172302 Land west of Basingstoke Road: south of Three Mile Cross and north of Spencers Wood,

RG7 1AZ

Proposal Screening Opinion application for an Environmental Impact Assessment for a proposed

development of up to 123 dwellings

Planning Officer Nick Chancellor Comments by Comment Shinfield Parish Council requests that an Envi

Shinfield Parish Council requests that an Environmental Impact Assessment for this site be carried out to identify the likely impacts of this development, due to the site being outside of the Strategic Development Area, and forming the green separation space between the two settlements, as per the MDD DPD and the adopted Shinfield

Neighbourhood Plan.

172450 Proposal

Comment

Reserved Matters application pursuant to Outline planning permission O/2010/1432 (pursuant to VAR/2014/0624) for the erection of 473 dwellings including access roads, garages, parking spaces, open space and landscape treatment for Phase 2. (Access,

garages, parking spaces, open space and landscape treatment for Phase 2. (Access, Appearance, Landscaping, Layout and Scale to be considered)

Land west of Shinfield, west of Hyde End Road and Hollow Lane, south of Church Lane.

Planning Officer Chris Howard Comments by

Shinfield Parish Council requests that the developer confirms that the proposals within this Reserved Matters application meet the requirements of the Shinfield Neighbourhood Development Plan. It will be deemed acceptable if:

Main roads intended to be used as bus routes are built wide enough to
accommodate to large vehicles passing one another, and will incorporate
parking restrictions to ensure a steady flow of traffic. [SPC NHDP Policy 4].
Measures to restrict on-pavement and on-verge parking within the designated
bus-route must be incorporated.

- Measures are taken to encourage proper use of the tandem parking to be provided, including measures which will avoid unwanted on-street parking.
- There is a provision of a safe crossing points on the roads leading to the play area [SPC NHDP Policy 4]
- Garages comply with the Shinfield Neighbourhood Development Plan, and are 3m by 7m, with sufficient door widths, in order to accommodate cycles and larger vehicles [SPC NHDP Policy 5].
- The provision of unallocated parking spaces is sufficient to meet the recognised demand for the proposed housing mix.
- There is an appropriate range of design variety to be in-keeping with the surrounding housing supply [SPC NHDP Policy 2]

172495

Land at Lambs Lane and Beech Hill Road Spencers Wood Berkshire *Neighbouring Parish*

Proposal

HYBRID APPLICATION Outline application for a residential development of 120 dwellings (Access to be considered). Full application for Change of use of part of land to form a Suitable Alternative natural Greenspace (SANG).

Planning Officer Comment Michaela Mercer Comments by

Shinfield Parish Council objects to this planning application for the following reasons:

- This proposal represents the loss of the green separation space between the villages
 of Swallowfield and Spencers Wood, which is contrary to the objectives of Core
 Strategy policy CP19.
- This site is not on land identified for development within the current phase of the Local Plan. Any short term benefit from delivery of 120 dwellings on the site would not outweigh the risk of harm to the overall strategy for sustainable housing growth within the parish.
- The site is not within the identified Strategic Development Location.
- This proposal would result in the loss of open countryside and the urbanisation of Beech Hill Road.
- With no active frontage and limited visual connection between the development and Beech Hill Road, the development would fail to integrate with, or make a

- positive contribution to the street scene along Beech Hill Road or the village of Spencers Wood.
- The site has poor public transport links and is likely to have a high dependency on the use of private cars, contrary to the sustainable transport goals of the NPPF and Core Strategy.
- The proposal fails to make satisfactory provision of adequate services, amenities and infrastructure needs and consequently would have an unacceptable adverse impact upon the amenities of the area.
- We are concerned that proposal will add considerable additional pressure to Lambs Lane School, which is already at capacity with no further space for expansion, and will result in more families unable to access a school within walking distance, and will result in more car journeys to school.
- This proposal will add additional vehicles pressure to the junction of Beech Hill Road and Basingstoke Road, which is regularly backlogged with traffic in the peak travel hours.

172291	Lambs Farm Business Park, Basingstoke Road, Swallowfield, RG7 1PQ
Proposal	Full application for the proposed change of use including Engineering works to provide HGV parking area (Retrospective).
Planning Officer	Daniel Ray Comments by Unknown
Comment	This type of parking requires changes to the surface drainage systems to include fuel an oil interceptors to prevent the contamination of surface water run-off. In the Design an
	Access statement associated with this application, item 8.1 notes that the parking surface is semi-porous and that 'drainage will be to the existing watercourse' which in
	the opinion of Shinfield Parish Council is unacceptable.
	The Parish Council also objects to further encroachment on the countryside that this
	proposal, in an area outside of the settlement limits, represents.
172382	Unit 4, Heron Industrial Estate, Basingstoke Road, Spencers Wood, RG7 1PJ
172382 Proposal	Unit 4, Heron Industrial Estate, Basingstoke Road, Spencers Wood, RG7 1PJ Full application for the closing up of existing windows and extension of cladding to mate existing
	Full application for the closing up of existing windows and extension of cladding to mate
Proposal	Full application for the closing up of existing windows and extension of cladding to mate existing Gregory Smart Comments by 22 September 2017 No comment
Proposal Planning Officer	Full application for the closing up of existing windows and extension of cladding to mate existing Gregory Smart Comments by 22 September 2017
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