

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 April 2025, at the School Green Centre, RG2 9EH, commencing 19:30.



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

Members: Cllrs Boyer, Fernandes, Grimes, 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 12th March 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 12th March 2025

4. Schedule of Deposited Plans

- 4.1 Planning applications are being reviewed weekly. Plans deposited following the most recent Thursday planning email which require urgent attention will be forwarded as received
- 4.2 To **RECEIVE** and **CONSIDER** any update on the Public Inquiry in relation to Planning Application 233038 – Land East of Hayes Drive North of Three Mile Cross
- 4.3 To **RECEIVE** and **CONSIDER** Planning Application 250517 - Land off Basingstoke Road to the south and west of Spencers Wood (Richborough Development)
- 4.4 To **RECEIVE** and **CONSIDER** thoughts on University of Reading's recent workshop on Hall Farm/Loddon Garden Village

5. Appeals

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

6. Enforcement Notices

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

7. Highways, Street Lighting and Footpath Matters

- 7.1 To **RECEIVE** and **CONSIDER** a verbal report on Highways, Street Lighting and Footpath Matters
- 7.2 To **RECEIVE** and **CONSIDER** an update from the Traffic Working Party and proposals for a reduction in the speed limit on Hollow Lane to 30mph**
- 7.3 To **RECEIVE** and **CONSIDER** an update on the path from Lailey Path/Hyde End Lane to the Shinfield Infants School
- 7.4 To **RECEIVE** and **CONSIDER** an update Woodcock Lane

8. Renewal of Neighbourhood Development Plan

- 8.1 To **RECEIVE** and **CONSIDER** next steps for the renewal of the Neighbourhood Development Plan **
- 8.2 To **RECEIVE** and **CONSIDER** an update on registering Assets of Community Value

9. Correspondence

- 9.1 To **RECEIVE** and **NOTE** any correspondence received

10. Future Meetings

- 13.1 To **NOTE** the next meeting of the Planning & Highways Committee meeting is Wednesday, 14th May 2025

* indicates papers attached

** indicates papers to follow

Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 12th March 2025
At School Green Centre commencing at 19:30

Present: Cllrs Boyer (Vice-Chair), Grimes, Hoyle, Lias, Masseron and Peer

Attending: B Winton (Clerk)
S Herring (Deputy Clerk)
BCllr Glover

1 member of the public

25/PC/26 Public Questions

26.1 There were no public questions.

25/PC/27 Apologies and declarations of Members' Interest

27.1 Apologies had been received from Cllrs James

27.2 There were no declarations of members' interests

25/PC/28 Minutes of the Previous Meeting

28.1 The minutes of the committee meeting of 12th February 2025 were approved signed as such by Cllr Peer

Proposed: Cllr Masseron

Seconded: Cllr Grimes

Approved: Unanimously

28.2 **Actions and Matters Arising from the meeting held on 12th February 2024**

25/PC/3

24/PC/94 & Deputy Clerk to add to the agenda of the next meeting "when did
85.2 Woodcock Lane cease being a bridle way and to request that motor
 vehicles are restricted" when more information was available

This had been done. This was also on the agenda, see minute 25/PC/33.4

- 24/PC/121.1 Clerk to contact Enerveo and The Lighting Bee for advice regarding the streetlighting on B roads in the parish

The Clerk was chasing for responses

ACTION - Clerk to continue to chase for responses from Enerveo and The Lighting Bee for advice regarding the streetlighting on B roads in the parish

- 25/PC/11.5 BCLlr Glover to report any further developments to the committee regarding parking issues in Spring Gardens

BCLlr Glover had nothing further to report.

- 25/PC/16.2 Cllr Lias to report back to the next meeting following the public inquiry in relation to PA233038

See minutes 25/PC/29.2

- 25/PC/16.3 Clerk to write to Enforcement at WBC to express the concerns of SPC that no action appeared to be taking place regarding the unauthorised building at 52 Oatlands Road (PA233038) and to request further information as to what action had been, and would be taken to prevent further unauthorised development

This had not yet been done.

ACTION - Clerk to follow up on previous action.

- 25/PC/19.1 Deputy Clerk to circulate the draft Active Travel Plan document to members of the committee

Cllr Masseron had circulated the document.

- 25/PC/19.1 Members to comment on the draft plan, direct to Cllr Masseron, by 27th February 2024

See minute 25/PC/32.1

- 25/PC/20.3 BCLlr Glover to check with Shinfield Infant and Nursery School that they accepted the plan for the proposed footpath

BCLlr Glover reported that this was now in the hands of the planning department.

- 25/PC/22.2 Clerk to arrange a meeting with Richard Alexander (WBC) to explore the process for applications for 'Assets of Community Value'

The Clerk had written to Richard Alexander but no response had been received to date.

- 25/PC/22.2** Clerk to apply to register a further three areas previously identified as 'Assets of Community Value'

See above.

ACTION - Clerk to apply to register a further three areas previously identified as 'Assets of Community Value'

- 25/PC/22.3** Clerk to instruct AOC to proceed with the project for the proposed Spencers Wood Village Centre

See Minute 25/PC/36.3

- 25/PC/23.1** Cllr Lias to draft a question(s) in relation to specific case(s) where S106 agreements had been varied

Cllr Lias had not yet drafted a question. He identified the area of Basingstoke Road / Church Lane junction that now appeared to be delayed until 2026.

ACTION – BCllr Glover would present a ward question asking whether Deeds of Variation are made for each change in S106 agreements. If so why had Shinfield Parish Council (SPC) not been notified.

- 25/PC/24.2** Clerk to report the advertising of Mammoth Storage Services Building at RG7 1AW to WBC Enforcements

This had been done, and we were awaiting a response.

Post meeting note:- Mammoth Storage Services had now submitted a planning application.

25/PC/29

Schedule of Deposited Plans

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

- 29.2 Planning application 233038 – Land East of Hayes Drive North of Three Mile Cross

Cllr Lias had been following the inquiry and anticipated an announcement of the result in approximately two months.

Cllr Peer thanked Cllr Lias for giving his time to follow the inquiry.

- 29.3 Planning Application 250005 – 52 Oatlands Road RG2 9DN

The Clerk had received communications from the neighbours who were now taking the owner to the Small Claims Court for outstanding payment for the erection of scaffolding on their property.

29.3 Planning Application 250415 – Shinfield Park

Cllr Boyer had suggested a response to the planning application; however, he suggested that other members of the committee also contribute to his comments.

ACTION –

- Deputy Clerk to request all members of the committee to submit any additional comments to Cllr Boyer's suggested response by Friday, 21st March 2025
- Deputy Clerk to submit final response on the WBC planning portal once received

29.4 Planning Application 250435 – Land off Church Lane, Shinfield

Shinfield Parish Council (SPC) would object to continually extending temporary planning for a site that was originally used for local works. If approval was given to the application SPC would ask for a restriction on movements of heavy vehicles through the weight restricted section of road.

ACTION – Deputy Clerk to submit comments on behalf of SPC

29.5 Planning Application 232560 - Whitehouse Farm Arboretum

There was nothing further to consider.

29.6 Planning Application 242665 - Land West of Kingfisher Grove, TMX

Revised plans had now been submitted.

ACTION – Deputy Clerk to request an extension for submission of comments

25/PC/30

Appeals

30.1 There had been no changes from the previous month.

25/PC/31

Enforcement Notices

31.1 Closed Enforcement Notices

Nine items deemed to have been "No Breach". Two are marked Application submitted' (The Paddocks and Hyde End Lane).

Oatlands Road is reported as "Voluntary Compliance"

Members **NOTED** the report

31.2 Live Enforcement Notices

There had been nine new cases this month.

Members **NOTED** the report

25/PC/32

Local Active Travel Plan

- 32.1 Cllr Masseron had submitted a revised plan following comments received from members.

The following comments were made:-

Page 5

- caveat to be included to state that the list was not definitive and was not designed to give a comprehensive overview of facilities in the parish.
- Shinfield Rise diagram to be reorganised into two sections to clearly show facilities that sit within SPC and Reading separately

Page 8 to 13 - include lengths of paths on every section

Page 14 – add date of WBC’s publication

Addition – To be revised annually

Members **APPROVED** the document subject to the amendments above.

Proposed: Cllr Lias
Seconded: Cllr Hoyle
Approved: Unanimously

ACTION – Cllr Masseron to update the document

25/PC/33

Highways, Street Lighting and Footpath Matters

- 33.1 Footpath matters

There was nothing further to report this month.

- 33.2 Traffic Working Party

There was nothing further to report this month.

- 33.3 Lailey Path / Hyde End Road footpath

This had been covered in “Actions and Matters Arising 25/PC/20.3”

- 33.4 Woodcock Lane

Cllr Hoyle had circulated documents he had obtained from the Ramblers outlining options to address the issues with Woodcock Lane. It appeared that Woodcock Lane had been a Byway Open to All Traffic (BOAT) since the 1980’s. The suggested course of action was to apply for a Traffic Regulation Order (TRO) to restrict motorised vehicles from using the path. Cllr Lias reminded the committee that money had already been allocated to improve the northern side of the path.

ACTION –

- Clerk to apply for a TRO for the northern side of the path
- Clerk to draw to the attention of WBC the poor condition of the southern side of the path

25/PC/34**Wokingham Borough Council**

34.1 Wokingham Borough Council Local Plan Update 2023-40

Members **NOTED** the plan and would await the result.

25/PC/35**Renewal of Neighbourhood Development Plan (SPNDP)**

35.1 Neighbourhood Development Plan Project Group

There had been no meetings of the project group since the last Planning and Highway Committee meeting.

ACTION –

- Clerk to circulate the SPNDP plan as it currently stands
- Members to look at other local council's NDPs

35.2 Assets of Community Value (ACV)

This had been discussed at 28.2 Actions and Matters Arising from the meeting held on 12th February – 25/PC/22.2

ACTION – Clerk to follow up with Richard Alexander to arrange a meeting to explore the process for applications for 'Assets of Community Value'

36.3 Spencers Wood Village Centre

The Clerk had instructed AOC and had held a brief meeting with them on 12th March to clarify the scope. AOC were going to look at the site.

25/PC/37**Variations to S106 agreements**37.1 This had been discussed at 28.2 Actions and Matters Arising from the meeting held on 12th February – 25/PC/23.1

The Clerk reported that WBC would have a system available in approximately six months that enabled everyone to access S106 expenditure.

25/PC/38**Correspondence**

38.1 Pre-Submission Version of the Charvil Neighbourhood Plan

Members **NOTED** the plan

38.2 Natural History Access Road Construction

The University of Reading had provided details of the traffic management plan.

Members **NOTED** the plan

38.3 Loddon Garden Village – Shinfield Area Stakeholder Meeting Invitation

Two meetings had been planned

- 1) 17th March – public online meeting to allow for questions and answers
- 2) 27th March at 19:00 at the School Green Centre – Stakeholder Area meeting

25/PC/39

Date of the next meeting

39.1 The date of the next meeting will be Wednesday, 9th April 2025

The meeting ended at 21:18

DRAFT

List of Actions

25/PC/28.2

24/PC/121.1	Clerk to continue to chase for responses from Enerveo and The Lighting Bee for advice regarding the streetlighting on B roads in the parish	Clerk
25/PC/16.3	Clerk to write to Enforcement at WBC to express the concerns of SPC that no action appeared to be taking place regarding the unauthorised building at 52 Oatlands Road (PA233038) and to request further information as to what action had been, and would be taken to prevent further unauthorised development	Clerk
25/PC/22.2	Clerk to apply to register a further three areas previously identified as 'Assets of Community Value'	Clerk
25/PC/23.1	BCllr Glover would present a ward question asking whether Deeds of Variation are made for each change in S106 agreements. If so why had Shinfield Parish Council not been notified	BCllr Glover
25/PC/29.3	Deputy Clerk to request all members of the committee to submit any additional comments to Cllr Boyer's suggested response on Planning Application 240415 – Shinfield Park by Friday, 21 st March 2025	Deputy Clerk
25/PC/29.3	Deputy Clerk to submit final response on the WBC planning portal once received	Deputy Clerk
25/PC/29.4	Deputy Clerk to submit comments on Planning Application 250435 – Land off Church Lane, Shinfield, on behalf of SPC	Deputy Clerk
25/PC/29.6	Deputy Clerk to request an extension to Planning Application 242665 – Land West of Kingfisher Grove, TMX, for submission of comments	Deputy Clerk
25/PC/32.1	Cllr Masseron to update the Local Active Travel Plan document	Cllr Masseron
25/PC/32.4	Clerk to apply for a TRO for the northern side of the Woodcock Lane path	Clerk
25/PC/32.4	Clerk to draw to the attention of WBC the poor condition of the southern side of the Woodcock Lane path	Clerk
25/PC/35.1	Clerk to circulate the SPNDP as it currently stands to all members	Clerk
25/PC/35.1	Members to look at other local council's NDPs	All Members
25/PC/35.2	Clerk to follow up with Richard Alexander to arrange a meeting to explore the process for applications for 'Assets of Community Value'	Clerk

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

2nd April 2025

Item 5.1

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/D/24/3356530	95 Hyde End Lane Ryeish GreenSpencers Wood,	RG7 1ES	Householder (HAS)		242085	2		In progress
APP/X0360/W/24/3354607	Land east of Hayes Drive and north of Church Lane		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. <i>Plymouth Brethren regarding refusal of planning permission for shop.</i>
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

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

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

Reference	Address	Case Detail	Closed Date	Closure Reason
RFS/2024/089926	16 Woodside Way, Shinfield, Wokingham, RG2 8SX	erection of an outbuilding	21 March 2025	No breach
RFS/2025/090059	14 Grovelands Road, Spencers Wood, Wokingham, RG7 1DP	Building and demolition started on dwelling without relevant planning	17 March 2025	No breach
RFS/2025/090060	67 Hyde End Road, Shinfield, Wokingham, RG2 9EP	Building work not in accordance with approved plans (fence & height	5 March 2025	No breach
RFS/2025/090135	32 Gloucester Avenue, Shinfield, Wokingham, RG2 9GA	Unauthorised erection of outbuilding	7 March 2025	Application submitted
RFS/2025/090166	23 Oatlands Chase, Shinfield, Wokingham, RG2 9FY	fence and gate erected without permission	11 March 2025	No breach
RFS/2025/090170	302 Old Whitley Wood Lane, Reading, RG2 8QD	Outbuilding built to connect house to garage - habitable accommodation	10 March 2025	No breach

Wokingham Borough Council – Previous month’s closed Enforcement Cases for Shinfield Parish - April 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	Case Status
RFS/2023/088920	GBSA, Gravelly Bridge Farm, Grazeley Green Road, Grazeley, Wokingham, RG7 1LG	Rifle club without permission	Awaiting application
RFS/2024/089113	The Lieutenants Cottage, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AP	unauthorised works to a listed building	Awaiting application
RFS/2024/089464	41 Appleby Walk, Shinfield, Wokingham, RG7 1UZ	Erection of an extension to the existing garage and outbuilding	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/2024/089687	Land Rear Of Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ	building waste dumped on SANG site	Investigation ongoing
RFS/2024/089924	Sussex Lodge, Sussex Lane, Spencers Wood, Wokingham, RG7 1BY	Unauthorised listed building works/demolition	Awaiting application
RFS/2025/090086	44 Falcon Avenue, Shinfield, Wokingham, RG2 8EL	noncompliance with condition relating to eastern elevation windows	Investigation ongoing
RFS/2025/090103	Land west of Basingstoke Road, Basingstoke Road, Three Mile Cross, RG7 1AZ	Erection of gates	Awaiting application

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

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Reference	Address	Case Detail	Case Status
RFS/2025/090109	Unit 1, Wellington Industrial Estate, Basingstoke Road, Spencers Wood, Reading, RG7 1AW	Large adverts erected w/o pp	Awaiting application
RFS/2025/090142	Mereoak Park, Mereok Lane, Three Mile Cross, Reading, RG7 1NR	The refusal of 240478	Investigation ongoing
RFS/2025/090150	12 Gloucester Avenue, Shinfield, Wokingham, RG2 9GA	Erection of outbuilding in business use and gateway in fence).	Awaiting application
RFS/2025/090151	Willow Tree House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	Use for waste transfer business	Awaiting compliance
RFS/2025/090153	12 Grovelands Road, Spencers Wood, Wokingham, RG7 1DP	Housing development not in accordance with pp F/2013/2567	Investigation ongoing
RFS/2025/090188	302 Old Whitley Wood Lane, Reading, RG2 8QD	Fence brought forward to provide garden encroaching onto highway	Investigation ongoing
RFS/2025/090209	Land Adjacent to Lane end House, Shinfield Road, Shinfield, RG2 9BB	vehicles parking on the road - causing obstruction	Investigation ongoing
RFS/2025/090245	Shire Hall, Shinfield Park, Shinfield, Reading, RG2 9XY	Safety re Asbestos	New case

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

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