signs, including 6 fascia signs, 2 hanging signs and 13 other signs
Our comment	We request for lit signage to only be lit during operating hours.
<b>160832</b> Proposal	<b>3 Hilltop Gardens, Spencers Wood, Wokingham, RG7 1HQ</b> Application for a certificate of lawfulness for the proposed conversion of part front garden from grass to permeable block paving.
Our comment	Shinfield Parish Council objects to an application to convert highways verge to a parking area. This will be detrimental to the street scene and will set an unwanted precedent for the street.
<b>160972</b>	<b>7 Lane End Close, Shinfield, RG2 9AS</b>

Proposal	Application for a certificate of lawfulness for the proposed single storey rear extension to existing dwelling.
Our comment	Shinfield Parish Council feels this is over development of the site.
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<b>160989</b>	<b>315 Hyde End Road</b>
Proposal	Householder application for the proposed erection of a single storey front extension to dwelling. Retrospective.
Our comment	Shinfield Parish Council believes this front development improves the visual appearance of the street scene, but we object in general to retrospective applications.
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<b>160999</b>	<b>9 Coningham Road, Shinfield, RG2 8QP</b>
Proposal	Application for a certificate of lawfulness for the erection of a detached outbuilding
Our comment	Shinfield Parish Council requests that no mains drainage be added to this development, to prevent its conversion to a separate dwelling at a later date.
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<b>161007</b>	<b>16 Sevenoaks Drive, Spencers Wood, RG7 1</b>
Proposal	Householder application for the proposed single storey rear extension to the existing dwelling
Our comment	No comment
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<b>161047</b>	<b>Land at Junction 11 of M4/A33, Basingstoke Road, Reading</b>
Proposal	Consultation from Reading Borough Council for the following proposal: Replacement of 15m high monopole with new 15m high phase 4 monopole with shrouded antennas. Installation of 1no. additional equipment cabinet.
Our comment	No comment
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<b>161096</b>	<b>62 Clements Close, Spencers Wood, RG7 1HH</b>
Proposal	Application for a certificate of lawfulness for the proposed erection of outbuilding in rear garden.
Our comment	Shinfield Parish Council requests that no mains drainage be included, to prevent this development from being converted into a separate residential dwelling in the future.
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**List of plans approved:**

<b>160099</b>	<b>Land adjacent to Grange Lodge, Cutbush Lane, Shinfield, RG2 9AL</b>
Proposal	Outline application for the proposed erection of a single residential dwelling with all matters reserved
Our comment	Shinfield Parish Council objects to this application on the basis that there is insufficient information to make any meaningful judgement.
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<b>160878</b>	<b>16 Elizabeth Rout Close,</b>
Proposal	Householder application for the proposed erection of a detached garage.
Our comment	The parish council does not support the pre-emptive removal of trees – per our draft Neighbourhood Development Plan. The parish council has concerns about the breaking up of the existing building line, the potential loss of light and visual amenity for the neighbouring house and request that if permission be granted, that additional boundary treatment be considered to improve the visual amenity. The parish council is concerned that the construction of a large detached garage will impede the open plan appearance of the area, and as such, we recommend that the application be refused.
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