

## 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 22 December 2016 at The John Heggadon Meeting Room, Shinfield Parish Hall, commencing **20:00 hrs.**

Mrs S E Roberts, Clerk  
15 December 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 01 December 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 15 December 2016.
  - 4.2 To receive notice of planning decisions.
5. **Enforcement update**
  - 5.1 To receive an update on new and open enforcement items
6. **Local Transport Plan 4 Stakeholder Consultation.**  
To review and respond to a Local Transport Plan consultation from Wokingham Borough Council.
7. **Local Plan Update**  
To review feedback received to date on the Call for Sites areas
8. **Highways, street lighting and footpath matters**
  - 8.1 To receive information on highway and associated matters.
  - 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:
  - 9.1 Updated information on postcodes for Bellway Homes site north of Cutbush Lane
10. **Dates of the next meetings**
  - 10.1 To confirm the date of the next meeting as Monday 09 January 2017

## Item 4.1 Schedule of deposited plans – 15 December 2016

<b>162923</b> Proposal	<b>Hartley Court Farm, Hartley Court Road, RG7 1NH</b> Full planning application for the proposed change of use of part of an agricultural building to office, storage and light industrial (B1), area for car parking (Retrospective).
Planning Officer	Sara De Barros                      Comments by              9 January 2017
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<b>163245</b> Proposal	<b>42 Woodcock Court, Three Mile Cross, RG7 1BZ</b> Householder application for the proposed conversion of existing garage to additional habitable accommodation including replacement of existing garage door with window.
Planning Officer	Brett Beswetherick                      Comments by
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<b>163286</b> Proposal	<b>18 Deardon Way, Shinfield, RG2 9HE</b> Application to vary condition 5 of planning consent F/2002/6400 for the installation of velux roof windows.
Planning Officer	Stephen Thwaites                      Comments by              28 December 2016
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<b>163287</b> Proposal	<b>Land to the rear of 27-29 The Square, Spencers Wood, RG7 1BS</b> Full application for the proposed erection of 2no detached dwellings.
Planning Officer	Ashley Smith                              Comments by              2 January 2017
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<b>163305</b> Proposal	<b>1 L'Ortolan Cottages, Church Lane, Shinfield, RG7 1BZ</b> Application for Listed Building consent for the installation of 2no condenser units and 1no AHU (Air Handling Unit) (retrospective).
Planning Officer	Dariusz Kusyk                              Comments by
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<b>164322</b> Proposal	<b>Land East of Lambs Lane, Spencers Wood *Swallowfield Application*</b> Outline planning permission for the proposed erection of 4 no. detached dwellings. Access to be considered.
Planning Officer	Daniel Ray                                  Comments by              3 January 2016
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## Item 4.2 Planning decisions

### List of plans approved:

<b>162306</b> Proposal	<b>Shinfield Service Station, Arborfield Road, Shinfield, RG2 9DY</b> Full planning application for the proposed retention of an ATM machine in a new purpose built steel secure room with steel floor plate.
Our comment	Shinfield Parish Council welcomes the retention of this facility for parish residents.
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<b>162307</b> Proposal	<b>Shinfield Service Station, Arborfield Road, Shinfield, RG2 9DY</b> Application for advertisement consent for 1 integral illuminated and screen to the ATM Fascia, internally illuminated free cash withdrawals sign and blue LED halo illumination to ATM surround.
Our comment	No comment
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<b>162819</b> Proposal	<b>Land adjacent to 2 Hollow Lane, Shinfield, RG2 9DX</b> Full application for the proposed erection of 2no two bedroom flats with associated amenity area and parking.
Our comment	We request that the planning officer check that this complies with parking standards and request a contribution towards the upgrade of Oatlands Road surface.
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**List of plans refused:**

**162594**

Proposal

**Lambs Farm Business Park, Basingstoke Road, Swallowfield \*Neighbouring plan\***

Full application for the proposed erection of a new business unit for use class B1(b) and (c) (Light, Industrial, Research and Development) and B8 (Storage and Distribution) use with ancillary works adjoining existing Business Park.

Our comment

Shinfield Parish Council objects to this application on the basis of:

- **Overdevelopment:** Expansion outside the limit of the existing development site would be a breach of Core Strategy Policy CP11, as, in Shinfield Parish Council's opinion, this is excessive encroachment or expansion of development away from the original buildings. Whilst the Core Strategy supports development for business, industry or warehousing, this site is not listed as one of the identified 'Core Employment Areas' in Core strategy Policy CP15, and neither does it meet the requirement for 'limited additional employment development' as it sits outside of the South of M4 SDL
  - **Highways Safety:** Shinfield Parish Council is concerned over the increasing impact this site has on the safe walking route to Lambs Lane School, which is directly opposite the site access. Additional vehicles accessing this site will make this situation worse, (there is evidence of large vehicles being forced to mount the pavement on the school side of the road to gain access to this site) and further expansion of this site will add additional vehicles to the Basingstoke Road, which is already struggling to sustain the traffic demands currently placed upon it.
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