

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 14th January 2026, at the School Green Centre, RG2 9EH, commencing 19:30.



Bruce Winton
Chief Executive and Clerk to the Parish Council
9th January 2026

Members: Cllrs Boyer, Hoyle, Jahromi, James, 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 3rd December 2025 as a correct record of the meeting and to authorise the Chair to sign the same*
- 3.2 To **CONSIDER** matters arising from the minutes of the meeting held on 3rd December 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** an update on the progress of preparing a response to PA252498 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 tables for December 2025* (for information only)
- 6.2 To **RECEIVE** and **NOTE** the Outstanding Enforcements tables for December 2025* (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 **NOTE** an update on the footpath from Lailey Path to Shinfield Infant and Nursery School
- 7.3 To **RECEIVE** and **CONSIDER** the reports of accidents at the junction of Beke Avenue and Westall Street .

8. Renewal of Neighbourhood Development Plan

- 8.1 To **RECEIVE** and **CONSIDER** a verbal update from the Neighbourhood Plan Renewal Working Party
- 8.2 To **RECEIVE** and **CONSIDER** a verbal update on registering Assets of Community Value

9. Monitoring Officer

- 9.1 To **RECEIVE** and **CONSIDER** a draft proposal for the requirements of a monitoring officer**

10. Correspondence

- 10.1 To **RECEIVE** and **NOTE** the designation of the Midgham neighbourhood area*

11. Future Meetings

- 11.1 To **NOTE** the next meeting of the Planning & Highways Committee meeting is Wednesday, 11th February 2026

* indicates papers attached

** indicates papers to follow

Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 3rd December 2025
At School Green Centre commencing at 19:30

Present: Cllrs Boyer, Hoyle, Jahromi, James, and Peer (Chair)

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

3 members of the public

25/PC/116

Public Questions

- 116.1 A member of the public raised concerns over traffic issues in the parish and had observed that Wokingham Borough Council (WBC) had spent considerable sums of money in Wokingham and Arborfield, but none in Shinfield. Subsequently he had submitted Freedom of Information (FOI) requests to WBC. The responses had highlighted that improvements made had not fallen within their criteria for improvements, therefore, there was no reason why the proposed Shinfield improvements could not be accommodated. He was particularly concerned over the amount of traffic that was using Church Lane (already signed as no motor vehicles, except for access) as a rat-run.

BCllr Glover stated that some of these improvements may have been paid for outside of Council Tax, eg through S106 monies, and suggested that a request be made relating to how these improvements had been funded.

The Community Speed Watch could help with providing evidence for usage and speeding traffic on Church Lane.

ACTION –

- Clerk to invite the member of public to join the Traffic Working Party
- Clerk to arrange a meeting to update the member of public on the history of traffic issues in the parish

25/PC/117

Apologies and declarations of Members' Interest

- 117.1 Receive and consider approval of apologies for absence

Apologies had been received from Cllr Masseron

- 117.2 There were no declarations of members' interests

25/PC/118

Minutes of the Previous Meeting

- 118.1 The minutes of the Planning and Highways Committee held on 5th November 2025 were approved and signed as such by Cllr Peer

Proposed: Cllr Jahromi
Seconded: Cllr Boyer
Approved: Unanimously

- 118.2 Actions and Matters Arising from the meeting held on 5th November 2025

25/PC/82.2

- 25/PC/78.1 ➤ Clerk to arrange a meeting to clarify with members of the committee what would be required from a monitoring officer

The Clerk suggested that this item be discussed at the next meeting

ACTION – Clerk to add an item to the agenda to the next meeting to clarify with members of the committee what would be required from a monitoring officer

- Clerk to arrange a meeting with BCllr Conway and Nick Irvine from WBC, and the ALIGN working party

The Clerk had obtained some proposed dates for a meeting in mid-January.

ACTION – Clerk to contact the other Council's involved to secure a mutually agreeable date for a meeting with BCllr Conway and Nick Irvine from WBC, and the ALIGN working party

- 25/PC/103.4 Clerk to follow up on progress of the path from Lailey Path to Shinfield Infant and Nursery School with WBC

This was on the agenda – see minute 25/PC/122.2

- 25/PC/109.2** ➤ Members of the Committee to look at the planning application 252498 and submit comments to the Clerk

This is on the agenda – see minute 25/PC/119.2

- Clerk to contact ET Planning and MOTION to check their availability to assist with a response to PA252498

The Clerk had asked both companies if they would provide formal submissions on this subject. Both the previous contacts had left their respective contracts, and he was still awaiting confirmation that they had no conflicts of interest and would be able to assist SPC.

ACTION – Clerk to follow up with ET Planning and MOTION to check their availability to assist with a response to PA252498

- Clerk to add PA252498 to the agenda of the next meeting

This was on the agenda – see minute 25/PC/119.2

25/PC/112.1 Clerk to follow up outstanding traffic issues with BCllr Betteridge

The Clerk had now received a response from WBC regarding outstanding traffic issues who were keen to meet and have an open discussion on all the points raised. BCllr Betteridge had explained that they were a small team who were currently working on three significant pieces of work so it was unlikely that they could attend a meeting before the new year.

ACTION –

- Clerk to chase BCllr Betteridge for a date in early 2026 to meet and discuss outstanding traffic issues.
- Clerk to invite the member of the public to join the Traffic Working Party

25/PC/112.3 Cllr Boyer to pass the SIDs equipment to the Facilities Manager with instructions

This had been done. Cllr Boyer offered to assist the Facilities Manager in setting up the SIDs equipment.

ACTION – Facilities Manager to install the SIDs in the parish.

25/PC/113.1 Clerk to contact ONH with a request to review the existing SPC Neighbourhood Plan

The Clerk had requested that ONH take on a Neighbourhood Plan Review for SPC and make recommendations. The Clerk was awaiting a response.

ACTION – Clerk to chase ONH regarding reviewing the current SPC Neighbourhood Plan

25/PC/113.2 Clerk to apply for Assets of Community Value for the Manor Ground Pavilion and land; High Copse Pavilion and land adjacent to Alder Grove School

This was on the agenda – see minutes 25/PC/123.2

25/PC/119

Schedule of Deposited Plans

119.1 Planning applications were circulated to members weekly. Plans deposited following the most recent Thursday planning email which require urgent attention will be forwarded as received.

119.2 Loddon Garden Village – Planning Application 252498

Cllr Boyer had submitted initial comments to Planning Application 252498 (these were circulated to members of the committee) and had requested input from other members of the committee. He emphasised that he had only looked at traffic and roads as currently there were no houses in the plan.

Other suggestions were:-

- Concern over potential additional traffic congestion on the Shinfield Road
- Development of a cycleway from the Magpie and Parrot to Hall Farm
- Request for active travel information
- Emphasis on the importance of a community church building on the site

The Chair thanked Cllr Boyer for his comments.

ACTION – Clerk to send these comments to ET Planning and request a professional response to Planning Application 252498

25/PC/120

Appeals

120.1 Planning inspectorate appeals relating to Shinfield Parish

There was one new case this month.

Land at Gravelley Bridge Farm – Enforcement Notice Appeal

“Without planning permission, the material change of use of the Land to a shooting club facility (Sui Generis) and unauthorised operational development (erection of fencing, hardstanding and buildings) and engineering operation (creation of bunds)”

WBC asserts

- less than 10 years
- represents an unsustainable and unacceptable form of development outside of development limits
- inadequate vehicular access
- failed to demonstrate that it is acceptable in terms of flood risk
- not demonstrated that it can be safely accommodated, having regard to the needs of Blue light services and the emergency off-site plan

Cease the use of the Land for use as a shooting club facility/ range.

(ii) Remove from the Land all buildings and structures, including disconnecting all utilities, shown in blue in the approximate locations on the attached Plan 2.

(iii) Remove from the land all chattels, fences, hardstanding and bunds, shown in blue in the approximate locations on the attached Plan 2.

(iv) Remove from the Land all other paraphernalia associated with the unauthorised shooting club facility.

25/PC/121

Enforcement Notices

121.1 Closed Enforcements tables for November 2025

WBC had reported issues with their systems that were delaying reports being sent to local councils. Details were circulated to members at the meeting.

This month there were

- 6 cases deemed no breach
- 1 application submitted
- 1 voluntary compliance
- 1 notice served

121.2 Outstanding Enforcements tables for November 2025

It was noted that there were 3 live enforcement notices for Bismillah House

- Storage of vehicles – site visit pending
- Construction of extended area of hard standing – investigation ongoing
- Tree works application 223088 replanting not undertaken – investigation on going

Additionally

- 3 new cases
- 4 cases – investigation ongoing
- 2 cases awaiting information

Members **NOTED** the outstanding Enforcement tables

25/PC/122

Highways, Street Lighting and Footpath Matters

122.1 A verbal report on Highways, Street Lighting and Footpath matters

Footpath 12

BCllr Glover reported that she would be attending a meeting with Andy Glencross, WBC on 12th December to discuss options. WBC had approached the Loddon Ramblers to clear the vegetation. BCllr Glover, Cllr Masseron and a member of the Loddon Ramblers would be carrying out a site visit.

WBC Place and Growth proposed budgets

The Clerk had been reviewing WBC documentation and reported that one item mentioned was proposals to reduce the number of vegetation management cuts on Public Rights of Ways (PROWs) from 2 to 1. Other items of interest to SPC would be discussed at the Finance and General Purposes committee.

Speed limit on Hollow Lane

Members requested to know when the 40mph speed limit signs would be removed on Hollow Lane following approval to reduce the speed limit to 30mph.

ACTION –

- Clerk to follow up outstanding traffic issues with BCllr Betteridge
- Clerk to ask BCllr Rance to ask WBC when the 40mph traffic signs would be removed on Hollow Lane

- 122.2 An update on the footpath from Lailey Path to Shinfield Infant and Nursery School

Both BCllr Glover and the Clerk had been following up with WBC regarding the proposed path from Lailey Path to Shinfield Infant and Nursery School. They had received an initial Heritage Statement and Draft Planning Statement, commented on it and were expecting to receive the rest of the planning documents revised versions by the end of the week.

This is progress but still no indication when the work might begin.

ACTION – Clerk to add to the next agenda an update on the footpath from Lailey Path to Shinfield Infant and Nursery School

- 122.3 An initial road safety report from Wokingham Borough Council regarding Grazeley village

The report had been circulated with the papers for this meeting.

After championing improvements for over four years, it was recognised that something positive was proposed on the subject of approaching Grazeley from the south.

A member of the public for Grazeley would be arranging to meet up for a site visit with WBC.

It was recognised that Grazeley was poorly served and required a footpath to the Mere oak park and ride as they had very little bus service.

ACTION – Clerk to attend the site visit in Grazeley with WBC and member of the public

25/PC/123

Renewal of Neighbourhood Development Plan (SPNDP)

- 123.1 The Clerk was waiting for a response from ONH as to whether they could conduct a review of the SPNDP. Once this had been received a timetable could be drawn up.

ACTION – Clerk to confirm with ONH a schedule for carrying out a Neighbourhood Plan review

- 123.2 A verbal update on registering Assets of Community Value (ACV)

This had not yet been done. Agreed not to pursue Alder Grove School

ACTION – Clerk to apply for Assets of Community Value for the Manor Ground Pavilion and land; High Copse Pavilion

25/PC/124**Correspondence**

- 114.1 Speed Camera correspondence from Hampshire Police & Crime Commissioner.

The Clerk advised that Hampshire Association of Local Councils had shared this correspondence but had included Berkshire members as well.

Hampshire Police were introducing a new initiative that would enable all councils including parishes to apply for a speed camera. As was to be expected there were criteria for a location to qualify (evidence of prolonged community concern, evidence of injury collisions or excessive speed). The costs were £90k for the camera, £10k p.a. for servicing and maintenance and one full time member of staff at approx. £55k p.a.

Against this they calculate 5000 captures would result in "25% or 1,500" attending a speed awareness course and would amount to a reimbursement of approx. £50k.

25/PC/125**Date of the next meeting**

- 115.1 The date of the next meeting will be Wednesday, 14th January 2026

The meeting ended at 20:38

List of actions

25/PC/116.1	Clerk to invite the member of public to join the Traffic Working Party	Clerk
25/PC/116.1	Clerk to arrange a meeting to update the member of public on the history of traffic issues in the parish	Clerk
25/PC/118.2		
25/PC/82.2	Clerk to add an item to the agenda to the next meeting to clarify with members of the committee what would be required from a monitoring officer	Clerk
25/PC/82.2	Clerk to contact the other Council's involved with ALIGN to secure a mutually agreeable date for a meeting with BCLlr Conway and Nick Irvine from WBC, and the ALIGN working party	Clerk
25/PC/109.2	Clerk to follow up with ET Planning and MOTION to check their availability to assist with a response to PA252498	Clerk
25/PC/112.1	Clerk to chase BCLlr Betteridge for a date in early 2026 to meet and discuss outstanding traffic issues.	Clerk
25/PC/112.1	Clerk to invite the member of the public to join the Traffic Working Party	Clerk
25/PC/112.3	Facilities Manager to install the SIDs in the parish.	Facilities Manager
25/PC/113.1	Clerk to chase ONH regarding reviewing the current SPC Neighbourhood Plan	Clerk
25/PC/119.2	Clerk to send comments to ET Planning and request a professional response to Planning Application 252498	Clerk
25/PC/122.1	Clerk to follow up outstanding traffic issues with BCLlr Betteridge	Clerk
25/PC/122.1	Clerk to ask BCLlr Rance to ask WBC when the 40mph traffic signs would be removed on Hollow Lane	Clerk
25/PC/122.2	Clerk to add to the next agenda an update on the footpath from Lailey Path to Shinfield Infant and Nursery School	Clerk
25/PC/122.3	Clerk to attend the site visit in Grazeley with WBC and member of the public	Clerk
25/PC/123.1	Clerk to confirm with ONH a schedule for carrying out a Neighbourhood Plan review	Clerk
25/PC/123.2	Clerk to apply for Assets of Community Value for the Manor Ground Pavilion and land; High Copse Pavilion	Clerk

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

8th January 2026

Item 5.1

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/C/25/3374730	Land at Gravelley Bridge Farm	RG7 1LG	Enforcement Notice Appeal Planning (W)		233038	2		In Progress
APP/X0360/W/24/3354607	Land east of Hayes Drive and north of Church Lane					3		WBC refused planning application 233038. Developers Appeal to PI was dismissed
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	WBC refused PA. Appeal to PI was dismissed
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 Curbush 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	Drydene, 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	Etudeltavjus, 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/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/23/3320252	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
APP/X0360/W/22/3303884	Parrot Farm Shingfield Wokingham	RG2 9EA	Planning (W)		213156	4	28/03/2023	WBC refused PA. Developers Appeal was upheld. Change of use permitted
APP/X0360/W/22/3304042	Land west of Kingfisher Grove Reading Berkshire	RG7 1LZ	Planning (W)		201002	4	31/01/2023	WBC refused PA. Developers Appeal was upheld. 49 homes at Kingfisher Grove
APP/X0360/W/19/3238203	Land to the south of Cutbush Lane Shinfield Berkshire	RG2 9AG	Planning (W)		181499	4	10/03/2020	WBC refused PA. Developers Appeal was upheld. 249 dwellings south of Cutbush Lane

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/W/19/3235895	Land south of Reading Road and Arborfield Road Shinfield Berkshire	RG2 9EA	Planning (W)		181631	4	06/01/2020	WBC refused PA. Developers Appeal was upheld. SANG was built
APP/X0360/W/18/3203707	Hartley Court Farm, Hartley Court Road READING	RG7 1NH	Planning (W)		162923	4	01/07/2019	WBC refused PA. Developers Appeal was upheld. Change of use agricultural building to office & storage permitted
APP/X0360/W/19/3223579	Berkshire Caravans READING	RG7 1HB	Planning (W)		182831	4	18/06/2019	WBC refused PA. Developers Appeal was upheld. Change of use to caravan storage and sale was permitted
APP/X0360/W/18/3204133	Land at Parklands Spencers Wood Wokingham	RG7 1AS	Planning (W)		171757	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/24/3350981	Front Plot At Shinfield Court Three Mile Cross	RG7 1HB	Planning (W)		240307	4		Appeal decided in favour of the Plymouth Brethren
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/2025/090278	3 Winston Close, Spencers Wood, Wokingham, RG7 1DW	Extension work taking place without permission - PP refused	12 December 2025	Other
RFS/2025/090752	5 Anson Crescent, Shinfield, Wokingham, RG2 8JT	House a HMO without permission	10 December 2025	Other
RFS/2025/090816	11 Mayflower Meadow, Spencers Wood, Wokingham, RG7 1YD	shed constructed to the front of the property on designated open space	3 December 2025	Application submitted
RFS/2025/090868	16 Wavell Close, Shinfield, Wokingham, RG2 8EJ	6ft fence and large shed erected without PP	9 December 2025	No breach
RFS/2025/090879	10 St Barnabas Road, Shinfield, Wokingham, RG2 8ED	Outbuilding flat roof changed to pitched roof	17 December 2025	Application submitted
RFS/2025/090941	9 Mere oak Orchard, Three Mile Cross, Wokingham, RG7 1NY	New property created	4 December 2025	No breach
RFS/2025/090942	Deardon Way, Shinfield, Wokingham, RG2 9HE	U/A Estate agent board	4 December 2025	No breach
RFS/2025/090981	Fern-A-Ce, Croft Road, Spencers Wood, Wokingham, RG7 1DR	Building work taking place without permission	24 December 2025	No breach

Wokingham Borough Council – Previous month's closed Enforcement Cases for Shinfield Parish - January 26

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/2025/090264	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	Tree works application 223088 replanting not undertaken.	Investigation ongoing
RFS/2025/090266	Bismillah House (formerly Foxglade), Brookers Hill, Shinfield, Wokingham, RG2 9BX	Construction of extended area of hardstanding.	Investigation ongoing
RFS/2025/090484	Pulleyn Transport Ltd (Carneys Yard), Church Lane, Three Mile Cross, Wokingham, RG7 1HB	compliance with enforcement notice	New case
RFS/2025/090698	3 Simonds Grove, Spencers Wood, Wokingham, RG7 1BH	Partial conversion of garage	Awaiting application
RFS/2025/090778	9 Pattinson Road, Shinfield, Wokingham, RG2 8QJ	tree works undertaken on TPO-0426-1988 without PP	New case
RFS/2025/090819	176 Hyde End Road, Shinfield, Reading, RG2 9ER	Use of land as builders yard	Investigation ongoing
RFS/2025/090858	Land North of Church Lane, Church Lane, Three Mile Cross	Non-compliance with conditions on 250435	Investigation ongoing
RFS/2025/090867	Shire Hall, Shinfield Park, Shinfield, Reading, RG2 9XY	BofC re dust	New case

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - January 26

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

Confidential: Information that needs to be handled with care to avoid loss, damage or inappropriate access. Information which incorrectly disseminated could cause some distress to a limited number of individuals.

Reference	Address	Case Detail	Case Status
RFS/2025/090871	20 Martyn Crescent, Shinfield, Wokingham, RG2 9WF	Development not built out in accordance with the approved drawing	Investigation ongoing
RFS/2025/090880	Land At Stanbury House, Basingstoke Road, Spencers Wood, Reading, RG7 1AJ	U/A works on site without PP	Investigation ongoing
RFS/2025/090896	Bismillah House (formerly Foxglade), Brookers Hill, Shinfield, Wokingham, RG2 9BX	Storage of vehicles.	Investigation ongoing
RFS/2025/090909	Land To The North Of, Croft Road, Spencers Wood, Reading	death of these trees on site	New case
RFS/2025/090934	Land North Of, Croft Road, Spencers Wood, Reading, RG2 9EX	BofC re landscaping	New case
RFS/2025/090949	Willow Tree House, Brookers Hill, Shinfield, Reading	The siting of a mobile home without permission and storage of vehicles	Investigation ongoing
RFS/2025/090950	(Land east of) Croft House, Croft Road, Spencers Wood, Wokingham, RG2 9EY	Soakaway not installed as per approved plans 232333	Investigation ongoing
RFS/2025/090984	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	Refusal of 252180	Investigation ongoing

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - January 26

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

Reference	Address	Case Detail	Case Status
RFS/2025/090993	27 Fingal Crescent, Spencers Wood, Wokingham, RG7 1FL	Creation of new dwelling	Investigation ongoing
RFS/2025/090997	Methodist Church Site, Grazeley Road, Three Mile Cross, Reading, RG7 1BL	Dropped kerb installed in dangerous location - no PP	Investigation ongoing
RFS/2026/091014	Blackmoor, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AS	Additional building at rear Extension seems closer and higher than PP	Investigation ongoing

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - January 26

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

Email received from Planning Policy, West Berkshire Council on 9th December 2025

Dear Sir/Madam,

We are writing to notify you of the designation of a new neighbourhood area within West Berkshire district: Midgham. This area follows the Midgham Parish boundary.

Under the Neighbourhood Planning (General) Regulations 2012 (as amended), parish or town councils wishing to prepare a neighbourhood plan must apply to their local planning authority to have the area formally designated. This designated area is known as the 'neighbourhood area'.

Legislation requires local planning authorities to approve applications that cover an entire parish, provided the area is not already part of another neighbourhood area that crosses the parish boundary.

You can view the application form submitted by Midgham Parish Council and the designation notice at: <https://www.westberks.gov.uk/midgham-np>.

Designation of the neighbourhood area now allows Midgham Parish Council to begin preparing a neighbourhood plan.

Further information on neighbourhood planning can be found on the Council's website at: <https://www.westberks.gov.uk/neighbourhoodplanning>.

Kind regards,

Planning Policy Team

Development and Housing | West Berkshire Council | Market Street | Newbury |
Berkshire | RG14 5LD

(01635) 519 111 | planningpolicy@westberks.gov.uk

<https://www.westberks.gov.uk/planning-policy>