

## Planning observations from Shinfield Parish Council

<b>171737</b> Proposal	<b>Land at Parklands,</b> Hybrid Planning Application Outline application (all matters reserved only access to be considered) for 55 dwellings (Use Class C3) and all associated parking, landscape and access. Full planning application for 1.56 hectares of Suitable Alternative Natural Greenspace (SANG).
Planning Officer Comment	Chris Howard                      Comments by              *Comments extension agreed* Shinfield Parish Council objects to further development within the parish exceeding the housing numbers approved within the MDDP for the South of the M4 SDL. The Parish Council recognises that this site is within the SDL and, based on the principles within the adopted Neighbourhood Development Plan, notes that this application can only be deemed acceptable where the benefits to community of the application outweigh the negative impacts.  On this basis, the Parish Council feels this planning application can only be deemed acceptable if: <ul style="list-style-type: none"><li>• The Borough Council's drainage engineer approves a scheme which prevents flooding of neighbouring properties and roads</li><li>• The developer complies with the requirements of the ecology and environmental officers</li><li>• That traffic calming measures are introduced on Basingstoke Road prior to the commencement of construction on the site</li><li>• A controlled pedestrian crossing be put in place to create safe access to the SANG</li><li>• The SANG, and the green separation gap between Spencers Wood and Three Mile Cross, is protected from future development through transfer to the Parish Council once the developer has demonstrated the effectiveness of its drainage and attenuation features.</li><li>• That actions are taken to protect and repair as necessary, the grade 2 listed building to the west of the site.</li><li>• Boundary treatment around the grade 2 listed building maintains the setting of the building.</li><li>• Proposed improvements to footpath 20, which runs along the eastern boundary of the site, be improved from the corner of the Crest Nicholson site, all the way to the northern end, on the Basingstoke Road, including the replacement of the stile with a kissing gate to improve its accessibility.</li></ul>
<b>171916</b> Proposal	<b>Shinfield Court, Church Lane, Three Mile Cross, RG7 1</b> Full application for the development of a two-storey 64 bed dementia care home (use class C2) with associated access, parking and landscaping.
Planning Officer Comment	Nick Chancellor                      Comments by              11 August 2017 *Extension granted* Shinfield Parish Council supports this application on the basis of the provision of additional employment opportunities within walking distance of the local community. The Parish Council welcomes the improvement of the footpath on the northern side of the road. The Parish Council requests traffic calming measures, such as a speed reduction or road narrowings for Church Lane, to improve the safety of pedestrians.
<b>172037</b> Proposal	<b>Mallards, Basingstoke Road, Spencers Wood, RG7 1AD</b> Application to vary condition 2 of planning permission F/2014/1372 for extensions to post office. The proposed variation seeks to retain the single storey rear extension which has been built higher than approved.
Planning Officer Comment	Pooja Kumar                      Comments by              5 September 2017 Shinfield Parish Council objects to this application and believes that the original planning condition must be complied with. Approval of this variation sets a dangerous precedent for non-complaints with approved planning consents.
<b>172051</b> Proposal	<b>Land adjacent to 202 Hyde End Road, Spencers Wood</b> Application for advertisement consent for the erection of 6no static banner poles

Planning Officer Comment	(retrospective). Chris Kempster Comments by 28 August 2017 Shinfield Parish Council objects to the continual practice by developers of the installation of advertising flag banners and retrospective request for planning consent. These flag banners should not be used in areas adjoining existing residential areas, due to the noise created by the flapping and 'snapping' of the cables, cleats and banners.
<b>172111</b> Proposal	<b>Land adjacent to Rose Cottage,</b> Application to vary condition 2 of planning consent 152163 for the erection of 4 detached dwellings to allow construction of a single garage to rear of plot 4.
Planning Officer Comment	Alex Thwaites Comments by 23 August 2017 No comment
<b>172160</b> Proposal	<b>34 Ryhill Way, Earley, RG6 4AZ</b> Householder application for the proposed conversion of existing garage, to create habitable accommodation.
Planning Officer Comment	Christine Phillips Comments by 24 August No comment
<b>172167</b> Proposal	<b>Land adjoining Yew Tree Farm, Beech Hill Road, RG7 1HR</b> Full application for proposed erection of non-residential building (Gospel Hall) with associated landscaping, new driveway from existing access and revised car parking layout following demolition of existing building.
Planning Officer Comment	Janeske Delpont Comments by 21 August 2017 Shinfield Parish Council objects to this application on the basis that it fails to meet the requirements of the Neighbourhood Plan and represents unwanted development within the countryside, and outside of development limits. The Parish Council believes that the provision of parking is grossly insufficient and will lead to on street parking in unsuitable country lanes, especially on days when the A33 car boot sale operates.
<b>172168</b> Proposal	<b>Yew Tree Farm, Beech Hill Road, Shinfield, RG7 1HR</b> Full application for the proposed erection of dwelling with detached garage and outbuilding following demolition of existing dwelling
Planning Officer Comment	Janeske Delpont Comments by Development can only commence following demolition of the existing building.
<b>172274</b> Proposal	<b>29 Oatlands Road, Shinfield, RG2 9FY</b> Householder application for proposed erection of two storey rear extension and first floor side extension to dwelling.
Planning Officer Comment	Ade Balogun Comments by 4 September 2017 No comment
<b>172324</b> Proposal	<b>44 Clare Green Road, Spencers Wood, RG7 1DY</b> Householder application for a single storey rear extension plus front/rear dormer extensions to dwelling and part conversion of the existing garage to pantry.
Planning Officer Comment	Dariusz Kusyk Comments by No comment
<b>171442</b> Proposal	<b>18 Hunters Way, Spencers Wood, RG7 1HW</b> Full application for the proposed change of use of amenity land to residential at land adjacent to 18 Hunters Way, to include the erection of 2metre high timber close boarded fence.
Planning Officer Comment	Stefan Fludger Comments by 20 September 2017 Shinfield Parish Council is unable to comment on this application without clarification as to whether this parcel of land is within the ownership of the householder. The land registry shows two separate areas – 30632133 for the adjacent land and 30632850 for the application address.