

Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 6th November 2024
At School Green Centre commencing at 20.00

Present: Cllrs Boyer, Fernandes, Grimes, Hoyle, James, Jahromi, Lias, Masseron and Peer (Chair)

Attending: B Winton (Chief Executive and Clerk)
S Herring (Deputy Clerk)
1 member of the public

24/PC/104 Public Questions

104.1 There were no public questions.

24/PC/105 Apologies and declarations of Members' Interest

105.1 There were no apologies for absence.

105.2 There were no declarations of members' interests

24/PC/106 Minutes of the Previous Meeting

106.1 The minutes of the committee meeting of 9th October 2024 were approved and signed as such by Cllr Peer

Proposed: Cllr Boyer
Seconded: Cllr Grimes
Approved: Unanimously

106.2 **Actions and Matters Arising from the meeting held on 9th October 2024**

24/PC/94 Clerk to chase WBC for a response to the question "when did Woodcock
24/PC/85.2 Lane ceased being a bridle way and to request that motor vehicles are
restricted."

The Clerk had not been able to follow this up

ACTION – Clerk to chase WBC for a response to the question "when did Woodcock Lane ceased being a bridle way and to request that motor vehicles are restricted."

- 24/PC/90.1 Clerk to add the Shinfield Parish Neighbourhood Plan to the agenda of the next meeting
- This was on the agenda see minute 24/PC/112.1
- 24/PC/91.6 Clerk to circulate the website address of Richborough to committee members
- This had been done.
- 24/PC/99.1** Cllr Grimes to raise awareness of the issue with his contract at the consortium
- Cllr Grimes would follow this up.
- ACTION - Cllr Grimes to raise awareness of the issue with his contract at the consortium**
- 24/PC/99.2** Clerk to make enquiries to AOC to ascertain if a plan had previously been drawn up
- The Clerk reported that he had checked the files but had been unable to trace anything that related to a 'Spencers Wood Village Centre'.
- 24/PC/99.2** Clerk to add Traffic Working Party to the agenda for the next meeting
- The Clerk had nothing further to report in relation to the 'Spencers Wood Village Centre'.
- The Traffic Working Party was on the agenda, see minute 24/PC/110.2
- 24/PC/99.2** Cllrs Peer and Grimes to discuss at the next parish liaison group meeting
- Cllr Peer had raised the 'Spencers Wood Village Centre' at the parish liaison group and there was nothing further to report.
- 24/PC/99.3** Clerk to write to WBC with details of the agreement made at the meeting, and ask WBC to confirm the action in relation to the path at the end of Lailey Path / Hyde End Road and the Shinfield Infant and Nursery School
- This was on the agenda, see minute 24/PC/110.3
- 24/PC/99.3** Clerk to request that WBC install the barrier at the end of Lailey Path as soon as possible and not wait for the other issues to be resolved
- The Clerk had made this request but it was likely that this would be dealt with as part of the larger project.

24/PC/100.1 Clerk to make enquiries to see if there was a resident with expertise in climate change impacts

This had been included in the Newsletter but there had been no approaches made to the council.

24/PC/100.1 Cllr Grimes to write up an objection for approval at Full Council regarding WBC's LPU

This had been done.

24/PC/100.1 Clerk to add to the agenda of Full Council SPC's objections to the WBC LPU for approval

This had been done.

24/PC/100.1 Clerk to add to the agenda of Full Council a proposal to assist Arborfield and Newland Parish Council with the funding of a planning consultant

This had been done.

24/PC/101.1 Clerk to add the proposed 'Spencers Wood Centre' into the Shinfield Parish Neighbourhood Plan (SPNP)

This will be done when available. The SPNP was on the agenda, see minute 24/PC/112.1

24/PC/101.2 Clerk to add the Local Active Travel Plan (LATP) into the SPNP

This had been done.

24/PC/102.2 Clerk to circulate the invite from Grupotec to a public consultation to members of the committee

This had been done.

24/PC/103.3 Clerk to submit a request of 'Community Interest' in the land north of the proposed Spencers Wood Primary School

The request for the land to be regarded as an Asset of Community Value had been submitted but had not been decided. In the meantime, the land had been sold at auction. A request to complete consideration of the application had been made to Wokingham Borough Council (WBC) in case the land came up for sale again in the future.

Further discussion took place on requests for 'Assets of Community Value', see minute 24/PC/112.2

24/PC/103.4 Clerk to inform WBC of the views of SPC relating to the former Shire Hall site

The Clerk had written to Chris Howard, WBC, to make him aware of the views of Shinfield Parish Council (SPC) and had also shared this with the developers of the site.

24/PC/107

Schedule of Deposited Plans

107.1 Planning applications were circulated to members weekly and comments noted on the WBC planning portal.

107.2 Planning Application 232333 – Land East of Croft House, Croft Road, Shinfield, RG2 9EY

After further discussion, members agreed that they had nothing further to add to the comments previously made.

ACTION – Clerk to circulate the letter from AWE if this was available

107.3 Planning application 242484 – Land North of Arborfield Road

It was agreed that this application would be sent to members with the weekly batch of planning applications so it could be fully considered.

ACTION – Deputy Clerk to circulate PA242484 with weekly batch of planning applications

24/PC/108

Appeals

108.1 The Clerk advised that there was one change to the list provided last month and no new appeals.

Members **NOTED** the report.

24/PC/109

Enforcement Notices

109.1 Closed Enforcement Notices

Seven items had been deemed “No Breach” and one had seen an application submitted (“not built in accordance with approved plans”). Two were closed marked as “Other”

- Gravelly Bridge Farm (bunds created without permission)
- Amersham, Basingstoke Road (breach of condition regarding operating hours)

There was a query as to why RFS/2024/089803 (Shinfield Infant and Nursery School) had been added to the list as the ‘brick wall’ had not yet been removed.

ACTION – Clerk to request the report relating to RFS/2024/089803 (Shinfield Infant and Nursery School) from WBC

Members **NOTED** the report

109.2 Live Enforcement Notices

Two items were marked as “New”

- Mortimer Road Grazeley (change of use of agricultural land to residential garden)
- 4 Loxwood Close, Three Mile Cross (unauthorized building works)

Members **NOTED** the report

24/PC/110

Highways, Street Lighting and Footpath Matters

110.1 Footpath matters

Cllr Masseron referred members to the video footage circulated by Cllr Johnson showing the new path linking Ryeish Lane and Hyde End Lane, and to the Ramblers report.

110.2 Traffic Working Party

There had been no further meeting held. Cllr James and the Clerk were due to meet with Paul Fishwick, WBC, to discuss whether the Executive could support the progress of SPC’s requests.

ACTION – Cllr James and the Clerk to meet with Paul Fishwick, WBC regarding progress of SPC’s requested actions

110.3 Lailey Path / Hyde End Road footpath

SPC had received a request for a CIL contribution of £20,000 towards the creation of a footpath from the end of Lailey Path/Hyde End Road to the Shinfield Infant School.

Members **AGREED** to make available a maximum of £20,000 from the funds reserved for improving highways for the creation of a footpath from the end of Lailey Path/Hyde End Road to the Shinfield Infant School as this was important for the safety of the residents. They requested that WBC should be informed that SPC felt that this should have been originally considered as part of the west of Shinfield development.

Proposed: Cllr Lias
Seconded: Cllr Jahromi
Agreed: Unanimously

ACTION – Clerk to send the proposed response to Cllr Grimes for approval prior to responding to WBC

24/PC/111**Wokingham Borough Council's Local Plan Update (LPU)**

- 111.1 A response to the WBC LPU had been discussed and agreed at the previous Full Council meeting. Members did not feel there was anything else to add to the response and requested the Clerk to submit it accordingly.

ACTION – Clerk to submit SPC's response to WBC's LPU as agreed at Full Council in October 2024

24/PC/112**Renewal of Neighbourhood Plan**

- 112.1 Shinfield Parish Neighbourhood Plan (SPNP)

No movement had taken place in the last month while considering the impact of the WBC LPU. The initial draft had been circulated to members of the committee on 9th September for consideration. A further meeting to proceed with the SPNP would be set up in due course.

ACTION – Clerk to arrange a meeting of the Working Party to proceed with the SPNP

- 112.2 Assets of Community Value

Following the sale of the land north of the proposed Spencers Wood Primary School, where it had been too late to register the land as an 'asset of community value', it was felt that SPC needed to consider other facilities in the parish in order to protect them from potential future sale.

Many sites were mentioned, however, it was felt that priority should be given to:-

- Manor Ground Pavilion and land
- High Copse Pavilion and land
- Land adjacent to Alder Grove School (to allow for future enlargement of the school if required)

Other sites identified to follow were:-

- School Green Centre (second phase)
- Spencers Wood Pavilion and Recreation Ground
- Millworth Lane Pavilion and Recreation Ground
- Deardon Field
- Ryeish Playing Fields
- Poundland
- Shinfield Players
- Green space west of Deer Leap Park
- SANGS
- School Green Car Park
- Spencers Wood Village Hall
- Spencers Wood Library
- Common and pond in Spencers Wood
- Nullis Farm
- Grazeley Village Hall

Proposed: Cllr James
Seconded: Cllr Grimes
Agreed: Unanimously

ACTION – Clerk to apply to register

- Manor Ground Pavilion and land
- High Copse Pavilion and land
- Land adjacent to Alder Grove School (to allow for future enlargement of the school if required)

as 'Assets of Community Value' with WBC

112.3 Spencers Wood Village Centre

Cllr Grimes would contact Tom Howard, AOC to request if there was any information available to share that was part of the student study.

ACTION – Cllr Grimes to contact Tom Howard, AOC for any information in relation to a proposed 'Spencers Wood Village Centre'.

24/PC/113

Correspondence

113.1 Letter of thanks from Deer Leap Park Residents Association

Members **NOTED** the letter

113.2 Tree Protection Order for Grovelands Road, Spencers Wood

Members **NOTED** the Tree Protection Order

24/PC/114

Date of the next meeting

114.1 The date of the next meeting will be Wednesday, 4th December 2024

The meeting ended at 21:10

List of Actions

24/PC/94 24/PC/85.2	Clerk to chase WBC for a response to the question “when did Woodcock Lane ceased being a bridle way and to request that motor vehicles are restricted”.	Clerk
24/PC/99.1	Cllr Grimes to raise awareness of the issue, concerning the area to the north of the Lidl site where the land slopes down towards the loading bay, with his contact at the consortium	Cllr Grimes
24/PC/107.2	Clerk to circulate the letter from AWE in relation to PA232333 – Land East of Croft House, Croft Road, Shinfield, RG2 9EY, if this was available	Clerk
24/PC/107.3	Deputy Clerk to circulate PA242484 with weekly batch of planning applications	Deputy Clerk
24/PC/109.1	Clerk to request the report relating to RFS/2004/089803 (Shinfield Infant and Nursery School) from WBC	Clerk
24/PC/110.2	Cllr James and the Clerk to meet with Paul Fishwick, WBC regarding progress of SPC’s requested actions	Cllr James and the Clerk
24/PC/110.3	Clerk to send the proposed response to Cllr Grimes for approval prior to responding to WBC relating to a CIL contribution of £20,000 for the footpath on Hyde End Road	Clerk
24/PC/111.1	Clerk to submit SPC’s response to WBC’s LPU as agreed at Full Council in October 2024	Clerk
24/PC/112.1	Clerk to arrange a meeting of the Working Party to proceed with the SPNP	Clerk
24/PC/112.2	Clerk to apply to register • Manor Ground Pavilion and land • High Copse Pavilion and land • Land adjacent to Alder Grove School (to allow for future enlargement of the school if required) As ‘Assets of Community Value’ with WBC	Clerk
24/PC/112.3	Cllr Grimes to contact Tom Howard, AOC for any information in relation to a proposed ‘Spencers Wood Village Centre’.	Cllr Grimes

Planning Inspectorate Appeals for RG2 & RG7 within Shinfield Parish as at :-

29th November 2024

Item 5.1

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/W/24/3350981	Front Plot At Shinfield Court Three Mile Cross	RG7 1HB	Planning (W)		240307	2		Plymouth Brethren regarding refusal of planning permission for shop. Interested parties comments by 22/11/24
APP/X0360/W/23/3329586	Land adjacent to 176 Hyde End Road	RG2 9ER	Planning (W)		231229 223646	3	22/05/2024	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/24/3337926	253 Shinfield Road	RG2 8HF	Householder (HAS)		232141	3	05/04/2024	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/23/3326997	Belamie Gables, 210 Hyde End Road	RG7 1DG	Planning (W)		223802	3	08/02/2024	
APP/X0360/C/23/3314060	Uplands, Basingstoke Road READING	RG7 1AP	Enforcement Notice	L2	222052	3	17/11/2023	WBC refused PA. Developers Appeal to PI succeeded in part. WBC Enforcement Notice modified to allow for wall to be reduced in height
APP/X0360/W/22/3309384	Uplands Basingstoke Road READING	RG7 1AP	Planning (W)	L2	222052	3	17/11/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3290427	Land rear of 182 Hyde End Road Spencers Wood	RG7 1DG	Planning (W)		212507	3	23/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3298882	Woodside & Wayside House Reading	RG2 9BE	Planning (W)		211578	3	07/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3303625	14 Coningham Road READING	RG2 8QP	Planning (W)		221225	3	02/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/22/3303676	Istana, Lambs Lane READING	RG7 1JB	Householder (HAS)		201752	3	02/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3297923	Land Adjacent to lane End House Shinfield	RG2 9BB	Planning (W)		213681	3	20/12/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3298797	2 Grovelands Road READING	RG7 1DP	Planning (W)		214165	3	07/11/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3296611	1 Westlands Avenue READING	RG2 8EB	Planning (W)		220104	3	10/08/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3275086	Willow Tree House Brookers Hill READING	RG2 9BX	Planning (W)		203560	3	18/02/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/19/3228974	12 Cutbush Lane West READING	RG2 9AH	Planning (W)		190152	3	07/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3271017	David Hearn Motor Engineers Reading	RG7 1BA	Planning (W)		201557	3	03/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3274461	12 Coningham Road READING	RG2 8QP	Planning (W)		202984	3	01/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3269974	30 Grazeley Road Reading	RG7 1BJ	Planning (W)		201629	3	31/08/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3269790	Land at Croft Road Spencers Wood Shinfield	RG2 9EY	Planning (W)		203108	3	25/06/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/19/3240232	Land rear of Diana Close Spencers Wood Berkshire	RG7 1HP	Planning (W)		171004	3	01/02/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/20/3258638	Land at Carney's Yard, opposite Pulleyn Transport Yard READING	RG7 1HB	Planning (W)		200596	3	11/01/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/20/3247817	8 Pattinson Road READING	RG2 8QJ	Householder (HAS)		193231	3	02/07/2020	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/19/3230479	Land adjacent to Eventide Three Mile Cross	RG7 1HD	Planning (W)		183198	3	07/10/2019	WBC refused PA. Developers Appeal to PI was dismissed

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/D/19/3222049	Leyland Gardens Reading Berkshire	RG2 9AN	Householder (HAS)		181780	3	01/08/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/19/3221827	Derydene, Basingstoke Road READING	RG7 1AL	Householder (HAS)		181100	3	25/04/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/18/3211871	182 Hyde End Road READING	RG7 1DG	Planning (W)		181676	3	07/03/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/18/3199728	Land at Lambs Lane and Beech Hill Road Spencers Wood Berkshire	RG7 1JB	Planning (W)		172495	3	08/01/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3186553	Mallards, Basingstoke Road READING	RG7 1AD	Planning (W)	L1		3	12/12/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/C/17/3186555	Mallards, Basingstoke Road READING	RG7 1AD	Enforcement Notice	L1	NA	3	12/12/2018	WBC issued enforcement notice. Developer appealed. Enforcement notice upheld
APP/X0360/W/18/3204770	Shinfield Court, Church Lane Wokingham Berkshire	RG7 1HB	Planning (W)		171916	3	13/11/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3183251	Etudieltawjus, Sussex Lane READING	RG7 1BY	Planning (W)		163635	3	05/03/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/18/3192970	2 Kendal Avenue READING	RG2 9AR	Householder (HAS)		173001	3	16/02/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3174092	Floyers Barn Wokingham	RG7 1DL	Planning (W)		162924	3	18/10/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3173465	Culverwood, Shinfield Road READING	RG2 9BE	Planning (W)		162495	3	05/09/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3172028	Land adjacent to Grange Lodge Shinfield	RG2 9AL	Planning (W)		163561	3	19/07/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3172361	R/O 27-29 The Square Spencers Wood	RG7 1BS	Planning (W)		163287	3	19/07/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3169533	Lambs Farm Business Park READING	RG7 1PQ	Planning (W)		162594	3	28/06/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/16/3161433	219a Hyde End Road SPENCERS WOOD	RG7 1BU	Planning (W)		160982	3	25/05/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/17/3171035	15 Deardon Way READING Berkshire	RG2 9HE	Householder (HAS)		163279	3	23/05/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/X/16/3152152	24 Fawn Drive READING	RG7 1WL	Lawful Development Certificate		160876	3	22/02/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/23/3320252	25 Newlands Close, Shinfield	RG2 9LG	Planning (W)		230315	3		WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3311543	Parkside House Lambs Lane READING	RG7 1JE	Planning (W)		222478	4	23/05/2023	WBC refused PA. Developers Appeal was upheld. Change of use of land to residential and erection of detached building to house domestic garaging and ancillary storage with first floor games room
APP/X0360/W/22/3303884	Parrot Farm Shingfield Wokingham	RG2 9EA	Planning (W)		213156	4	28/03/2023	WBC refused PA. Developers Appeal was upheld. Change of use permitted
APP/X0360/W/22/3304042	Land west of Kingfisher Grove Reading Berkshire	RG7 1LZ	Planning (W)		201002	4	31/01/2023	WBC refused PA. Developers Appeal was upheld. 49 homes at Kingfisher Grove
APP/X0360/W/19/3238203	Land to the south of Cutbush Lane Shinfield Berkshire	RG2 9AG	Planning (W)		181499	4	10/03/2020	WBC refused PA. Developers Appeal was upheld. 249 dwellings south of Cutbush Lane

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/W/19/3235895	Land south of Reading Road and Arborfield Road Shinfield Berkshire	RG2 9EA	Planning (W)		181631	4	06/01/2020	WBC refused PA. Developers Appeal was upheld. SANG was built
APP/X0360/W/18/3203707	Hartley Court Farm, Hartley Court Road READING	RG7 1NH	Planning (W)		162923	4	01/07/2019	WBC refused PA. Developers Appeal was upheld. Change of use agricultural building to office & storage permitted
APP/X0360/W/19/3223579	Berkshire Caravans READING	RG7 1HB	Planning (W)		182831	4	18/06/2019	WBC refused PA. Developers Appeal was upheld. Change of use to caravan storage and sale was permitted
APP/X0360/W/18/3204133	Land at Parklands Spencers Wood Wokingham	RG7 1AS	Planning (W)		171737	4	28/02/2019	WBC refused PA. Developers Appeal was upheld. 55 dwellings at Parklands
APP/X0360/D/18/3215332	Parkside House, Lambs Lane READING	RG7 1JE	Householder (HAS)		182015	4	30/01/2019	WBC refused PA. Developers Appeal was upheld. 2 storey side extension permitted
APP/X0360/W/15/3097721	Land at Stanbury House Spencers Wood	RG7 1AJ	Planning (W)		O/2014/2101	4	18/09/2018	WBC Failed to give notice in time. Developers Appeal to PI was allowed. 57 homes at Stanbury House
APP/X0360/C/16/3153193	Paddocks Reading Berks	RG7 1NG	Enforcement Notice		161915	4	02/07/2018	WBC issued enforcement against change of use with planning permission. Appeal was allowed and enforcement notice quashed. Planning permission granted for 3 years
APP/X0360/W/16/3159579	Mallards, Basingstoke Road READING	RG7 1AD	Planning (W)		161522	4	09/02/2017	WBC refused PA. Developers Appeal was upheld. Extended post office and retail with flat above permitted
APP/X0360/W/21/3282034	12 Coningham Road READING	RG2 8QP	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/19/3235522	22 Cutbush Lane West READING	RG2 9AH	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/21/3267866	Land at and to the Rear of Willow Tree House READING Berkshire	RG2 9BX	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/17/3191447	Land at the Manor Shinfield Berks	RG2 9BX	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/18/3215339	Land at Lambs and Beech Hill Road Spencers Wood Berkshire	RG7 1JE	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/18/3206531	Land at Lambs Farm, Back Lane SWALLOWFIELD	RG7 1PQ	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/15/3129177	SHINFIELD LODGE THREE MILE CROSS	RG7 1HB	Planning (W)		NA	5	NA	Appeal was withdrawn

KEY	
1 =	New case not previously report
2 =	Case in progress
3 =	Complete - WBC original decision upheld
4 =	Complete - WBC original decision overturned
5 =	Complete - Appeal withdrawn
Lx =	Linked cases
xxxx	Indicates changed since previous report

Parking at School Green, Shinfield: a statement by Stephen Conway, Leader of Wokingham Borough Council.

There has been a good deal of misleading comment on social media and elsewhere relating to new charges at council car parks that currently have no charges. Council officers assessed all 14 car parks in the borough that are currently free and said it could be feasible, but not necessarily desirable, to introduce charges at four of them. One of the four was the car park at School Green in Shinfield.

The Corporate and Community Overview and Scrutiny Committee (on which all parties are represented) was invited to give its view and suggest any alternative ways of raising money. No decision has been made on charging; indeed, there is no formal proposal, just a desktop study of feasibility. The council executive will consider this matter carefully over the next few weeks before any decision is made. Other financial items presented to the Corporate and Community Overview and Scrutiny Committee at the same time were similarly ideas not settled proposals.

Given the difficulties of council finance, we are bound to look at all options for increasing revenue, but that does not mean that every suggestion will be adopted. And it is far too early to consider the exact arrangements for any car parking regime at School Green which **!!might!!** be introduced, for instance the length of periods of free parking and evening parking. Before any decision is taken, we will invite the opinions of interested parties, including Shinfield Parish Council.

I'm afraid an early stage consultation with the committee on options for next year's budget has been twisted to appear as a set of proposals that will definitely be implemented. That is very far from the case.

28 November 2024

Article from the Slough Express

Twyford 230-home plan will soon go to appeal



Adrian Williams

adrianw@baylismedia.co.uk

05:01PM, Tuesday 19 November 2024



Map data: ©2024 Google, Airbus. Maxar Technologies

Next week will see the beginning of a full planning inquiry into a sweeping plan for 230 homes in Twyford.

These plans were [rejected by a Wokingham council committee in June](#) – and the applicant, David Wilson Homes (Southern) Ltd, appealed the decision.

Set for land north of New Bath Road, the proposals are for a 16-hectare patch of land excluding Loddon Park Farm in the middle.

This application fetched many objection letters and instilled a great ‘strength of feeling’ from residents, councillors noted at the June planning committee.

One of the major issues was the possibility of flooding in the area, as well as concerns over the eroding of a valued buffer between Twyford and neighbouring villages.

Something that may work in the developer's favour is that Wokingham borough cannot demonstrate a five-year housing land supply.

In other words, it has not shown a clear a plan for where houses will be built in the next five years.

This is a problem because local authorities are expected by central Government to reach certain housing targets, and allocate land in their local plans to accommodate this.

Without the five-year supply, for any planning appeals against Wokingham council's decisions, the inspector is likely to look more favourably on proposed housing developments.

This is called a 'tilted balance'. Unless there would be significant, demonstrable harm that outweighs the strengths of the scheme, the council's rejection could be overturned.

Though councillors at the June committee mainly concluded that the harm did outweigh the benefits, some did see a storm cloud brewing on the horizon.

Notes

Do not scale off dwg

Tree / woodland group outlines follow the topo survey or aerial imagery, as applicable

All tree positions are indicative unless a topo survey has been provided to FLAC

Any trees omitted from topo survey are located indicatively

Notes on potential habitat features are for guidance only: ecological assessment is recommended

Drawn to N unless otherwise indicated

INTENDED TO BE READ IN COLOUR



Client
University of Reading

Instruction
Church Lane

Instruction ref.
28-1018

Dwg title
Tree Safety Survey Plan

Dwg no.
28-1018.40

Scale
Not to Scale

THREATS Categories:

- Category 1 ● Five years
- Category 2 ● Three years
- Category 3 ● 12 months
- Category 4 ● 13 weeks
- Category 5 ● Four weeks
- Category 6 ● Seven days
- Category 7 ● Emergency

 Tree group canopy (shown yellow on aerial imagery)

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