

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 29 September 2016 at The John Heggadon Meeting Room, Shinfield Parish Hall, commencing 19:30 hrs.

Mrs S E Roberts, Clerk
22 September 2016

Members: Cllrs N Boyer, P Emmet, A Grimes, A Masood, D Peer.

Agenda

- 1. Election of Vice-Chair for the committee**
To consider nominations and appoint a Vice-Chair for the committee
- 2. Public questions**
To receive and consider public questions and comment.
- 3. Apologies for absence and declarations of members' interests**
 - 3.1 To receive and consider acceptance of apologies.
 - 3.2 To receive members declarations of interest relating to the business of the meeting.
- 4. Minutes of the previous meeting**
 - 4.1 To consider approval of the minutes of 05 September 2016 as a correct record of the meeting (attached)
 - 4.2 To receive information on matters arising from the minutes.
- 5. Schedule of deposited plans**
 - 5.1 To receive and consider comment on a list of deposited plans at 22 September 2016.
 - 5.2 To receive notice of planning decisions.
- 6. Local Plan Update**
 - 6.1 To review the list of sites in Shinfield Parish for the Local Plan Update (attached) and consider a strategy for the council's response
- 7. CIL workshop – 17 October 2016**
 - 7.1 Identify two planned or potential infrastructure projects in the parish that could be enabled using CIL funds
 - 7.1.1 Consider the concept, design, procurement and delivery of these projects and identify whether the parish council has the capacity and expertise to procure and project manage delivery of these infrastructure projects internally
 - 7.1.2 If external support is required, which stages of the project process or what specific support services might the parish council need to ensure project delivery.
- 8. Enforcement update**
 - 8.1 To receive an update on new and open enforcement items
 - 8.1.1 Enforcement investigation notification RFS/2016/083114
 - 8.1.2 Enforcement closure notice for RFS/2016/083102
 - 8.1.3 Enforcement closure notice for RFS/2016/083055
- 9. Neighbourhood Development Plan.**
To receive a progress report on the Neighbourhood Development Plan.
- 10. Highways, street lighting and footpath matters**
 - 10.1 To receive information on highway and associated matters.
 - 10.1.1 Correspondence from residents on Church Lane regarding speeding cars
 - 10.1.2 Correspondence from residents on Basingstoke Road regarding speeding cars

Proposal Householder application for proposed erection of two storey side extension to dwelling
Our comment No comment

161912
Proposal **104 Deardon Way, Shinfield, RG2 9**
Householder application for the conversion of roof, and installation of roof lights to front and rear roof slope and installation of gable end window.
Our comment No comment

161927
Proposal **104 Deardon Way, Shinfield, RG2 9**
Householder application for the proposed erection of a single storey side/rear extension.
Our comment No comment

161995
Proposal **Telecommunications Site 78551, Whitley Wood Roundabout, Reading, Black Boy Junction, RG2 9DF**
Application for prior approval for proposed removal of existing 14.7 m high Phase 4 monopole, the installation of a 15 metre high phase 5 monopole and a RFC(800) cabinet measuring 600x480x700mm, to be located beneath the upgraded APM30H Version D cabinet and associated development.
Our comment No comment

162329
Proposal **Land to the rear of Diana Close**
Screening Opinion application for an Environmental Impact Assessment for a residential development of 26no dwellings to include a mixture of 2, 3 and 4 bedroom homes.
Our comment Shinfield Parish Council considers this application site to be outside the development zone and outside the planned scale of development in Spencers Wood, and therefore feel it cannot be considered to be within the scope of the environmental assessment for the original SDL housing proposed for Spencers Wood. For this reason, Shinfield Parish Council considers that this proposal is unacceptable for consideration without a new EIA.

List of plans refused:

161522
Proposal **Mallards, Basingstoke Road, Spencers Wood**
Application to vary condition 11 of planning consent (F/2014/1372 – 31/10/2014 to allow changes to opening hours to 6am to 11pm Monday to Sunday, also removal of condition 13, relating to delivery times.
Our comment Shinfield Parish Council opposes an extension of the existing opening hours and the permitting of deliveries on Sundays and bank holidays. This site is not comparable to the Co-op in Shinfield or the Budgens at Three Mile Cross, as these have their own parking and delivery areas off the street. The lack of off-street parking and waiting space for delivery vehicles at Mallards means that these vehicles are regularly causing highways safety issues, partially blocking the pavement, blocking in driveways and causing a hazard for pedestrians (note – this is a walking route to Lambs Lane School). The parish council is concerned about extended hours causing additional noise and light disturbance for residents.

162068
Proposal **3a School Green, Shinfield**
Full application for the proposed erection of a replacement two storey building (Office B 1(a) use), following demolition of existing building.
Our comment No comment

List of plans withdrawn:

162188
Proposal **23 Fairmead Road, Shinfield, RG2 9DL**
Application for the prior approval of the erection of a additional single storey rear extension of 2.56m added to original ground floor extension of 2.14m, which would extend beyond the rear wall of the original house bt 4.7m, for which the maximum height would be 2.81m and the height of the eaves 2.81m
Our comment No comment

162337
Proposal **Shinfield Court, Church Lane,**
Application to vary condition 2 of planning consent F/2014/0970 and F/2014/0971 for the proposed change of use and refurbishment of existing farm buildings to form a Montessori Nursery School and studio commercial units. Condition 2 relates to Approved Details to allow for the demolition and erection of a new build building.
Our comment Shinfield Parish Council welcomes this improvement to the original application.
