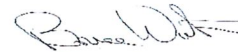


To all members of Planning & Highways Committee

Notice is hereby given and you are summoned to attend a meeting of the Planning and Highways Committee on Wednesday 14th June 2023, at the School Green Centre, RG2 9EH, commencing 19.30



Bruce Winton
8th May 2023

Members: Cllrs Boyer, Grimes, Jahromi, Lias, Masseron, Peer, Tatla

Agenda

1. Election of Chair of the Planning and Highways Committee
 - 1.1 To **RECEIVE** and **CONSIDER** nominations for the election of Chair of the Committee for 2023/24
 - 1.2 To **ELECT** the Chair for 2023/24
 - 1.3 To **SIGN A DECLARATION** of acceptance of office as Chair of the Planning and Highways Committee
2. Election of Vice-Chair of the Planning and Highways Committee
 - 2.1 To **RECEIVE** and **CONSIDER** nominations for the election of Vice-Chair of the Committee for 2023/24
 - 2.2 To **ELECT** the Vice-Chair for 2023/24
 - 2.3 To **SIGN A DECLARATION** of acceptance of office as Vice-Chair of the Planning and Highways Committee
3. Terms of Reference
 - 3.1 To **RECEIVE** and **APPROVE** the terms of reference for the Planning and Highways Committee*
4. Public Questions
 - 4.1 To **RECEIVE** and **CONSIDER** public questions
5. Apologies and declaration of members' interests
 - 5.1 To **RECEIVE** and **CONSIDER** approval of apologies for absence
 - 5.2 To **RECEIVE** members' declarations of interest

6. Minutes of the previous meeting

- 6.1 To **RECEIVE** and **APPROVE** the minutes of 11th May 2023 as a correct record of the meeting and to authorise the Chairman to sign the same *
- 6.2 To **CONSIDER** matters arising from the minutes

7. Schedule of Deposited Plans

- 7.1 Planning applications are being reviewed weekly. Plans deposited following the most recent Thursday planning email which require urgent attention will be forwarded as received

8. Appeals

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

9. Enforcement Notices

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

10. Highways, Street Lighting and Footpath Matters

- 10.1 To **RECEIVE** and **CONSIDER** a verbal update on Highways, Street Lighting and Footpath Matters

11. Wokingham Borough Council S106 and CIL funds

- 11.1 To **RECEIVE** and **CONSIDER** an update from the Clerk regarding information received from WBC regarding S106 and CIL funds

12. Spencers Wood Solar Farm Community Fund

- 12.1 To **RECEIVE** and **CONSIDER** a verbal update from the Clerk regarding access to this community fund

13. Correspondence

- 13.1 To **RECEIVE** and **NOTE** a variation application for operators licence*

14. Future Meetings

- 14.1 To **NOTE** the next meeting of the Planning & Highways Committee meeting is Wednesday, 12th July 2023

* indicates papers attached

** indicates papers to follow

Shinfield Parish Council – Planning and Highways Committee

Terms of Reference

Purpose

The Planning and Highways Committee:

- Has responsibility to respond on behalf of the council as a statutory consultee of the Local Planning Authority (LPA) and the Local Highway Authority (LHA)
- Develops relationships with other local statutory bodies
- Develops and maintains the Neighbourhood Development Plan

Membership

- The Committee should have at least four members with a quorum of three members.
- There should be a representative from at least three of the five wards
- The committee will elect the Chair and Vice-Chair annually

Delegated powers

The Committee has the following delegated powers:

- Delegation of work to the Clerk
- Budget setting (in conjunction with the Finance and General Purposes Committee (F&GP)) and the power to spend within its budget. Any expenditure in excess of the budget limit must be approved by F&GP
- Submission, to the LPA, of considered comments on a schedule of planning applications in or affecting the parish, including Section 106 (S106) and Community Infrastructure Levy (CIL) allocations
- Submission, to the LPA, of considered comment on planning issues, planning policy and planning consultation documents
- Submission, to the LHA regarding traffic and highways issues including the Traffic Working Party
- Notification, to the LHA, of highway concerns and highway requirements in or affecting the parish
- Reporting to Wokingham Borough Council (WBC) of footpath issues
- Management of street light installations, maintenance and repairs
- Overseeing of Neighbourhood Development Plan, reporting to council at regular stages
- The chair of the committee should report on its activities at meetings of the full council

Review

These terms of reference shall be reviewed annually at the first meeting after the annual general meeting of the council.

Reviewed 14-06-2023

Minutes of a meeting of
Planning & Highways Committee
Held on Thursday 11th May 2023
At School Green Centre commencing at 19.30

Present: P Emmment, A Grimes, L James, D Lias, N Masseron, D Peer (Chair) and R Tatla

Attending: Bruce Winton (Clerk), Sally Herring (Deputy Clerk)
Two members of the public

23/PC/44 Public Questions

44.1 There were no public questions

23/PC/45 Apologies and declarations of Members' Interest

45.1 Apologies had been received from Cllrs Boyer and Jahromi

45.2 There were no declarations of members' interests.

23/PC/46 Minutes of the Previous Meeting

46.1 The minutes of the committee meeting of 13th April 2023 were approved, subject to amendments, and will be signed as such by Cllr Peer

Proposed: Cllr Grimes
Seconded: Cllr Lias
Approved: Unanimously

46.2 **Actions and Matters Arising**

23/PC/37.1 Clerk to give a brief precis of the appeals outcome on the Planning Inspectorate Appeals outcome starting from March 2023

This had been done and was covered at Item 5.1

23/PC/39.1 Clerk to meet with Ian Young to discuss where bins should be provided

Ian Young had provided an initial list for consideration.

23/PC/39.1 Clerk to publish the cycling consultation in the Newsletter and Website

This was being done

23/PC/39.2 Clerk to write to Wokingham Borough Council (WBC) to request that the streetlights owned by SPC be switched off between the hours of 00:30 and 05:30

The Clerk had written to WBC and had received the following response:-

"For the lights that are remotely switched through our Central Management System (Telensa), changing them to operate "part-night" is simply a case of you letting us know which lights, what times you want them to switch (e.g. 0:30 to 5:30 as per the WBC part-night lights or a time of your choice) and when you would want it to start from.

In theory as Parish Council lights are installed to a "footway" lighting standard and not a full "highway" lighting standard there is less onus on SPC to apply a full safety audit before determining which lights are suitable as there would be on WBC for our lights. Additionally there is no standard set of national criteria to determine which lights are suitable and it is simply a case of, should the need arise, the authority being able to demonstrate that they have taken reasonable safety considerations. I've attached a copy of the safety audit survey form that we created with our Traffic Management Team and used for each light prior to deciding if they should be included in the scheme.

Further to the safety audit, we discussed the proposals with the Police and asked them to highlight any lights that they wanted to be excluded for crime/surveillance reasons. In practice switching off lights has had no negative effect on crime levels.

I've also attached a copy of a Frequently Asked Questions document that was available on our website (the website is currently being re-vamped so I don't think it's available there at the moment)."

The Clerk advised that it would be prudent to carry out an initial tranche of risk assessments checking the lights against the criteria WBC using

ACTION – The Clerk to progress a risk assessment of the lights against the criteria set by WBC

23/PC/40.1 Clerk to write to the Executive member of finance at WBC to request a report identifying where CIL money had been spent in SPC

This was on the agenda

23/PC/47

Schedule of Deposited Plans

47.1

None received.

There had been a request from the previous meeting to look at planning applications in respect of Foxglades

211960 APPROVED June 2021

Application for a certificate of lawfulness for the proposed erection of a detached outbuilding to form a pool house, a 1m high front boundary fence, new means of access including an entrance gate and driveway hardstanding.

220922 APPROVED May 2022

Householder application for single storey rear extension, two storey side extension, porch extension, incorporation of new balcony to the rear and a new veranda to the side of the property, and changes to fenestration. (retrospective)

222154 APPROVED October 2022

Householder application for the proposed installation of semi permeable hardstanding (retrospective).

222692 APPROVED October 2022

Application for non-material amendment to planning consent 220922 to allow changes to floor plans and associated changes to fenestration.

There have been 5 live enforcements since Jan 2022

- 086297 Unauthorised cutting of trees
Was on Jan 22 – 24/5/22 Not expedient
- 087035 Unauthorised work without planning permission
On Mar 22 Off May 22 PA submitted
- 087036 Felling of TPO tree without consent
On Mar 22 Off Aug 22 Not expedient
- 087069 Change of use of land – stationing caravan
On Apr 22 Off Mar 23 Voluntary compliance
- 087070 Unauthorised hard standing and storage of vehicles
On Apr 22 Off October 22 PA submitted

23/PC/48

Appeals

48.1 Planning Inspectorate Appeals

The Clerk introduced the new style report as requested at the previous meeting. The report included post codes RG2 and RG7 but excluded those outside the parish. They were sorted in terms of outcome with those newly added or in progress appearing at the top of the list. Outcomes were:

Where WBC's original decision was upheld or

Where the appeal was upheld and WBC's decision overturned (and including a short summary of the outcome) or

Where the appeal had been withdrawn

Members noted the response

23/PC/49

Enforcement Update

49.1 Closed Enforcement Notices

Members noted the contents of the report

49.2 Live Enforcement Notices

Members noted the contents of the report

49.3 Cllr Emmet raise an issue with a property in Shipbridge Drive where a wall had been demolished and it appeared that footings had been dug.

ACTION – Cllr Emmet to give details to the Clerk

49.4 Cllr Peer advised Members of a communication received from a member of the public regarding obscured glass. WBC had advised that there was no specified level to which glass had to be obscured and had therefore allowed the glass as installed.

23/PC/50

Highways, Street Lighting and Footpath Matters

50.1a **Update on Highways, Street Lighting and Footpath Matters**

Cllr Masseron had circulated a comprehensive report on the footpaths. The following points were discussed: -

Footpath 20 – Southern End

- WBC had agreed to provide £20K for work
- Concern was expressed over motorcyclists using the footpath
- Any improvements needed to protect the biodiversity of the area

It was agreed that Cllr Masseron ask WBC to:-

- improve pedestrian access to the side of the gate
- fill potholes
- provide a permeable bonded surface

Plans to be submitted should include the protection of biodiversity and presented to the Planning and Highways Committee once available. Shinfield Parish Council (SPC) money not to be spent on footpaths

Proposed: Cllr L James
Seconded: Cllr R Tatla
Approved: Unanimously

50.1b Footpath 16

S106 money had been allocated to upgrade this footpath and WBC had been reminded of their responsibility.

50.1c Hyde End Lane – unfinished path

The footpath had been widened at the opening to Hyde End Lane resulting in the SPC notice board positioned in the way of the path.

ACTION – Clerk to investigate the repositioning of the notice board

50.1d Shinfield Footpath 22A – Stile

WBC had issued an enforcement notice for the replacement of the stile. SPC had previously offered to pay for a kissing gate in this location but this had been declined.

50.1e Footpath 17

The positioning of the barbed wire fencing along both sides of the path, at the end of Deardon Field, would be less hazardous on the other side of the posts but this was only deemed 'best practice' and not enforceable. It was suggested that the fence running between the footpath and Deardon Field be removed. The Clerk would investigate who owned the land on the otherside of the footpath. The surface of the footpath needed upgrading as it was currently quite dangerous.

ACTION – Clerk to determine who owns the land at the side of the footpath

50.1f Footpath signs

Members agreed that the footpath signs needed completing and the current ones repairing. A more robust material would be trialled for the new signs with a view to upgrading the existing signs in time.

50.1g Parish Walk Leaflets

Two volunteers had agreed to keep the leaflets topped up throughout the Parish. Walks leaflets 1, 4 and 5 would be updated to include QR codes. In the long term it was anticipated that the walks would all be digitalised.

23/PC/51

Wokingham Borough Council S106 and CIL funds

51.1 The Clerk had been unable to progress with enquiries into more detail on where CIL money had been spent in Shinfield Parish

ACTION – Clerk to write to the Executive Member of finance at WBC to request a report identifying where CIL money had been spent in SPC

23/PC/52

Spencers Wood Solar Farm Community Fund

52.1 The Clerk had advised Greentech of their interest in accessing the Community Fund as approved at the last meeting and was awaiting further information. He was also still waiting for a response on suggestions that solar farms may be delayed by up to 11 years to connect to the grid.

[Post meeting note: Greentech will prepare the necessary documentations and advise no change in when they will be connected to the national grid which will be in 2027/28, although they are looking to see if they can bring this forward]

23/PC/53

Correspondence

53.1 Footpaths 3 and 11

Members had previously discussed and agreed to changes to Footpaths 3 and 11 and noted that these had now been formally adopted by WBC.

53.2 Cllr Lias reported that builders rubble had been deposited on the cycleway near the M4.

ACTION – Clerk to investigate

Planning & Highways Committee – 11-05-2023

53.3 Ryeish Green Sports Hub

A new manager had been appointed and a consultation was in place regarding the operation of the centre.

ACTION – Clerk to arrange to meet with the new manager

23/PC/54

The date of the next meeting will be discussed at the Full Council meeting on 17th May 2023

The meeting ended at 21:29

DRAFT

Planning & Highways Committee – 11-05-2023

List of Actions

23/PC/39.2	The Clerk to progress a risk assessment of the streetlights against the criteria set by WBC	Clerk
23/PC/49.3	Cllr Emmet to give details to the Clerk regarding a demolished wall/footings in Shipbridge Drive	Cllr Emmet
23/PC/50.1c	Clerk to investigate the repositioning of the notice board at the end of the footpath leading onto Hyde End Lane	Clerk
23/PC/50.1e	Clerk to determine who owns the land at the side of Footpath 17	Clerk
23/PC/51.1	Clerk to write to the Executive Member of finance at WBC to request a report identifying where CIL money had been spent in SPC	Clerk
23/PC/53.2	Clerk to investigate the builders rubble that had been deposited on the cycleway near the M4	Clerk
23/PC/53.3	Clerk to arrange to meet with the new manager of the Ryeish Green Sports Hub	Clerk

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

8th June 2023

Item 8.1

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/C/23/3314060	Uplands, Basingstoke Road READING	RG7 1AP	Enforcement Notice	L2	222052	2		
APP/X0360/W/22/3309384	Uplands Basingstoke Road READING	RG7 1AP	Planning (W)	L2	222052	2		
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/17/3171095	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/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/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	09/09/2021	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/20/3258638	Land at Carney's Yard, opposite Puleyn Transport Yard READING	RG7 1HB	Planning (W)		200396	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	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/18/3204770	Shinfield Court, Church Lane Wokingham Berkshire	RG7 1HB	Planning (W)		171916	3	13/11/2018	WBC refused PA. Developers Appeal to PI was dismissed

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/W/18/3199728	Land at Lambs Lane and Beech Hill Road Spencers Wood Berkshire	RG7 1JB	Planning (W)		172495	3	08/04/2019	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	Etudieltawjus, 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/17/3185555	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
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/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/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/22/3282034	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

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
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
xxx = Indicates changed since previous report

Reference	Address	Case Detail	Closed Date	Closure Reason
RFS/2023/087944	28 Grazeley Road, Three Mile Cross, Wokingham, RG7 1BJ	Outbuilding in rear garden being used as habitable accommodation	30 May 2023	Application submitted
RFS/2023/088139	7 Grenadier Close, Shinfield, Wokingham, RG2 9EZ	WBC land taken into garden by creating a gate and a fence	30 May 2023	No breach
RFS/2023/088009/01	Crossgates, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AS	Garden shed / annexe being used as living area & extension built no PP	24 May 2023	Other
RFS/2023/088009/02	Crossgates, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AS	Garden shed / annexe being used as living area & extension built no PP	24 May 2023	Other
RFS/2023/088221	17 Grazeley Road, Three Mile Cross, Wokingham, RG7 1BL	3rd 6 foot fence panel - not as per PP	24 May 2023	No breach

Wokingham Borough Council – Previous month's closed Enforcement Cases for Shinfield Parish - June 23

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.

ITEM 9.2

Reference	Address	Case Detail	Case Status
RFS/2022/087690	Land adjacent to, 181 Hyde End Road, Shinfield, Reading, RG2 9EU	u/a works to TPO tree	Legal and/or Court
RFS/2022/087811	Land West Of, Beech Hill Road, Spencers Wood, Reading, RG7 1HL	possible breach of landscape condition and s106 agreement	Investigation ongoing
RFS/2023/087929	2 Monarch Drive, Shinfield, Wokingham, RG2 9EW	Removal of roadside hedge new entrance and exit being created	New case
RFS/2023/087932	44 Falcon Avenue, Shinfield, Wokingham, RG2 8EL	Breach of condition re window	Awaiting information
RFS/2023/088006	Cutbush Barn, Cutbush Lane, Shinfield, Wokingham, RG2 9AL	Over 1m high fence erected adjacent to highway without PP	Investigation ongoing
RFS/2023/088009	Crossgates, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AS	Garden shed / annexe being used as living area & extension built no PP	Awaiting information
RFS/2023/088116	Willow Tree House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	Unauthorised annexe	Awaiting application
RFS/2023/088117	Willow Tree House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	Gate erected without PP adjacent to highway above 1m	Awaiting application
RFS/2023/088141	36 Sela Drive, Shinfield, Wokingham, RG2 9YJ	conversion of garage to new dwelling	Investigation ongoing

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - June 23

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/2023/088173	Mereoak Park (Office), MereOak Lane, Grazeley, Reading, RG7 1NR	Ancillary offices being rented out.	Site visit pending
RFS/2023/088187	Land Adjacent to Grange Lodge, Cutbush Lane, Shinfield, RG29AL	Trees being removed without permission	New case
RFS/2023/088193	B P Garage, Basingstoke Road, Spencers Wood, Wokingham, RG7 1BA	Breach of condition 3 - 222416	Investigation ongoing
RFS/2023/088228	Land Adjacent To Grange Lodge, Cutbush Lane, Shinfield, RG2 9AL	possible breach of planning re piping of the entire ditch	New case

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - June 23

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

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Introduction

The Clerk has been copied in to a letter to the three borough councillors for Shinfield South regarding a Variation Application for Goods Vehicle Operators Licence for OCU Services Ltd operating in Church Lane, Shinfield, RG7 1HB.

The decision to approve or not is made by the Traffic Commissioner.

Parish councils “cannot make representations unless they are owners or occupiers of affected land in the vicinity of an operating centre”.

WBC has a statutory right to raise objections and will be considering the application themselves already.

Should we wish to make representations we could do so via WBC.

If members would like to see the full details on how to make representations, objections and complaints on the application please advise the Clerk or Deputy Clerk as this is a 44 page document

Tel: 07885 983400 (Direct Line)
Email: Erika.houghton@wokingham.gov.uk
Date: 1 June 2023
My ref: 13100002/218 EH
Your ref:



**WOKINGHAM
BOROUGH COUNCIL**

Legal Services

Civic Offices, Shute End
Wokingham
Berkshire, RG40 1BN
Tel: (0118) 908 8177

Please ensure our reference is quoted on all correspondence

Cllr Catherine Glover, Cllr Chris Johnson,
Cllr Jackie Rance
Shinfield South Parish Council

By email only clerk@shinfieldparish.gov.uk

Dear Sir/Madam

Re: VARIATION APPLICATION FOR GOODS VEHICLE OPERATORS LICENCE – OH2038519 R

I am writing to advise you of an application for a GVOL published in the latest edition of 'Applications and Decisions' which may affect your locality. Details are as follows:-

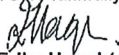
OH2038519 R **OCU SERVICES LIMITED**
Director(s): PAUL ALDERTON, VINCE BOWLER, DANIEL DIX, Michael Hughes, David Snowball
37 SPRING LANE, BASSINGBOURN, ROYSTON, SG8 5HT
New operating centre: OCU Services Limited, CHURCH LANE, Shinfield, READING, RG7 1HB
New authorisation at this operating centre will be: 8 vehicle(s)
New licence authorisation will be 27 vehicle(s)

The applicant will have published a notice regarding this application in the local newspaper and people who live in the locality of the proposed centre, who feel that the use or enjoyment of their land would be adversely affected by it have a right to make their views known to the Traffic Commissioner. They can make representations on environmental grounds only (such as noise, fumes, pollution, vibration, and visual intrusion) within 21 days of the date of the notice. A note of the Traffic Commissioner's address is attached.

The Council has a statutory right to raise objections within 21 days from the date of the application. Officers from Highways, Planning and Environmental Health are notified of the application. Officers from Highways and Environmental Health will assess the application and consider whether an objection should be lodged or whether to request that conditions are attached to the licence.

If you have any queries or concerns that you wish to raise regarding the application, please get in touch with those officers directly. Their contact details are also attached.

Yours faithfully


Erika Houghton
Paralegal & Legal Support Team Leader
Legal Services

