

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 10 November 2016 at The John Heggadon Meeting Room, Shinfield Parish Hall, **commencing 20:30 hrs.**

Mrs S E Roberts, Clerk
03 November 2016

Members: Cllrs N Boyer, P Emmet, A Grimes, P Hughes, 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 20 October 2016 as a correct record of the meeting (attached)
 - 3.2 To receive information on matters arising from the minutes.
 - 3.2.1 Review of quotes received for upgraded projector equipment (Enclosed)
4. **Schedule of deposited plans**
 - 4.1 To receive and consider comment on a list of deposited plans at 03 November 2016.
 - 4.2 To receive notice of planning decisions.
5. **Budget proposals for 2017/18**
 - 5.1 To consider budget requirements for the committee for 2017/18
6. **Enforcement update**
 - 6.1 To receive an update on new and open enforcement items
7. **Neighbourhood Development Plan.**
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 Request from Mr Ian Young in relation to Footpath 20, Spencers Wood.
 - 8.1.2 Notice of overnight M4 closures J11 – J12 for resurfacing works
 - 8.2 To receive information on street lighting matters
 - 8.3 To receive information on footpath matters.
9. **Correspondence items**
To consider correspondence items received:
 - Notification of approval of Certificate of Lawful Existing Use for Yew Tree Farm, Beech Hill Road, Spencers Wood, RG7 1HR (Farm View Nursery)
 - Notice of planning appeal decision for Land adjacent to Grange Lodge.
 - Notice of planning committee for 161920 – Land rear of Stanbury House (Proposed change of use of agricultural land to provide SANG)
 - Notice of planning committee for 161301 – Land west of Beech Hill Road (Reserved Matters application)

152163	Land adjacent to Rose Cottage, Croft Road, Spencers Wood, RG2 9EX
Proposal	Full application for the proposed erection of 4no detached dwellings with associated landscaping and new access
Our comment	The parish council does not object to the application, but request to retain as much green screening as possible, in order to retain the rural feel of Croft Road as much as possible, as identified in the SDL masterplan
161996	8 Teal Grove, Shinfield, RG2 9AZ
Proposal	Full planning application for the proposed change of use of amenity land to car park space and a forest bark section as landscaping (retrospective), Plus moving the light from the centre of the forest bark section to next to the electricity box on the land.
Our comment	Shinfield Parish Council objects to the change of use of amenity land, which forms part of the approved boundary treatment for the development, to provide a buffer zone between the built form and public footpath 11. The land also provides part of the drainage strategy for this development. We note that the changes of use of the amenity land has been carried out outside a number of the other houses along this road.
162171	213 Hyde End Road, Spencers Wood, Wokingham, RG7 1BU
Proposal	Householder application for proposed erection of front and rear two storey extensions to dwelling, raising of roof height to provide additional first floor habitable accommodation to include two rear Juliette balconies, plus erection of single storey side extension to form garage following demolition of existing detached garage.
Our comment	No comment
162345	6 Kimpton Close, Shinfield, RG6 4AX
Proposal	Householder application for the proposed replacement of existing damaged garden fence and retaining wall cladding (retrospective)
Our comment	No comment
162434	Brambles, Shinfield Road, Shinfield, RG2 9BE
Proposal	Householder application for the proposed erection of a single storey rear extension with roof lantern and a Juliet balcony to the master bedroom on the rear first floor.
Our comment	No comment
162451	12 Teal Grove, Shinfield, RG2 9AZ
Proposal	Full application for change of use of land from amenity land to residential car parking (retrospective)
Our comment	Shinfield Parish Council objects to the change of use of amenity land, which forms part of the approved boundary treatment for the development, to provide a buffer zone between the built form and public footpath 11. The land also provides part of the drainage strategy for this development. We note that the change of use of the amenity land has been carried out outside a number of the other houses along this road.
162458	10 Teal Grove, Shinfield, RG2 9AZ
Proposal	Full planning application for the proposed change of use from amenity land to car parking plus the erection of single storey rear extension to dwelling (retrospective)
Our comment	Shinfield Parish Council objects to the change of use of amenity land, which forms part of the approved boundary treatment for the development, to provide a buffer zone between the built form and public footpath 11. The land also provides part of the drainage strategy for this development. We note that the change of use of the amenity land has been carried out outside a number of the other houses along this road. Shinfield Parish Council objects to retrospective planning applications.
162637	54 Hartley Court Road, Three Mile Cross, RG7 1NS
Proposal	Householder application for proposed erection of first floor rear extension to dwelling
Our comment	Shinfield Parish Council objects to the use of a flat roof for a first floor extension.
162710	47 Ducketts Mead, Shinfield, RG2 9GY
Proposal	Householder application for the proposed single storey rear extension to existing dwelling (retrospective)
Our comment	No comment

List of plans refused:

162495

Proposal

Our comment

Culverwood House, Shinfield Road, Shinfield, RG2 9BE

Full planning application for the proposed erection of a 1 no .two storey detached dwelling with attached garage

Shinfield Parish Council objects to the loss of a number of mature trees, which would be required to deliver this application. Shinfield Parish Emerging Neighbourhood Development Plan seeks to protect and provide minimum 15m buffer zones around significant trees, and this proposal fails to meet this requirement.

The loss of the verdant nature of the site would be a significant detrimental impact on the area, and makes the site inappropriate for this form of residential development.

The Parish Council is also concerned that this development would set a precedent for further development along the rear gardens of this verdant area.
