



Clerk: Bruce Winton
School Green Centre
School Green Centre
School Green
Reading
Berkshire
RG2 9EH
Tel: (0118) 988 8220
E-mail: clerk@shinfieldparish.gov.uk
www.shinfieldparish.gov.uk

To all members of Planning & Highways Committee

Notice is hereby given and you are summoned to attend a meeting of the Planning and Highways Committee on Wednesday 9th July 2025, at the School Green Centre, RG2 9EH, commencing 19:30.

A handwritten signature in black ink, appearing to read 'Bruce Winton', is positioned above the printed name.

Bruce Winton
Chief Executive and Clerk to the Parish Council
3rd July 2025

Members: Cllrs Boyer, Hoyle, Jahromi, James, Lias, Masseron and Peer (Chair)

Agenda

1. Public Questions

- 1.1 To **RECEIVE** and **CONSIDER** public questions

2. Apologies and declaration of members' interests

- 2.1 To **RECEIVE** and **CONSIDER** approval of apologies for absence
2.2 To **RECEIVE** members' declarations of interest

3. Minutes of the previous meeting

- 3.1 To **RECEIVE** and **APPROVE** the minutes of the Planning and Highways Committee held on 11th June 2025 as a correct record of the meeting and to authorise the Chairman to sign the same*
3.2 To **CONSIDER** matters arising from the minutes of the meeting held on 11th June 2025

4. Budget requirements for 2026/27

- 4.1 To **RECEIVE** and **CONSIDER** any budget requirements for Planning and Highways for the year 2026/27

5. Schedule of Deposited Plans

- 5.1 Planning applications are being reviewed weekly. Plans deposited following the most recent Thursday planning email which require urgent attention will be forwarded as received
5.2 To **RECEIVE** and **CONSIDER** Planning Application 250005 – 52 Oatlands Road

6. Appeals

- 6.1 To **RECEIVE** and **CONSIDER** planning inspectorate appeals relating to Shinfield Parish*

7. Enforcement Notices

- 7.1 To **RECEIVE** and **NOTE** the Closed Enforcements table* (for information only)
- 7.2 To **RECEIVE** and **NOTE** the Outstanding Enforcements table* (for information only)

8. Highways, Street Lighting and Footpath Matters

- 8.1 To **RECEIVE** and **CONSIDER** a verbal report on Highways, Street Lighting and Footpath Matters
- 8.2 To **RECEIVE** and **CONSIDER** an update on Woodcock Lane

9. Renewal of Neighbourhood Development Plan

- 9.1 To **RECEIVE** and **CONSIDER** an update for the renewal of the Neighbourhood Development Plan
- 9.2 To **RECEIVE** and **CONSIDER** an update on registering Assets of Community Value

10. Correspondence

- 10.1 To **RECEIVE** and **NOTE** a letter sent to residents from Wrenbridge regarding the demolition of Shinfield Park (formerly known as Shire Hall) and associated buildings*
- 10.2 To **RECEIVE** and **NOTE** an update on sewage and drainage supply for Loddon Garden Village*

11. Future Meetings

- 11.1 To **NOTE** the next meeting of the Planning & Highways Committee meeting is Wednesday, 10th September 2025

* indicates papers attached

** indicates papers to follow

Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 11th June 2025
At School Green Centre commencing at 19:30

Present: Cllrs Boyer, James, Lias, Masseron and Peer (Chair)
Cllr Hoyle arrived at 20:32 after attending the Wokingham Borough Council Planning meeting as representative of Shinfield Parish Council

Attending: Cllr Tatla (Chair of Shinfield Parish Council)
B Winton (Clerk)
S Herring (Deputy Clerk)
3 members of the public

25/PC/60

Election of the Chair of the Planning & Highways Committee

- 60.1 Cllr Peer was the only nomination for Chair of the Planning & Highways Committee for 2025/26.
- 60.2 Cllr Peer was elected as Chair of the Planning & Highways Committee for 2025/26
- Proposed: Cllr Masseron
Seconded: Cllr Lias
Approved: Unanimously
- 60.3 Cllr Peer signed a declaration of acceptance of office as Chair of the Planning & Highways Committee for 2025/26

25/PC/61

Election of the Vice-Chair of the Planning & Highways Committee

- 61.1 Cllr Boyer was the only nomination for Vice-Chair of the Planning & Highways Committee for 2025/26.
- 61.2 Cllr Boyer was elected as Vice-Chair of the Planning & Highways Committee for 2025/26
- Proposed: Cllr Masseron
Seconded: Cllr Lias
Approved: Unanimously
- 61.3 Cllr Boyer signed a declaration of acceptance of office as Vice-Chair of the Planning & Highways Committee for 2025/26

25/PC/62**Public Questions**

- 62.1 Nathan Hunt, Shinfield Community Church requested the support of Shinfield Parish Council in a proposal for a religious building to be included in the proposed Loddon Valley Garden development to serve the community.

He gave a presentation to highlight the community engagement activities organised and supported by the church, this included a number of non-religious activities, for example SHARE, Rainbow tots, coffee morning as well as the well-attended church services.

The Committee would be happy to support the proposals made to the University of Reading and subsequent developers. Members suggested that he may like to contact Arborfield Parish Council as the new development would be in their parish, as well as other bordering parish councils, and to contact Nigel Frankland, University of Reading (UoR).

ACTION – Clerk to send Nathan Hunt contact details for neighbouring parish councils

25/PC/63**Apologies and declarations of Members' Interest**

- 63.1 Apologies had been received from Cllr Jahromi
Cllr Fernandes did not attend the meeting or submit his apologies prior to the meeting.
- 63.2 There were no declarations of members' interests

25/PC/64**Minutes of the Previous Meeting**

- 64.1 The minutes of the committee meeting of 14th May 2025 were approved and signed as such by Cllr Peer

Proposed: Cllr Lias
Seconded: Cllr Boyer
Approved: Unanimously

- 64.2 **Actions and Matters Arising from the meeting held on 14th May 2025**

- 24/PC/121.1 Clerk to establish whether there is a formal agreement with WBC that SPC is a 'Lighting Authority'

The Clerk advised that he had been unable to locate anything internally and had written to Wokingham Borough Council to confirm whether there were any formal agreements with WBC regarding street lamps.

ACTION – Clerk to report back once a response had been received from WBC

- 24/PC/121.1 Clerk to establish the cost of a new lighting column
- The Clerk advised that a new lighting column to the current required specification would be £1,100 + VAT ancillary work including adoption by SSE would be a further £1,000 + VAT
- 25/PC/22.2 Clerk to update the committee on registering 'Assets of Community Value' at the next meeting
- The Clerk was due to have a meeting with Richard Alexander, WBC responsible for Assets of Community Value on 28th May but had to cancel due to illness. This has been rescheduled for 25th June.
- ACTION – Clerk to update the committee on 'Assets of Community Value' at the next meeting after his meeting with Richard Alexander, WBC on 25th June**
- 25/PC/45.2 Clerk to request a progress report for RFS/2024/089113 The Lieutenants Cottage
- A response from Mark O'Leary, Planning Enforcement Specialist, WBC confirmed that the owner had carried out repairs and maintenance. No alterations, extensions, or demolition (other than removal to repair and replace) had been carried out, and the owners' intentions were only to do repairs. WBC had requested that an application for listed building consent be submitted. It was acknowledged that the owner was taking time to complete the work and this was being monitored by WBC to ensure that there was no damage to the building or other works carried out.
- No further action was required by the Committee. The Clerk would review the progress in six months.
- 25/PC/46.4 Deputy Clerk to arrange a meeting with WBC regarding Woodcock Lane
- See minute 25/PC/69.2
- 25/PC/47.1 Clerk to update the draft Neighbourhood Development Plan to include the prompts generated from the analysis of other plans
- This will be done in the next few days. The next meeting of the working party had been scheduled for Thursday 26th June at 19.30.
- 25/PC/53.2 Clerk to add five year planning requests for S106 and WBC CIL to the agenda of the Finance and General Purposes Committee
- This had been added to the agenda for the meeting on the 18th June.
- 25/PC/53.3 Clerk to arrange for the response to Planning Application 250517 to be published on SPC social media
- This had been done.

25/PC/53.5 Clerk to investigate whether there was an 'operator's licence' linked to the premises of Bismillah House, Brookers Hill

The Clerk had not been able to establish from the Traffic Commissions Website whether there was an 'operator's licence' for Bismillah House, Brookers Hill. There had been reports of many 'taxi' vehicles parked on the property that could be seen from the M4. The Clerk would check again once the name of the company had been established. If there was no 'operator's licence' then this could be reported to Enforcement at Traffic Commission.

ACTION – All to investigate the name of the taxi company operating out of Bismillah House

25/PC/57.3 Clerk to write an article, to be agreed by members of this Committee, for the SPC Newsletter, to gauge the opinion of local residents regarding a Spencers Wood Village Centre

81 responses had been received to date to a simple questionnaire in the monthly newsletter, the results were as follows:-

- Majority of responses are from those who live in Spencers Wood
- 89% agree with principle of a Village Centre
- But only 35% had any thoughts about location
- Near industrial units
- Near SW Rec
- RG Pavilion
- Between Fullbrook Avenue and Bolton Drive
- Don't do anything that adds congestion
- Other comments are per website

ACTION – Clerk to present the proposal to WBC.

25/PC/57.3 Clerk to add to the agenda of the Neighbourhood Plan Working Party, the proposed Spencers Wood Village Centre

This is already Identified in the Neighbourhood Plan.

25/PC/58.3 Clerk to forward the request of an extension to the path from Bloomfield Hatch Lane to Mere oak to WBC and copy in BCLlrs

The resident had not yet received a response from WBC.

25/PC/58.3 Clerk to inform the resident who requested an extension to the path from Bloomfield Hatch Lane to Mere oak, that this would be raised with WBC

This would be done.

- 25/PC/58.5 Clerk to send the link for comments on the 'Lambourn Neighbourhood Development Plan: Consultation on the Strategic Environmental Assessment and Habitats Regulations Assessment' to members

This had been done.

25/PC/65

Terms of Reference

Members **AGREED** the Terms of Reference for the Planning and Highways Committee

Proposer: Cllr Masseron
Seconder: Cllr Peer
Approved: Unanimously

25/PC/66

Schedule of Deposited Plans

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

- 66.2 Planning application 241861 – Land at Church Lane and Hyde End Lane, Spencers Wood and Three Mile Cross, RG7 1HB

The application had been discussed at the Wokingham Borough Council (WBC) Planning Committee immediately prior to this meeting. The application had received approval.

- 66.3 Planning Application 251086 – Land at Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ

A draft response to the application was circulated to members prior to the meeting.

Members unanimously **APPROVED** the response previously circulated.

ACTION –

- Deputy Clerk to submit the response to Planning application 251086 to WBC Planning Department
- Clerk to arrange for publication of the response to residents

- 66.4 Planning Application 242484 – Land to the north of Arborfield Road west of Shinfield Eastern Relief Road

Members considered the revised layout of the development that had been circulated with the Agenda and supporting papers.

Members **NOTED** the revised layout.

- 66.5 Planning Application 233038 – Land East of Hayes Drive North of Three Mile Cross
- There had been no update from the Planning Inspectorate appeal. This had now been submitted to the Secretary of State.
- 25/PC/67 Appeals**
- 67.1 There had been no changes from the previous month.
- 25/PC/68 Enforcement Notices**
- 68.1 Closed Enforcement Notices
- Five items deemed to have been “No Breach”.
- Last one referring to the the bus in The Swan Public House was of particular interest but as long as it stays mobile it doesn’t become an issue
- One item had an application submitted
- Members **NOTED** the report
- 68.2 Live Enforcement Notices
- There had been four new cases this month.
- Members **NOTED** the report
- 25/PC/69 Highways, Street Lighting and Footpath Matters**
- 69.1 Footpath matters
- The Ramblers report had been published in the SPC newsletter.
- Cllr Masseron reported that BCllr Adrian Betteridge was now responsible for Active Travel. Potential options for a path from the ‘Six Bells’ to St Mary’s church were moving forwards.
- 69.2 Woodcock Lane
- Andy Glencross, WBC and Laura Buck, WBC had agreed to a Teams meeting to discuss the PRoW.
- The date of the meeting had not yet been decided.
- Cllrs Hoyle and Lias would like to be involved in the meeting
- ACTION – Deputy Clerk to send round a meeting invite once the date was set**

25/PC/70 Joint meeting of Shinfield Parish Council (SPC) and University of Reading (UoR)

- 70.1 The meeting on 29th May had been attended by Cllrs Clarke, James, Masseron, Peer, Tatla and the Deputy Clerk.
- Notes of the meeting had been circulated to members of the Committee prior to the meeting.
- Regarding
- 'Land next to Alder Grove School – option for an extension to the school runs out in 2026 and needs to be progressed as soon as possible. UoR advised SPC to speak to Piers Brunning, WBC,'
- it was suggested that SPC investigate the possible purchase the land from the UoR to protect it should a school extension arise in the future.

ACTION – Purchase of the land adjacent to Alder Grove School to be added to the agenda of the next joint meeting between SPC and UoR

20:32 *Cllr Hoyle joined the meeting*

25/PC/72 Renewal of Neighbourhood Development Plan (SPNDP)

- 72.1 Neighbourhood Development Plan Project Group
- The next meeting was scheduled for Thursday 26th June at 19.30
- ACTION - Deputy Clerk to send out a diary invite to members of the committee**

- 72.2 Assets of Community Value (ACV)
- The Clerk had arranged a meeting on this subject with WBC for 25th June.

ACTION – Clerk to add to the agenda in July 2025

25/PC/73 Correspondence

- 73.1 Sonning Neighbourhood Plan
- Members **NOTED** the draft Sonning Neighbourhood Plan
- 73.2 Reading Borough Council Local Plan Partial Update
- Members **NOTED** the Reading Borough Council Local Plan Partial Update
- 73.3 Parking on Wychelm Road
- Received a request from residents to see if anything can be done.
- ACTION – Clerk to alert WBC traffic enforcement and request they investigate and request looking at installing double yellow lines on the corners of Wychelm Road / Hollow Lane.**

25/PC/74

Date of the next meeting

74.1 The date of the next meeting will be Wednesday, 9th July 2025

The meeting ended at 20:45

List of Actions

25/PC/62.1	Clerk to send Nathan Hunt contact details for neighbouring parish councils	Clerk
25/PC/62.2		
24/PC/121.1	Clerk to report back once a response had been received from WBC regarding who was the 'Lighting Authority'	Clerk
24/PC/22.2	Clerk to update the committee on 'Assets of Community Value' at the next meeting after his meeting with Richard Alexander, WBC on 25 th June	Clerk
25/PC/53.5	All to investigate the name of the taxi company operating out of Bismillah House	All members
25/PC/57.3	Clerk to present the proposal for a Spencers Wood Village Centre to WBC	Clerk
25/PC/66.3	Deputy Clerk to submit the response to Planning application 251086 to WBC Planning Department	Deputy Clerk
	Clerk to arrange for publication of the response to residents	Clerk
25/PC/69.2	Deputy Clerk to send round a meeting invite once the date was set to discuss the PRoW, Woodcock Lane with WBC	Clerk
25/PC/70.1	Purchase of the land adjacent to Alder Grove School to be added to the agenda of the next joint meeting between SPC and UoR	Clerk
25/PC/72.1	Deputy Clerk to send out a diary invite to members of the committee of the Neighbourhood Development Plan	Deputy Clerk
25/PC/72.2	Clerk to add Assets of Community Value to the agenda in July 2025	Clerk
25/PC/72.3	Clerk to alert WBC traffic enforcement and request they investigate and request looking at installing double yellow lines on the corners of Wychelm Road / Hollow Lane.	Clerk

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

3rd July 2025

Item 6.1

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/W/24/3354607	Land east of Hayes Drive and north of Church Lane	RG7 1HB	Planning (W)		233038	2		In progress
APP/X0360/W/24/3354607	Front Plot At Shinfield Court Three Mile Cross	RG7 1HB	Planning (W)		240307	2		In Progress, Plymouth Brethren regarding refusal of planning permission for shop.
APP/X0360/D/24/3356530	95 Hyde End Lane Ryeish GreenSpencers Wood,	RG7 1ES	Householder (HAS)		242085	3		WBC refused planning application 242085. Developers Appeal to PI was dismissed
APP/X0360/W/23/3329386	Land adjacent to 176 Hyde End Road	RG2 9ER	Planning (W)		231229	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	WBC refused PA. Developers Appeal to PI succeeded in part.
APP/X0360/C/23/3314060	Uplands, Basingstoke Road READING	RG7 1AP	Enforcement Notice	L2	222052	3	17/11/2023	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/20/3247617	8 Pattinson Road READING	RG2 8QJ	Householder (HAS)		199231	3	02/07/2020	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/19/3220479	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
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

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
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.
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	Etudleltawjus, Sussex Lane READING	RG7 1BY	Planning (W)		163635	3	05/03/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/18/3132970	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 1IE	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
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

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
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

ITEM 7.1

Reference	Address	Case Detail	Closed Date	Closure Reason
RFS/2025/090103	Land west of Basingstoke Road, Basingstoke Road, Three Mile Cross, RG7 1AZ	Erection of gates	6 June 2025	Not expedient
RFS/2025/090142	Mere oak Park, Mere oak Lane, Three Mile Cross, Reading, RG7 1NR	The refusal of 240478	10 June 2025	No breach
RFS/2025/090151	Willow Tree House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	Use for waste transfer business	19 June 2025	Voluntary compliance
RFS/2025/090353	45 Appleby Walk, Shinfield, Wokingham, RG7 1UZ	Fence moved -encroachment around TPO tree without PP	25 June 2025	Application submitted
RFS/2025/090419	262 Hyde End Road, Spencers Wood, Wokingham, RG7 1DL	Opening window in breach of conditions	17 June 2025	No breach
RFS/2025/090432	The Swan Public House, Three Mile Cross, Reading Berkshire, RG7 1AJ	Bus in pub garden without permission	5 June 2025	No breach
RFS/2025/090436/01	15 Mimosa Drive, Shinfield, Wokingham, RG2 9AQ	PCN Served	12 June 2025	Notice served
RFS/2025/090436/02	15 Mimosa Drive, Shinfield, Wokingham, RG2 9AQ	PCN Served	12 June 2025	Notice served

Wokingham Borough Council – Previous month's closed Enforcement Cases for Shinfield Parish - July 25

For further information about a case, please contact planning.enforcement@wokingham.gov.uk, quoting the reference number

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Reference	Address	Case Detail	Closed Date	Closure Reason
RFS/2025/090464	Mallards, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AD	possible BofC re the shop and conditions parking and layout	24 June 2025	No breach

Wokingham Borough Council – Previous month’s closed Enforcement Cases for Shinfield Parish - July 25

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ITEM 7.2

Reference	Address	Case Detail	Case Status
RFS/2023/088920	GBSA, Gravelly Bridge Farm, Grazeley Green Road, Grazeley, Wokingham, RG7 1LG	Rifle club without permission	Drafting Notice
RFS/2024/089113	The Lieutenants Cottage, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AP	unauthorised works to a listed building	Awaiting application
RFS/2024/089465	Land to the rear of 15, 16 & 17, Elizabeth Rout Close, Spencers Wood, RG7 1 DQ	Use of land for storage and possible breach of conditions	Awaiting compliance
RFS/2024/089657	52 Oatlands Road, Shinfield, Wokingham, RG2 9DN	Build not in accordance with approved plans 240188	Investigation ongoing
RFS/2025/090086	44 Falcon Avenue, Shinfield, Wokingham, RG2 8EL	noncompliance with condition relating to eastern elevation windows	Investigation ongoing
RFS/2025/090153	12 Grovelands Road, Spencers Wood, Wokingham, RG7 1DP	Housing development not in accordance with pp F/2013/2567	Awaiting application
RFS/2025/090264	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	Tree works application 223088 replanting not undertaken.	Investigation ongoing
RFS/2025/090265	Bismillah House (formerly Foxglade), Brookers Hill, Shinfield, Wokingham, RG2 9BX	No submission of required landscaping plan for Condition 3 of 222154.	Investigation ongoing

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - July 25

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Reference	Address	Case Detail	Case Status
RFS/2025/090266	Bismillah House (formerly Foxglade), Brookers Hill, Shinfield, Wokingham, RG2 9BX	Construction of extended area of hardstanding.	Investigation ongoing
RFS/2025/090278	3 Winston Close, Spencers Wood, Wokingham, RG7 1DW	Extension work taking place without permission - PP refused	Awaiting application
RFS/2025/090328	12 Coningham Road, Shinfield, Wokingham, RG2 8QP	Build not in accordance with p/p 213947, first floor side window	Awaiting application
RFS/2025/090366	85 Tabby Drive, Three Mile Cross, Wokingham, RG7 1WQ	large plastic shed on the driveway without PP	Investigation ongoing
RFS/2025/090436	15 Mimosa Drive, Shinfield, Wokingham, RG2 9AQ	HMO with exceeding 6 people	Awaiting information
RFS/2025/090465	5 Anson Crescent, Shinfield, Wokingham, RG2 8JT	PP Refused for 2 storey extension which is built - HMO	Awaiting information
RFS/2025/090484	Pulleyn Transport Ltd (Carneys Yard), Church Lane, Three Mile Cross, Wokingham, RG7 1HB	compliance with enforcement notice	New case

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish – July 25

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WRENBRIDGE.CO.UK

WRENBRIDGE (FREL D READING) LLP

 Third Floor, Queensberry House
 3 Old Burlington Street, London, W1S 3AE
 Tel: 01223 845845

 Monday 30th June 2025

Dear Resident

As the owners of the site, we would like to inform you about the planned works involving the upcoming demolition of Shinfield Park (formerly known as Shire Hall) and associated buildings. Site preparation, followed by demolition works are scheduled to begin on or around Monday 14th July 2025 and are expected to continue for approximately four to five months. We understand that the news of demolition works in your neighbourhood can be unsettling and may cause some concerns, but we would like to assure you that we are committed to making the process as smooth and safe as possible for everyone involved.

Permission to Demolish: Earlier in the year we obtained permission from Wokingham Borough Council to demolish the existing buildings on the site, and we have subsequently given notice of the intended demolition to the Council. In planning terms this is known as Section 80 and 81 notices. This notice ensures that all necessary safety and environmental regulations will be met during the demolition process.

About the Demolition Team: The works will be carried out by Colins Demolition Ltd, a professional, trusted and experienced contractor specialising in safe and environmentally responsible demolition services. Their team is committed to maintaining a well-managed and respectful presence in the community throughout the demolition process.

What you can expect:

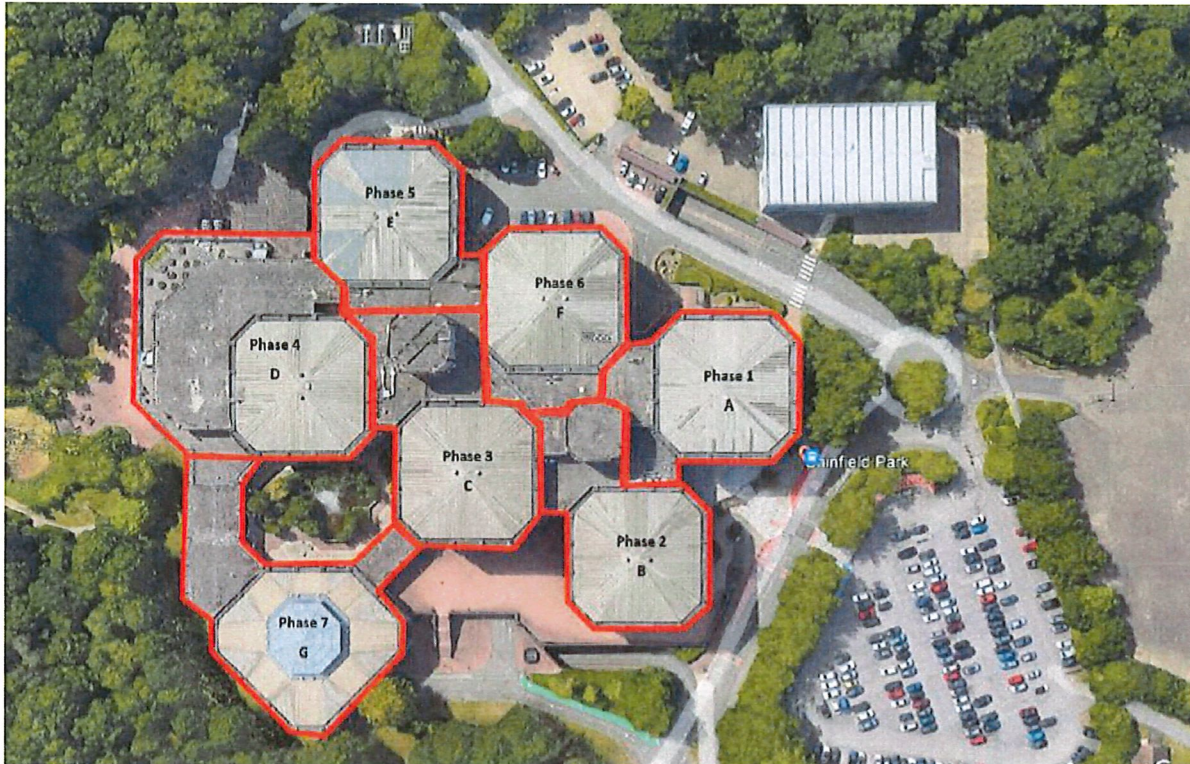
- **Preparation** - In the days leading up to the demolition works, you will notice increased activity on the site. This will be the demolition team preparing the site. This includes setting up safety barriers, storage and equipment facilities, and installation of staff welfare facilities e.g. canteen, changing rooms and toilet facilities.
- **Sound Levels** – You may notice increased activity during working hours. All operations will follow local guidelines to ensure a considerate environment.
- **Air Quality:** Dust suppression techniques such as water spraying will be used to manage dust and maintain clean air in the surrounding area.
- **Vehicle Activity:** There will be an increased movement of lorries and equipment to and from the site, but these will be carefully managed. Any larger vehicle movements will be scheduled to avoid the peak hours of 07:30 - 09:30 and 16:30 -18:30, Monday to Friday.
- **Safety Measures:** Safety is our top priority. The demolition site will be secured with fencing, and safety personnel will be on-site to ensure the well-being of residents and passers-by. CCTV will be operational outside of working hours.
- **Working Hours:** The demolition team will be on-site Monday to Friday from 8:00 to 18:00 and Saturday 08:00 to 13:00, if required. No work is planned for Sundays or public holidays.
- **On-Site Car Parking:** Car parking facilities will be provided for the demolition team on the site, away from the demolition zone. This means there will be no impact to parking on any local residential streets.
- **Access to Footpath:** The footpath running from Railton Close through the site connecting to Greenwich Road boundaries will remain open during the demolition process.



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How we are going to demolish the main building: We thought you might be interested to know how we are currently planning to demolish the main building. This is planned to be done in phases, starting with Phase 1 and systematically moving through to Phase 7 – see demolition route plan overleaf. The final phase, following completion of the demolition of the main building will be to demolish the 2 bungalows to the north of the site.



The site will be managed by Mark Green, who will be your main point of contact for any questions or concerns throughout the demolition programme. You can reach Mark via:

- **Phone:** 07950 829878
- **Email:** Mark.green@collinsdemolition.co.uk

We do understand that these works may cause some inconvenience, and we apologise for any disruption it may cause, and we appreciate your patience and cooperation during this time. Our goal is to complete the work safely, efficiently, while being mindful of the local community.

Yours sincerely

ROBIN MEANS
ASSOCIATE DIRECTOR
WRENBRIDGE (FRELD READING) LLP

Response from a query raised at the joint meeting between Shinfield Parish Council and the University of Reading from Molli Clever, UoR dated 30th June 2025

Loddon Garden Village - sewage and drainage supply

There were concerns raised at the last meeting with councillors regarding sewage and drainage supply for Loddon Garden Village.

Please find the response below. Please could you circulate to councillors and let me know if there are any further questions?

In respect to foul effluent, public sewer asset mapping has been obtained from Thames Water. These sewers mostly reside outside of the LGV boundary, within adjacent public highway. These sewers have been drafted and assessed for possible points of connection in coordination with Thames Water.

Discussions are ongoing with Thames Water regarding the extent of possible additional off-site sewers or improvements to existing sewers that may be required to provide sufficient capacity to service the development. Assessments continue, but Thames Water envisage the promotion of a direct connection to existing public sewers within Reading Road, or possibly a direct connection to the existing Arborfield Water Recycling Centre located to the south-east of the proposed site.

Since April 2018, upgrades are funded by Thames Water through their New Infrastructure Charging mechanism or, in the case of large development projects such as this, through Business Plan/Asset Management Plan (AMP) funding where strategic infrastructure is required. Certainty of delivery is therefore guaranteed as the reliance on the Developer to facilitate upgrades is removed.

Thames Water has advised that sewage treatment upgrades are proposed under AMP8 (2025-2030). AMP8 notes:

An enhancement case will be submitted seeking additional allowances to invest at these 16 sites to ensure the treatment capacity will be increased to cater for the additional customers that will be connected to those sites. One of the sites where increased capacity is proposed is Arborfield. ([Our AMP8 Wastewater Outcomes Delivery Strategy](#))

The Project Team and Thames Water hold regular meetings and workshops to formulate the overall foul water drainage strategy for this site in an appropriate and timely manner.