

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 10th January 2024, at the School Green Centre, RG2 9EH, commencing 19.30



Bruce Winton
5th January 2024

Members: Cllrs Boyer, Fernandes, Grimes, Hoyle, Jahromi, James, Lias, Masseron, Peer & Tatla

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 6th December 2023 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

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 **NOTE** planning application 233038

5. Appeals

- 5.1 To **RECEIVE** and **CONSIDER** planning inspectorate appeals relating to Shinfield Parish* (<https://acp.planninginspectorate.gov.uk/CaseSearch.aspx>)

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 update on Highways, Street Lighting and Footpath Matters
- 7.2 To **RECEIVE** and **CONSIDER** a verbal update from the Clerk on the assessment of streetlamps in the Parish
- 7.3 To **RECEIVE** and **CONSIDER** the issues relating to the renaming of the 'Service Road' on Basingstoke Road

8. Renewal of Neighbourhood Development Plan

- 8.1 To **RECEIVE** and **CONSIDER** a verbal update from the Clerk on the process of reviewing the Neighbourhood Development Plan

9. Correspondence

- 9.1 To **RECEIVE** and **NOTE** the 'Article by Secretary of State for Levelling up' dated 19-12-23*
- 9.2 To **RECEIVE** and **NOTE** the 'National emergency area retrofit' letter from Felicity Clayton, National emergency area project sponsor dated 18-12-2023*
- 9.3 To **RECEIVE** and **NOTE** the press release 'Progress on council's first solar farm' dated 14th December 2023*

10. Future Meetings

- 10.1 To **NOTE** the next meeting of the Planning & Highways Committee meeting is Wednesday, 14th February 2024

* indicates papers attached

** indicates papers to follow

Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 6th December 2023
At School Green Centre commencing at 19.30

Present: Cllrs Boyer, Grimes, James, Lias, Masseron, & Peer (Chair)

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

2 members of the public

23/PC/119

Public Questions

119.1

PA232653 Greentech Solar Farm

A representative from Greentech attended to answer questions in relation to the planning application for the solar farm.

Discussion and questions were based around the upgrade to the public right of way (PRoW) and the suggested creation of a permissive footpath along the side of the solar farm down to the Basingstoke Road.

Greentech would need to seek agreement with the landowner to upgrade the path as a 'multi-user route' within the leased area and request permission from Wokingham Borough Council (WBC) for the part that would be used for construction access (this was identified in Figures 1.2b and 6.5 in the 'Planning Statement').

Cllr Grimes requested that a permissive footpath run alongside the edge of the solar farm down to the Basingstoke Road to create an alternative path for walkers. Greentech were willing to look into the possibility but would need to check with WBC regarding access onto the road as there may be restrictions of a 'ransom strip' onto the Basingstoke Road. Cllr Masseron expressed concerns that this may reduce the usage of the PRoW placing its continuation at risk. This PRoW was important as it linked Swallowfield footpath 18 and Shinfield footpath 22a. Cllr Masseron reported that the Ramblers were meeting to discuss this footpath and she would report back to the Clerk.

ACTION – Clerk to draft a response to the planning application

23/PC/120

Apologies and declarations of Members' Interest

- 120.1 Apologies for absence were received from Cllrs Hoyle, Jahromi and Tatla
- 120.2 There were no declarations of members' interests.

23/PC/121

Minutes of the Previous Meeting

- 121.1 The minutes of the committee meeting of 8th November 2023 were approved and signed as such by Cllr Peer

Proposed: Cllr Grimes
Seconded: Cllr Lias
Approved: Unanimously

- 121.2 **Actions and Matters Arising**

- 23/PC/111.2** Cllr Masseron to make initial contact with Nigel Frankland (UoR) to
23/PC/92.2 see if a crossing was planned on the Arborfield Road

Cllr Masseron had spoken to Nigel Frankland and there were no current plans for a crossing

- 23/PC/111.2** Clerk to follow up with Nigel Frankland (UoR) regarding creating a gap
23/PC/92.2 in the fence at the Arborfield Road end of the new footpath that runs to Millworth Lane or to display a sign at the Millworth Lane end to inform users that there was no exit at the end of the path

Cllr Masseron reported that a gap had now been created in the Heras fencing to allow access to the path.

- 23/PC/111.2** Clerk to provide BCllr Glover with the information regarding the cost
23/PC/92.2 of providing parking enforcement so she could follow up the cost of providing parking enforcement

The Clerk had originally made this request in early October and had been told it would be provided "ASAP". He had chased in advance of the November Planning and Highways meeting and again in advance of this meeting. He has been advised that the parking team were discussing this with their contractor and they (WBC) were expecting a response by the end of the week.

- 23/PC/111.2** Clerk to add an item to the agenda in November 2024 to follow up the
23/PC/92.2 issue of replacing the stile with a kissing gate on footpath 22 on Sussex Lane

This will be done.

23/PC/111.2 Deputy Clerk to continue to liaise with the Shinfield Parish Volunteer
23/PC/92.2 Group and assist with publication of the revised leaflets

Deputy Clerk advised that this was ongoing. Walk 6 had now been finalised and the updated version would be published on the Council website once received.

23/PC/111.2 Deputy Clerk to send an electronic copy of the 'walks map' to the two
23/PC/92.2 local care homes

This will be done.

23/PC/111.2 Proposal on further provision of information on walks to be
23/PC/92.2 considered at the next meeting

There was nothing further to report at this point as we were awaiting revisions to the walks.

23/PC/111.2 Clerk to continue to monitor the status of the enforcement relating to
23/PC/93.3 Carney's Yard

The Clerk had checked with WBC's Enforcement Team and this was still progressing

23/PC/111.2 Clerk to circulate the list of terms used by WBC on the 'closed
23/PC/95.1 enforcement notices'

This had been done.

23/PC/111.2 Cllr Masseron to continue to monitor the situation relating to the
23/PC/105.1 unfinished footpath on Hyde End Lane

Information was reported in Cllr Masseron's footpath report previously circulated.

It was noted that WBC had not acknowledged or thanked Shinfield Parish Council (SPC) for the offer of part funding.

Cllr Lias felt that WBC were using the delay in building the primary school as an excuse not to complete the path.

ACTION – Clerk to contact BCllr Fishwick to ascertain the current situation

- 23/PC/111.2** Clerk to follow up with UoR regarding a request that the path on
23/PC/107.1 Cutbush Lane be upgraded with the NHM access road work.

The Clerk advised that this appeared to be covered by Planning Application 232995 which covered the provision of road access to the proposed Natural History Museum site. However, the details were not available online. It was likely that these details would be available for the next weekly round of planning applications.

- 23/PC/111.2** Clerk to continue to seek a response from WBC regarding SPC
23/PC/107.3 requests on traffic improvements and to copy the Chairman into any emails sent

The Clerk had written the response, as agreed by members of the working party, and had copied in Borough Councillor Paul Fishwick and Chris Easton, Assistant Director Highways and Transport at WBC. No response or acknowledgement had yet been received.

- 23/PC/115.2** Clerk to continue to work on arranging for the streetlamps to be turned off between 00:30 and 05:00

This was on the agenda

- 23/PC/115.3** BCllr Glover to investigate and report back to the Committee regarding the government money received by WBC to support bus services

BCllr Glover was not present, however, it was noted that there was now a Sunday service from Mere oak to Reading only, Hartley Court is now serviced, and free transport is being offered within the Borough on a Saturday leading up to Christmas.

- 23/PC/116.1** Clerk to circulate a 'brief' for contractors to review the Shinfield Parish Neighbourhood Plan (SPNP) to members of the committee for comment

This was on the agenda

- 23/PC/116.1** Clerk to appoint a contractor to carry out a review of the SPNDP

This was on the agenda

23/PC/122

Schedule of Deposited Plans

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

122.2

Planning Application 232833 Natural History Museum

Concern was expressed in relation to this application that was merely a warehouse for safe storage of artefacts. Any employment opportunities were likely to be for the lower paid staff in the community and there was no apparent benefit to the community in terms of educational outreach.

SPC would be more supportive if access to exhibits was made available for the community and schools, and would expect a detailed plan for community engagement and outreach. Additionally, SPC would like to see improvements in access from Cutbush Lane to Lower Earley to link up with the cycle route as well as funding towards sustainability of bus numbers 3 and 600. As the British Museum would also be on this site, members felt that there was an opportunity for an holistic approach to a community facility and educational engagement with schools.

Members agreed that they would object to the application as it was outside the development limits and was not conducive to the SPNDP as it was in the countryside. If planning was approved there should be a condition that the facility was not occupied until a community engagement plan was written and approved.

It was agreed that the Clerk would draft a response that would be considered by Cllrs Boyer, Grimes, James and Masseron.

ACTION – Clerk to draft a response for consideration by the working party

PA232653 – Greentech Solar Farm

This was discussed under 'Public Questions'. It was agreed that –

- PRow should be upgraded
- A permissive path to the Basingstoke Road should be requested for the duration of the Lease

23/PC/123

Appeals

123.1

The Clerk advised that two of the three live planning appeals had been decided since the last meeting. The appeals related to Uplands, Basingstoke Road. The Planning Inspectorate decision was that WBC were correct to refuse the planning application (222052) but their enforcement requirement to completely remove the double gates and wall was excessive and WBC had been instructed to change the enforcement to allow the option of reducing the height of the wall.

There was also one new appeal in respect of Belamie Gables in Hyde End Road (223802). SPC had made no comment on the application.

23/PC/124

Enforcement Notices

124.1 Closed Enforcement Notices

There were 9 items closed since the last report. Of these 7 were deemed to be “no breach”, one was deemed not expedient to follow up and one had seen an application submitted.

124.2 Live Enforcement Notices

The Clerk noted that there were 3 new items on the list. These were in relation to

- GBSA, Gravelly Bridge Farm – Rifle club without permission
- Land at Stanbury House – construction traffic in private estate
- 34 Leyland Gardens – grey structure at side of property

Members noted the contents of the report that had previously been circulated.

23/PC/125

Highways, Street Lighting and Footpath Matters

125.1 Footpath matters

CLlr Masseron had previously circulated a written report. She highlighted the fact that the yellow gate on Footpath 20 that leads to the Ryeish Green Pavilion was regularly blocked by cars parking in front of the gate. WBC had now agreed that a ‘no parking’ sign could be attached to the SPC sign pole if necessary. Flooding was occurring to the right of the Ryeish Green Pavilion due to ditches not being cleared by WBC, it was unclear whose land this was and this needed clarification. It was also believed that WBC were intending to lay a path along the fence line of the pitches in line with their cycling and walking improvement plan, however, this land was owned by SPC who were unaware of this project.

It was also noted that the section of Millworth Lane from the tennis club to the new path was due to be resurfaced.

ACTION – Clerk to ascertain who owned the land to the right of the Ryeish Green Pavilion

125.2 Update on Streetlamps

The Clerk advised that he has not been able to spend any time on this matter since the last meeting due to other priorities.

ACTION – Clerk to continue to work on arranging for the streetlamps to be turned off between 00:30 and 05:00

23/PC/126**Renewal of Neighbourhood Plan**

126.1

Shinfield Parish Neighbourhood Plan (SPNP)

The Clerk reported that he was still drafting the brief for the SPNP for the consultant to review. The consultant's review would check that the current plan was fit for purpose, applied to all current legislation and would advise SPC whether the current plan required minor or major updates.

ACTION -

- Clerk to circulate a 'brief' for consultant to members of the committee for comment
- Clerk to appoint a consultant to carry out a review of the SPNP with a deadline of 31 March 2024

23/PC/126**Subscriptions**

126.2

Locality subscription

When this was reviewed at the Annual Council meeting the Locality subscription was marked as needing to be reviewed before the subscription was renewed. This renewal is now due.

The Clerk advised that he had not made any material use of Locality.

Members agreed not to renew the Locality subscription at the current time.

23/PC/127**Correspondence**

127.1

Ruscombe Neighbourhood Plan

Members NOTED the Ruscombe Neighbourhood Plan

127.2

Guardian Article relating Proposed move of Royal Botanical Gardens Kew

Members NOTED the above mentioned article

127.3 Planning application 232490 – Land off Langley Common Road
Arborfield Wokingham

Cllr Lias had drawn this application to the Clerk's attention. There was significant opposition from residents and both Arborfield and Newlands and Barkham Parish Councils had posted lengthy and detailed objections to the application. Members felt that a response from SPC was required as traffic would be increased significantly around the parish as a result of this development, it was outside of the development limits and contrary to SPNP.

ACTION – Clerk to object to the planning application

23/PC/128

Date of the next meeting

128.1 The date of the next meeting will be on Wednesday, 10th January 2024

The meeting ended at 21:40

List of Actions

23/PC/119.1	Clerk to draft a response to Planning Application 232653 – Greentech Solar Farm	Clerk
23/PC/121 23/PC/111.2 23/PC/105.1	Clerk to contact BCLlr Fishwick to ascertain the current situation relating to the unfinished footpath on Hyde End Lane	Clerk
23/PC/122.2	Clerk to draft a response for consideration by the working party on PA232833 Natural History Museum	Clerk
23/PC/125.1	Clerk to ascertain who owned the land to the right of the Ryeish Green Pavilion	Clerk
23/PC/125.2	Clerk to continue to work on arranging for the streetlamps to be turned off between 00:30 and 05:00	Clerk
23/PC/126.1	Clerk to circulate a 'brief' for consultant to members of the committee for comment relating to the SPCNP	Clerk
23/PC/126.1	Clerk to appoint a consultant to carry out a review of the SPCNDP with a deadline of 31 March 2024	Clerk
23/PC/127.3	Clerk to object to PA232490 – Land off Langley Common Road, Arborfield, Wokingham	Clerk

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

5th January 2024

Item 5.1

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/W/23/3329586	Land adjacent to 176 Hyde End Road	RG2 9ER	Planning (W)		231229 223646	1		
APP/X0360/W/23/3326997	Belamie Gables, 210 Hyde End Road	RG7 1DG	Planning (W)		223802	2		
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/23/3320252	25 Newlands Close, Shinfield	RG2 9LG	Planning (W)		230315	3		WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3296611	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/21/3274461	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/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/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/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/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/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/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/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/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/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/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/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/22/3298797	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/22/3290427	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/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/21/3269974	30 Grazeley Road Reading	RG7 1BJ	Planning (W)		201629	3	31/08/2021	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/20/3258638	Land at Carney's Yard, opposite Puleyn Transport Yard READING	RG7 1HB	Planning (W)		200596	3	11/01/2021	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/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/19/3221827	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/18/3204770	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/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/W/17/3183251	Etudeltawjus, Sussex Lane READING	RG7 1BY	Planning (W)		163635	3	05/03/2018	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/17/3172361	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/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/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/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/22/3311543	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/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/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/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/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/19/3223579	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/18/3215332	Parkside House, Lambs Lane READING	RG7 1JE	Householder (H&S)		182015	4	30/01/2019	WBC refused PA. Developers Appeal was upheld. 2 storey side extension 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/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/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/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/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 6.1

Reference	Address	Case Detail	Closed Date	Closure Reason
RFS/2023/087929	2 Monarch Drive, Shinfield, Wokingham, RG2 9EW	Removal of roadside hedge new entrance and exit being created	15 December 2023	Voluntary compliance
RFS/2023/088447	9 Priors Gardens, Spencers Wood, Reading, RG7 1WS	change of use of amenity land	21 December 2023	Not expedient
RFS/2023/088639	3 Jardine Meadows, Spencers Wood, Wokingham, RG7 1YP	Ecology enhancements and landscaping not to approved plan	4 December 2023	Not expedient
RFS/2023/088640	4 Jardine Meadows, Spencers Wood, Wokingham, RG7 1YP	Ecology enhancements and landscaping not to approved plan	4 December 2023	Not expedient
RFS/2023/088823	6 Marlow Place, Shinfield, Wokingham, RG7 1UF	3 Air con units installed without pp	7 December 2023	Application submitted
RFS/2023/088836	Willow Tree House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	Refusal of application 231410	19 December 2023	Application submitted
RFS/2023/088873	7 Priors Gardens, Spencers Wood, Wokingham, RG7 1WS	Erection of a pergola without planning permission	7 December 2023	Application submitted
RFS/2023/088874	5 Jardine Meadows, Spencers Wood, Wokingham, RG7 1YP	Windows and Doors not in Accordance with Approved Plans	4 December 2023	Not expedient
RFS/2023/088960	1 Allfrey Grove, Spencers Wood, Wokingham, RG7 1FH	Driveway created by obstructing pavement without PP	7 December 2023	No breach

Wokingham Borough Council – Previous month's closed Enforcement Cases for Shinfield Parish - January 24

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

ITEM 6-2

Reference	Address	Case Detail	Case Status
RFS/2023/087932	44 Falcon Avenue, Shinfield, Wokingham, RG2 8EL	Breach of condition re window	Awaiting compliance
RFS/2023/088312	Marlborough House, Basingstoke Road, Spencers Wood, RG7 1AE	BofC re landscaping	Investigation ongoing
RFS/2023/088348	Land Next To Lea Fields House, Great Lea, Three Mile Cross, RG7	U/A ground clearance without PP	Investigation ongoing
RFS/2023/088551	Parrot Farm, Arborfield Road, Shinfield, Wokingham, RG2 9EA	access track and hardstanding	Investigation ongoing
RFS/2023/088597	Carneys Yard, Church lane, Three Mile Cross, RG71HB	Refusal of retrospective application 231437	Awaiting compliance
RFS/2023/088598	Carneys Yard, Church lane, Three Mile Cross, RG71HB	Storage of builders material in north (rear) field & west (side) field	Awaiting compliance
RFS/2023/088767	22 Bland Way, Shinfield, Wokingham, RG2 9SL	High fence erected in rear garden without PP	Awaiting application
RFS/2023/088919	253 Shinfield Road, Shinfield, Wokingham, RG2 8HF	PP 232141 refused	Awaiting compliance
RFS/2023/088920	GBSA, Gravelly Bridge Farm, Grazeley Green Road, Grazeley, Wokingham, RG7 1LG	Rifle club without permission	Awaiting application

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - January 24

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

Reference	Address	Case Detail	Case Status
RFS/2023/088921	Land At Stanbury House, Basingstoke Road, Spencers Wood, Reading, RG7 1AJ	construction traffic in private estate and poss damage to TPO trees	New case
RFS/2023/088922	Parrot Farm, Arborfield Road, Shinfield, Wokingham, RG2 9EA	Non compliance with condition 2 of pp 213156 allowed on appeal	Awaiting application
RFS/2023/088935	14c Grovelands Road, Spencers Wood, Wokingham, RG7 1DP	Breach of condition on 231373.	Investigation ongoing
RFS/2023/088953	34 Leyland Gardens, Shinfield, Wokingham, RG2 9AN	grey structure at side of property	Investigation ongoing
RFS/2023/088963	Site Huts, Cutbush Lane, Shinfield, Wokingham, RG2 9AF	Breach of hours of operation condition	Investigation ongoing
RFS/2023/088964	24 Appletree Lane, Spencers Wood, Wokingham, RG7 1EF	caravan being used for habitable accommodation on drive without PP	Investigation ongoing
RFS/2023/088969	34 Leyland Gardens, Shinfield, Wokingham, RG2 9AN	U/A Rear Outbuilding	Investigation ongoing
RFS/2023/088980	Sussex Lodge, Sussex Lane, Spencers Wood, Wokingham, RG7 1BY	Pre commencement conditions not discharged prior to works	Awaiting information

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - January 24

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

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Article by Secretary of State for Levelling Up

Gove walks tightrope of house building and protections

19.12.23 | Written by [Julian Seymour](#)

In his own words Secretary of State for Levelling Up, Housing & Communities and Communities offered up a speech which “strives for balance” at RIBA today. Mr Gove walked the line between the urgent need for house building and his own desire to save Tory Party votes in the Shires (or at least “protect the Green Belt”) in advance of the General Election which will take place in 2024.

The speech heralded the publication of the latest iteration of the NPPF which has been looked forward to with dread and anticipation for more than six months. But it also included more. More on the Government’s approach to housebuilding and infrastructure, and more on how more homes could be delivered. All peppered with a good mix of carrot and stick and a healthy dose of pantomime politics appropriate for Christmas.

Plan led

At the heart of the speech was the need to operate in a Plan led system, where Local Authorities all have up to date Plans, and those Plans will be delivered within timetables lodged and agreed with DLUHC. Gove reported that under the new NPPF Authorities with up to date Plans will benefit from stronger protections against speculative development on land which has not been zoned for development. Importantly, to protect the Green Belt, designated landscapes and the most versatile farmland, planning authorities will not need to meet their housing need in full. The addition of farmland in this context is likely to open a new battlefield, particularly in East Anglia, where best and most versatile farmland is all green field sites!

But Gove assured us that his latest measures are not “just a route to evasion”. There will be ongoing measures to address under performance and failure to deliver homes including the presumption in favour of sustainable development where delivery drops below 75% of target. However, there is a new caveat – this only applies where there is no up to date Plan.

Underperforming authorities

Perhaps more interestingly, Gove signaled a more interventionist approach towards underperforming authorities. League tables will be introduced measuring councils’ performance in determining applications in the recommended time period, the number of approvals made, the number of appeal loses and the costs of appeals. The latter will be particularly interesting as when previously asked about their spend on defending

appeals, over half of the councils in England said that they did not count the cost. Councils who fail to deliver Plans on time or determine applications risk DHLUC stepping in – with the worst offenders named and shamed from the podium.

Recognising that a lot of the delay is outside the control of planning authorities, there will also be a review of statutory consultees and their ability to deliver meaningful advice, not just a holding response, within 28 days of an application being validated.

London

Gove reserved some of his worst ire for London and his sparring partner Sadiq Khan (the pantomime villain?) as he announced an external review of the London Plan which will be concluded “early next year”. Led by a panel including KitKat and other heavyweights* the review will specifically look at ways in which London can speed up delivery of homes across the Capital, with Gove strongly hinting that the Mayor will need to work with the recommendations of the review or lose control of the London Plan.

Cambridge 2040

By contrast the capital of the East Anglia will benefit from the development of a new urban quarter as Gove doubled down on his Cambridge 2040 plan. The quarter will not just be new homes but will also include classical architecture, concert halls and museums closely linked to the city. Led by a Development Corporation funded by the Government, the plans will be delivered over two decades “irrespective” of the Government of the day. The proposals have already been subject to strong opposition locally from the Labour run City Council, Liberal Democrat run South Cambridgeshire District Council and the Conservative MP for the site, Anthony Browne MP (full house!). As has been widely noted, water is the key issue in the area with new pipelines and reservoirs needed before homes can be delivered.

So what does it mean in practice?

Coming just a day after the HBF’s Housing Pipeline Report showed the lowest number of homes permitted since records began in 2006, there do seem to be some interesting measures included in the speech to emphasise more positive decision making – in a timely manner.

But what is clear is that Local Authorities, particularly those with Green Belt, green fields, or any sort of designation, can now make Plans to deliver well under their agreed housing need. Once in place, those Plans will be stronger than ever with Authorities receiving more protections against “speculative” development, even when they are not delivering their numbers.

While Gove claimed that the speech (and the NPPF) was not about votes, it was about “the national interest” there was little recognition of the role that the prevarication in the delivery of the latest version of the NPPF and the uncertainty around its contents had anything to do with DLUHC and everything to do with the economy.

To unlock sites, developers will need to ensure that sites consider BIDEN (Beauty, Infrastructure, Democracy, Environment, Neighbourhoods) – once again placing an emphasis on the house building industry providing things outside its control – schools, surgeries and dentists.

Key takeaway

Local Plans are going to be more important than ever. Engage early, build relationships and reputation and deliver.



By email

18 December 2023

Dear Sir or Madam

National emergency area retrofit

The safety and confidence of people travelling on England's motorways and major A-roads - the strategic road network (SRN) - is National Highways' highest priority.

In April, the Prime Minister announced the cancellation of new smart motorway schemes and confirmed the government and National Highways would continue to invest £900 million in further safety improvements on existing smart motorways. This includes continued delivery of our commitments made in response to the recommendations of Parliament's Transport Select Committee report [The roll out and safety of smart motorways](#). I am writing today to update you on the delivery of one of these recommendations, the retrofitting of additional emergency areas, and to explain what this means for the M4 junctions 10 to 12 in your area.

At National Highways, we are determined that everyone using England's motorways continues to benefit from one of the safest and best performing road networks in the world. Our roads are vital for the running of the country. The strategic road network (SRN) makes up 2.4% of England's roads and is able to carry a third of the country's traffic. To do this our roads have evolved to meet the needs of a growing population, an increase in vehicle numbers and changes in transport use. All lane running (ALR) motorways, where the hard shoulder is permanently converted to a running lane, were introduced to increase capacity on congested sections of motorway, without the disruption and significant environmental impact of physically widening the road. These motorways have a whole system of inter-related features, focussed on drivers, which includes places to stop in an emergency.

While our motorways are among the safest in the world, we recognise that some people have concerns about being able to find a safe place to stop in an emergency on ALR motorways. We have listened to those concerns and have been developing a £390 million programme to roll out more emergency areas on ALR motorways, in operation and construction.

In comparison to January 2022, the programme will see around 50% more emergency areas across the ALR network, giving drivers added reassurance.

Emergency areas provide a place to stop in an emergency if drivers cannot exit the motorway or stop at a motorway service area. They are marked by blue signs featuring an orange SOS telephone symbol. Each is coloured orange and is around the same length as a football pitch. They are positioned at regular intervals, providing somewhere safe to stop and have phones linked directly to our control rooms.

You can find out more about what to do if your vehicle breaks down on the motorway here: <https://nationalhighways.co.uk/road-safety/breakdowns>

We are delivering this programme in phases. The M4 junctions 10 to 12 in your area will be one of the next locations to have new emergency areas added. We expect to start work from early next year.

We published this information to our website today <https://nationalhighways.co.uk/emergency-areas>. In advance of us starting this work in your area, we will write to you again with further details including how we will manage the works and how we will be briefing those living near to the works.

Retrofitting more emergency areas across the remainder of ALR motorways is being considered as part of formulating the third road investment strategy. This will be based on evidence of the benefits of introducing them at locations across the network, and whether the additional emergency areas help drivers to feel safer.

This investment in new emergency areas, along with extra technology like stopped vehicle detection, better and more signposting of emergency areas, our public awareness campaigns promoting more information about smart motorways, and the updated Highway Code, is all designed to help road users feel safe and be even safer on our roads.

Through all the work we are doing we are determined to further reduce the number of casualties on our high-speed road network, to improve public confidence in driving on our motorways, and to continue to build and operate one of the safest and best performing road networks in the world.

I hope this is a helpful update. Please do not hesitate to contact me if you have any questions or the project team directly on EAretrofit@nationalhighways.co.uk

Yours sincerely



Felicity Clayton
National emergency area project sponsor

From: CEM <CEM@wokingham.gov.uk>

Sent: Thursday, December 14, 2023 3:17 PM

Subject: Press release: Progress on council's first solar farm

PROGRESS ON COUNCIL'S FIRST SOLAR FARM

Plans for Wokingham Borough Council's first solar farm near Barkham are looking bright, following an official grid connection offer from Scottish and Southern Electric Networks (SSEN).

The offer confirms the farm could start feeding power into the grid by August 2026, more than a decade earlier than the 2037 the council was advised of in March this year. This is a significant and positive step forward in delivering the project.

The solar farm, once up and running, could generate enough green renewable energy to power thousands of homes and businesses. In addition to supporting the carbon reduction targets in the Council's Climate Emergency Action Plan (CEAP), the project will also help raise income by selling power generated into the grid.

Positive news

"This is very positive news. Our legal team are currently reviewing the offer and we're hopeful we will be able to finalise the agreement with SSEN soon." Said Stephen Conway, Leader of the Council.

"This is an important project for the council as, not only will the new solar farm help us with our ambition to make Wokingham a greener and more sustainable borough, but it will also help generate a profit that we can use to fund services and projects which benefit people living across the borough.

"We're incredibly lucky to be in a place where we can consider moving this scheme forward. It's a real testament to the work which has been done to build a strong working relationship with SSEN and National Grid, as well as their confidence in us to actually deliver the new solar farm."

Powering ahead

Since receiving the verbal confirmation from SSEN, the council and their contractors, Bouygues Energies and Services, have been working closely to progress the project, making sure everything is in place to move ahead once an agreement has been reached with SSEN.

A series of pre-construction surveys and assessments have started on site, including topographical surveys and archaeological investigations, which will take place over the coming months.

Work has started to produce detailed designs for the site which show the layout of solar panels, tree planting, landscaping and the new greenway route, which is aimed at better connecting Arborfield, Barkham and Finchampstead to the existing network of public rights of way to the north.

An update on the project and agreement with SSEN was provided for discussion at the council's Climate Emergency Overview and Scrutiny Committee on Monday 11 December.

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