

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 11th February 2026, at the School Green Centre, RG2 9EH, commencing 19:30.



Bruce Winton
Chief Executive and Clerk to the Parish Council
6th February 2026

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

Agenda

12. Public Questions

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

13. Apologies and declaration of members' interests

- 13.1 To **RECEIVE** and **CONSIDER** approval of apologies for absence
- 13.2 To **RECEIVE** members' declarations of interest

14. Minutes of the previous meeting

- 14.1 To **RECEIVE** and **APPROVE** the minutes of the Planning and Highways Committee held on 14th January 2026 as a correct record of the meeting and to authorise the Chair to sign the same*
- 14.2 To **CONSIDER** matters arising from the minutes of the meeting held on 14th January 2026

15. Schedule of Deposited Plans

- 15.1 Planning applications are being reviewed weekly. Plans deposited following the most recent Thursday planning email which require urgent attention will be forwarded as received
- 15.2 To **RECEIVE** and **CONSIDER** a proposal in relation to the weekly responses to planning applications
- 15.2 To **RECEIVE** and **CONSIDER** an update on the progress of preparing a response to PA252498 Loddon Garden Village

16. Appeals

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

17. Enforcement Notices

- 17.1 To **RECEIVE** and **NOTE** the Closed Enforcements tables for January 2026* (for information only)
- 17.2 To **RECEIVE** and **NOTE** the Outstanding Enforcements tables for January 2026* (for information only)

18. Highways, Street Lighting and Footpath Matters

- 18.1 To **RECEIVE** and **CONSIDER** a report on the upgrade for Footpath 12*
- 18.2 To **RECEIVE** and **NOTE** an update on the footpath from Lailey Path to Shinfield Infant and Nursery School
- 18.3 To **RECEIVE** and **CONSIDER** a verbal report on any other Highways, Street Lighting and Footpath Matters
- 18.4 To **RECEIVE** and **CONSIDER** an update on the improvements to signage at the junction of Beke Avenue and Westall Street.
- 18.5 To **RECEIVE** and **CONSIDER** lighting requirements on Cutbush Lane

19. Renewal of Neighbourhood Development Plan

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

20. Monitoring Officer

- 20.1 To **RECEIVE** and **CONSIDER** an update on the appointment of a monitoring officer

21. Correspondence

- 21.1 To **RECEIVE** and **NOTE** a verbal update from the Natural History Museum
- 21.2 To **RECEIVE** and **NOTE** the Notification of Examination Part 2 Hearings for the Local Plan Update 2023-40*
- 21.3 To **RECEIVE** and **NOTE** the Sonning Neighbourhood Plan Consultation*

22. Future Meetings

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

*** indicates papers attached**

**** indicates papers to follow**

Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 14th January 2026
At School Green Centre commencing at 19:30

Present: Cllrs Boyer (Vice Chair), Hoyle and James

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

1 member of the public

26/PC/1 Public Questions

- 1.1 There were no public questions.

26/PC/2 Apologies and declarations of Members' Interest

- 2.1 Receive and consider approval of apologies for absence

 Apologies had been received from Cllrs Jahromi, Masseron and Peer
- 2.2 There were no declarations of members' interests

26/PC/3 Minutes of the Previous Meeting

- 3.1 The minutes of the Planning and Highways Committee held on 3rd December 2025 were approved and signed as such by Cllr Boyer (Vice Chair).

Proposed: Cllr James
Seconded: Cllr Hoyle
Approved: Unanimously

3.2 Actions and Matters Arising from the meeting held on 3rd December 2025

25/PC/116.1 Clerk to invite the member of public to join the Traffic Working Party

The Clerk had met with the member of public and would invite him to the Traffic Working Party when a date had been set.

25/PC/116.1 Clerk to arrange a meeting to update the member of public on the history of traffic issues in the parish

This had been done.

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

This was on the agenda – see minute 26/PC/ 9.1

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

The Clerk was still trying to arrange a date that is convenient for everybody.

25/PC/109.2 Clerk to follow up with ET Planning and MOTION to check their availability to assist with a response to PA252498 – Loddon Garden Village

This had been done and was on the agenda – see minute 26/PC/4.2

25/PC/112.1 Clerk to chase BCLlr Betteridge for a date in early 2026 to meet and discuss outstanding traffic issues.

BCLlr Betteridge had advised in December that his team would be arranging a meeting with SPC on traffic issues but there had been no progress since. The Clerk had asked for the meeting to take place in January.

25/PC/112.1 Clerk to invite the member of the public to join the Traffic Working Party

This had been done.

25/PC/112.3 Facilities Manager to install the SIDs in the parish.

This had been done. The Basingstoke Road SIDs had initially been set at the incorrect speed limit but this was corrected quickly.

25/PC/113.1 Clerk to chase Oneillhomer (ONH), planning consultants regarding reviewing the current SPC Neighbourhood Plan

This was on the agenda – see minute 26/PC/8.1

25/PC/119.2 Clerk to send comments to ET Planning and request a professional response to Planning Application 252498

This was on the agenda – see minute 26/PC/4.2

25/PC/122.1 Clerk to follow up outstanding traffic issues with BCllr Betteridge

This will be done as part of the meeting once arranged.

25/PC/122.1 Clerk to ask BCllr Rance to ask WBC when the 40mph traffic signs would be removed on Hollow Lane

This was on the agenda – see minute 26/PC/7.1

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

This was on the agenda – see minute 26/PC/7.2

25/PC/122.3 Clerk to attend the site visit in Grazeley with WBC and member of the public

This had taken place. WBC were intending to make the necessary changes by March 2026. As an aside the member of the public had reported a number of new large potholes in Grazeley which had caused damage to a number of cars, WBC were responding as a matter of urgency.

Cllr Hoyle was keen to ensure that the current 20mph speed limit would remain once the reduction of speed from 40mph to 30mph had been implemented.

ACTION – Clerk to seek clarification from Wokingham Borough Council (WBC) that the 20mph speed limit would remain outside Grazeley C of E Primary School.

25/PC/123.1 Clerk to confirm with ONH a schedule for carrying out a Neighbourhood Plan review

This was on the agenda – see minute 26/PC/8.1

25/PC/123.2 Clerk to apply for Assets of Community Value for the Manor Ground Pavilion and land; and High Copse Pavilion

This was on the agenda – see minute 26/PC/8.2

Schedule of Deposited Plans

4.1 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.

4.2 Loddon Garden Village – Planning Application 252498

ET planning were continuing to develop Shinfield Parish Council (SPC) detailed response to the planning application. Part of this involved ascertaining whether CIL would be available to SPC due to the boundaries of the site.

Due to the complexities of the application ET Planning had requested an extension to the response deadline to 20th March 2026.

The Clerk had asked AI to do an analysis of the 300 approx. comments on the application received to date. Over 90% of comments were objections and less than 5% were supportive comments. Main themes were as follows:-

- Traffic congestion and road infrastructure (200)
- Impact on schools, health care and infrastructure (150)
- Green space, wildlife and biodiversity (100)
- Flood risk and drainage (100)
- Town character and scale of development (75)
- Construction impacts and timeline (45)

Positive comments included: -

- Recognition of housing need
- The provision of schools, country parks, shops and community facilities
- Economic and employment benefits

One question from ET Planning was to identify if there were any additional infrastructure items that SPC would like to see included either as section 106 or funded by CIL contributions.

Members of the committee requested that the following be included in the response to the application: -

- Multi-sports facilities (to include cycle facilities, eg BMX track)
- Specific improvements to cycleways and footpaths, eg.
 - footpaths/cycleways from Shinfield to Loddon Garden Village should be implemented early in the development
 - Footbridge over the Eastern Relief Road to facilitate safe crossing of this busy road
- Traffic issues to include:-
 - Restrictions on traffic using Church Road and Hyde End Road
 - Improvements to the junction B3270 and Whitley Wood Lane
 - To be noted that the Shinfield Road was not suitable to take any additional traffic into Reading

ACTION – Clerk to inform ET Planning of the additional comments SPC would request to be included in the response

4.3 Update on other live planning applications

4.3.1 Planning Application 242665 - Land west of Kingfisher Grove Three Mile Cross

It was noted that as the 49 dwellings were proposed as affordable housing this would result in SPC losing any CIL money associated with the development.

4.3.2 Planning Application 250517 - Land Off Basingstoke Road to the south and west of Spencers Wood

It was noted that WBC were still waiting for information from the developers. The developers had not officially withdrawn the application to date.

26/PC/5

Appeals

5.1 Planning inspectorate appeals relating to Shinfield Parish

There had been no new cases in December.

26/PC/6

Enforcement Notices

WBC were still experiencing issues with their system; however, we had requested and received the reports.

6.1 Closed Enforcements tables for December 2025

This month there were

- 4 cases deemed no breach
- 2 cases had applications submitted
- 2 cases - other

Members **NOTED** the Closed Enforcement Tables

6.2 Outstanding Enforcements tables for December 2025

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

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

Additionally

- 5 new cases
- 10 cases – investigation ongoing
- 1 case awaiting application

Members **NOTED** the outstanding Enforcement tables

Highways, Street Lighting and Footpath Matters

- 7.1 A verbal report on Highways, Street Lighting and Footpath matters

Footpath 12

It was noted that all parties involved with the upgrade of Footpath 12 were waiting for a meeting with Andy Glencross, WBC. This would be followed up in 3-4 weeks if a meeting had not been arranged.

Speed limit on Hollow Lane

SPC were waiting for WBC to implement the changes necessary. WBC had advised that previous attempts to carry out the work had been affected by adverse weather.

ACTION – Clerk to follow up with BCllr Betteridge on outstanding highways and footpath issues.

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

WBC had confirmed that there were a couple of items outstanding before the applications could be validated and these should be resolved soon; one of these related to the landownership as the original plan was not usable.

- 7.3 Report of accidents at the Junction of Beke Avenue and Westall Street.

It had been brought to the attention of SPC and WBC that several accidents had taken place at this junction. Members felt that vertical signage should be installed to raise awareness to road users to give way, however, WBC were unable to instigate this until the road was officially adopted. WBC would repaint the road markings, so they were more visible.

ACTION –

- Clerk to raise this issue with BCllr Betteridge at the next meeting regarding traffic issues within the Parish
- Clerk to arrange for awareness to be raised via social media
- Cllr Rance offered to ask a Ward question with WBC in her capacity as BCllr

Renewal of Neighbourhood Development Plan (SPNDP)

- 8.1 A verbal update from the Neighbourhood Plan Renewal Working Party.

Oneillhomer (ONH) (Leani Haim) had been retained to conduct the initial review of the existing SPC Neighbourhood Plan but are not able to start until late January 2026. The Clerk had some additional information to provide to ONH to enable this work to be carried out. The intention was to have a discussion in person with the Working Party on Thursday 26th February with the expectation to have a virtual attendance to follow up the initial discussion at the March meeting.

ACTION – Clerk to send out invites to Working Party

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

This had not yet been done.

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

26/PC/9

Monitoring Officer

- 9.1 A draft proposal for the requirements of a monitoring Officer

The Clerk sought clarification on the requirements of a monitoring officer.

Members agreed that this would need to be identified as two separate roles:-

- 1) Monitoring Officer for Loddon Garden Village jointly with those Parish/Town Councils included in ALIGN (potentially to be funded by the developers).
- 2) Monitoring Officer for SPC to monitor the next phase of developments within the Parish. This would potentially include the following developments:-
 - Land East and West of Hyde End Road (PA 252138)
 - Land to the north of Arborfield Road west of Shinfield Eastern Relief Road (PA 242484)
 - Potential development adjacent to the Ortolan Restaurant (now closed)

ACTION – Clerk to draft requirements for a monitoring officer to act on behalf of SPC

26/PC/10

Correspondence

- 10.1 The designation of the Midgham neighbourhood area

Members NOTED the notification.

- 10.2 Public Space Protection Order

Members supported the renewal of the public protection order.

ACTION – Clerk to notify the Enforcement & Safety Team, Wokingham Borough Council accordingly

25/PC/11

Date of the next meeting

- 11.1 The date of the next meeting will be Wednesday, 11th February 2026

The meeting ended at 20:34

List of actions

25/PC/118.2 25/PC/122.3	Clerk to seek clarification from Wokingham Borough Council (WBC) that the 20mph speed limit would remain outside Grazeley C of E Primary School.	Clerk
26/PC/4	Clerk to inform ET Planning of the additional comments SPC would request to be included in the response to PA252498 – Loddon Garden Village	Clerk
26/PC/7.1	Clerk to follow up with BCllr Betteridge on outstanding highways and footpath issues.	Clerk
26/PC/7.3	Junction of Beke Avenue and Westall Street ➤ Clerk to raise this issue with BCllr Betteridge at the next meeting regarding traffic issues within the Parish ➤ Clerk to arrange for awareness to be raised via social media ➤ Cllr Rance offered to ask a Ward question with WBC in her capacity as BCllr	Clerk Clerk Cllr Rance
26/PC/8.1	Clerk to send out invitations for the next meeting of the NHDP Working Party	Clerk
26/PC/8.2	Clerk to apply for Assets of Community Value for the Manor Ground Pavilion and land; and High Copse Pavilion	Clerk
26/PC/9.1	Clerk to draft requirements for a monitoring officer to act on behalf of SPC	Clerk
26/PC/10.2	Clerk to notify the Enforcement & Safety Team, WBC that SPC supported the renewal of the Public Space Protection Order	Clerk

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

6th February 2026

Item 16.1

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			2		In Progress
APP/X0360/W/24/3354607	Land east of Hayes Drive and north of Church Lane		Planning (W)		233038	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 Cutbush Lane West READING	RG2 9AH	Planning (W)		190152	3	07/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3271017	David Hearn Motor Engineers Reading	RG7 1BA	Planning (W)		201557	3	03/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3274461	12 Coningham Road READING	RG2 8QP	Planning (W)		202984	3	01/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3269974	30 Grazeley Road Reading	RG7 1BJ	Planning (W)		201629	3	31/08/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3269790	Land at Croft Road Spencers Wood Shinfield	RG2 9EY	Planning (W)		203108	3	25/06/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/19/3240232	Land rear of Diana Close Spencers Wood Berkshire	RG7 1HP	Planning (W)		171004	3	01/02/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/20/3258638	Land at Carney's Yard, opposite Pulleyn Transport Yard READING	RG7 1HB	Planning (W)		200596	3	11/01/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/20/3247817	8 Pattinson Road READING	RG2 8QJ	Householder (HAS)		193231	3	02/07/2020	WBC refused PA. Developers Appeal to PI was dismissed

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/W/19/3230479	Land adjacent to Eventide Three Mile Cross	RG7 1HD	Planning (W)		183198	3	07/10/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/19/3222049	Leyland Gardens Reading Berkshire	RG2 9AN	Householder (HAS)		181780	3	01/08/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/19/3221827	Derydene, Basingstoke Road READING	RG7 1AL	Householder (HAS)		181100	3	25/04/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/18/3211871	182 Hyde End Road READING	RG7 1DG	Planning (W)		181676	3	07/03/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/18/3199728	Land at Lambs Lane and Beech Hill Road Spencers Wood Berkshire	RG7 1JB	Planning (W)		172495	3	08/01/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3186553	Mallards, Basingstoke Road READING	RG7 1AD	Planning (W)	L1		3	12/12/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/C/17/3186555	Mallards, Basingstoke Road READING	RG7 1AD	Enforcement Notice	L1	NA	3	12/12/2018	WBC issued enforcement notice. Developer appealed. Enforcement notice upheld
APP/X0360/W/18/3204770	Shinfield Court, Church Lane Wokingham Berkshire	RG7 1HB	Planning (W)		171916	3	13/11/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3183251	Etudielttawjus, 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)		171737	4	28/02/2019	WBC refused PA. Developers Appeal was upheld. 55 dwellings at Parklands
APP/X0360/D/18/3215332	Parkside House, Lambs Lane READING	RG7 1JE	Householder (HAS)		182015	4	30/01/2019	WBC refused PA. Developers Appeal was upheld. 2 storey side extension permitted
APP/X0360/W/15/3097721	Land at Stanbury House Spencers Wood	RG7 1AJ	Planning (W)		O/2014/2101	4	18/09/2018	WBC Failed to give notice in time. Developers Appeal to PI was allowed. 57 homes at Stanbury House
APP/X0360/C/16/3153193	Paddocks Reading Berks	RG7 1NG	Enforcement Notice		161915	4	02/07/2018	WBC issued enforcement against change of use with planning permission. Appeal was allowed and enforcement notice quashed. Planning permission granted for 3 years
APP/X0360/W/16/3159579	Mallards, Basingstoke Road READING	RG7 1AD	Planning (W)		161522	4	09/02/2017	WBC refused PA. Developers Appeal was upheld. Extended post office and retail with flat above permitted
APP/X0360/W/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

Closed Enforcement Notices - as at 6th February 2026

Reference Number	Site Address	Received Date	Description	Closed Date	Outcome
RFS/2025/090819	176 Hyde End Road Shinfield Reading RG2 9ER	14/10/2025	Use of land as builders yard	07/01/2026	No breach
RFS/2025/090867	Shire Hall Shinfield Park Shinfield Reading RG2 9XY	04/11/2025	BofC re dust	22/01/2026	Voluntary compliance
RFS/2025/090896/01	Bismillah House (formerly Foxglade) Brookers Hill Shinfield Wokingham RG2 9BX	27/01/2026	register PCN	27/01/2026	Other
RFS/2025/090896/02	Bismillah House (formerly Foxglade) Brookers Hill Shinfield Wokingham RG2 9BX	27/01/2026	register PCN	27/01/2026	Other
RFS/2025/090896/03	Bismillah House (formerly Foxglade) Brookers Hill Shinfield Wokingham RG2 9BX	27/01/2026	register PCN	27/01/2026	Other
RFS/2025/090993	27 Fingal Crescent Spencers Wood Wokingham RG7 1FL	17/12/2025	Creation of new dwelling	21/01/2026	No breach
RFS/2025/090993/01	27 Fingal Crescent Spencers Wood Wokingham RG7 1FL	17/12/2025	PCN Served	14/01/2026	Notice served
RFS/2025/090997	Methodist Church Site Grazeley Road Three Mile Cross Reading RG7 1BL	18/12/2025	Dropped kerb installed in dangerous location - no PP	13/01/2026	No breach
RFS/2026/091014	Blackmoor Basingstoke Road Three Mile Cross Wokingham RG7 1AS	05/01/2026	Additional building at rear Extension seems closer and higher than PP	14/01/2026	No breach
RFS/2026/091062	2 - 4 Salisbury Way Shinfield Wokingham RG2 9WY	20/01/2026	query proposed 3m rear extension at the adjoining property	20/01/2026	No breach

Outstanding Enforcement Notices - as at 6th February 2026

Reference Number	Site Address	Received Date	Description
RFS/2025/090264	Bismillah House Brookers Hill Shinfield Wokingham RG2 9BX	10/04/2025	Tree works application 223088 replanting not undertaken.
RFS/2025/090266	Bismillah House (formerly Foxglade) Brookers Hill Shinfield Wokingham RG2 9BX	10/04/2025	Construction of extended area of hardstanding.
RFS/2025/090484	Pulleyn Transport Ltd (Carneys Yard) Church Lane Three Mile Cross Wokingham RG7 1HB	19/06/2025	Compliance with enforcement notice
RFS/2025/090698	3 Simonds Grove Spencers Wood Wokingham RG7 1BH	29/08/2025	Partial conversion of garage
RFS/2025/090778	9 Pattinson Road Shinfield Wokingham RG2 8QJ	01/10/2025	tree works undertaken on TPO-0426-1988 without PP
RFS/2025/090858	Land North of Church Lane Church Lane Three Mile Cross	03/11/2025	Non-compliance with conditions on 250435
RFS/2025/090871	20 Martyn Crescent Shinfield Wokingham RG2 9WF	05/11/2025	Development not built out in accordance with the approved drawing
RFS/2025/090880	Land At Stanbury House Basingstoke Road Spencers Wood Reading RG7 1AJ	10/11/2025	U/A works on site without PP
RFS/2025/090896	Bismillah House (formerly Foxglade) Brookers Hill Shinfield Wokingham RG2 9BX	14/11/2025	Storage of vehicles.
RFS/2025/090909	Land To The North Of Croft Road Spencers Wood Reading	18/11/2025	death of these trees on site
RFS/2025/090934	Land North Of Croft Road Spencers Wood Reading RG2 9EX	27/11/2025	BofC re landscaping
RFS/2025/090949	Willow Tree House Brookers Hill Shinfield Reading	03/12/2025	The siting of a mobile home without permission and storage of vehicles
RFS/2025/090950	(Land east of) Croft House Croft Road Spencers Wood Wokingham RG2 9EY	04/12/2025	Soakaway not installed as per approved plans 232333
RFS/2025/090984	Bismillah House Brookers Hill Shinfield Wokingham RG2 9BX	15/12/2025	Refusal of 252180
RFS/2026/091036	Land North of Church Lane Church Lane Three Mile Cross	12/01/2026	Erection of poles with lighting and cameras
RFS/2026/091040	Bismillah House Brookers Hill Shinfield Wokingham RG2 9BX	14/01/2026	refusal of 252320
RFS/2026/091051	Shire Hall Shinfield Park Shinfield Reading RG2 9XY	15/01/2026	Breach of hours of operation
RFS/2026/091072	GVOL Thurley Farm Lambwood Hill Grazeley Wokingham RG7 1JN	22/01/2026	Use as a vehicle operating centre
RFS/2026/091099	6 Tapping Way Shinfield Wokingham RG2 9SB	29/01/2026	sub-division of property requiring planning permission
RFS/2026/091100	5 Anson Crescent Shinfield Wokingham RG2 8JT	30/01/2026	compliance check for 090752
RFS/2026/091109	282 Hyde End Road Spencers Wood RG7 1DN	04/02/2026	Breach of condition 6 (bats) of 240105
RFS/2026/091114	Shinfield Park Whitley Wood Lane Shinfield Wokingham	05/02/2026	concrete rubble lined by trees - not as per permission



Notification of Examination Part 2 Hearings for the Local Plan Update 2023-40

Wokingham Borough Council sent this bulletin at 02-02-2026 03:32 PM GMT

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Local Plan Update



Notification of Examination Part 2 Hearings

In February 2025, Wokingham Borough Council submitted the Local Plan Update 2023-2040: Proposed Submission Plan (LPU), and supporting evidence, to the government for examination. Subsequently, the government appointed two Inspectors to undertake the examination.

Part 1 examination hearing sessions were held Tuesday 18 to Friday 21 November 2025 and focused on legal compliance and strategic matters. The [Inspectors' post hearing letter](#) was sent to the council in December 2025.

The Inspectors have stated the examination should proceed to Part 2 hearings, which will cover all other matters. These will commence on Tuesday 17 March 2026 and will be held at the Wokingham Borough Council Civic Offices, Shute End, Wokingham, RG40 1BN.

The hearing sessions will take place over four separate weeks during March to June 2026. Hearing sessions can be attended by interested members of the public who wish to observe the proceedings.

Information about the examination, including guidance notes, the hearing programme, background and other news can be viewed on the [examination website](#).

All queries relating to the examination should be directed to Ian Kemp, the Programme Officer at:

- Address: PO Box 241, Droitwich, Worcestershire, WR9 1DW
- Email: ian@localplanservices.co.uk
- Tel: 07723 009166

If you submitted a representation in response to Proposed Submission Plan publication (Regulation 19 consultation) indicating that you wished to be heard at the examination, you will receive a notification directly from the Programme Officer.

Information on other aspects of planning policy can be found on the council's [planning policy webpages](#).

Helpful contacts...

- [Examination website](#)
- [Local Plan Update page](#)
- [Planning policy team](#)
-



Have your say on the Sonning Neighbourhood Plan

Wokingham Borough Council sent this bulletin at 02-02-2026 10:10 AM GMT

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Planning Policy

Welcome to your planning policy update



Sonning Neighbourhood Plan consultation

Let us know your views on the [Sonning Neighbourhood Plan](#).

Sonning Parish Council has prepared a Neighbourhood Plan with the help of the local community. This sets out planning policies to guide the development and use of land in the parish up to 2040.

We are now undertaking a six week consultation (Regulation 16) on the submitted plan, from Monday 2 February to 5pm on Monday 16 March 2026.

Please complete the [consultation response form](#) and send to us:

- by email to policyandplans@wokingham.gov.uk
- by post to Planning Policy and Infrastructure Team, Wokingham Borough Council offices, Shute End, Wokingham, RG40 1BN

You can also simply send us your comments to either of the two contact addresses above.

Alternatively, you can comment directly on the version of the plan available on our dedicated [Engage consultation webpage](#). Responses may include a request to be notified of any future council decision to adopt the plan. Please note you will need to create a login to respond through Engage.

Following the consultation, all comments received will be sent to an independent examiner who will consider whether the plan meets the necessary requirements to proceed to referendum and potential adoption.

You can take a look at the consultation documents and find out more about the process on our [neighbourhood planning webpage](#) and on [Engage Wokingham Borough](#). Further supporting documents, including background evidence, are available to view on the [Sonning Neighbourhood Plan website](#).

Hard copies of the plan and key supporting documents can also be viewed at:

- Wokingham Borough Council offices, Shute End, Wokingham, RG40 1BN - 9am to 5pm Monday to Friday
- Wokingham Library, Carnival Hub, Wellington Road, Wokingham, RG40 2AF - [view the library opening times](#)

Helpful contacts...

- [Neighbourhood planning page](#)
- [Planning policy page](#)
- [Planning policy team](#)
-

High Level estimate for upgrade of Footpath 12 In Shinfield

The document provides a high-level cost estimate for upgrading Footpath 12 in Shinfield, detailing various construction options including stone and resin bonded gravel surfaces over different lengths, along with the purchase and installation of three solar lighting columns, with costs derived from recent works.

	Item	Rate	Cost	Comments
1	Upgrade of 50m of footpath from Hollow Lane at 2m wide. (Type 1 stone with binding dust)	£30/m ²	£3,000	Costs derived from 2024 works
2	Upgrade of 50m of footpath from Hollow Lane at 2m wide. (Type 1 stone base layer with 50mm Tarmac plus gravel chips to finish)	£45/m ²	£4,500	Costs derived from 2024 works
3	Implement approved above ground construction on Vistry owned section 85m at 2m wide (No dig construction, resin bonded gravel)	£150/m ²	£ 25,500	Costs derived from 2020 works
4	Upgrade all of the footpath 135m at 2m wide (No dig construction, resin bonded gravel)	£150/m ²	£40,500	Costs derived from 2020 works
5	Purchase an installation of 3 x solar lighting columns	£3,000	£9,000	Cost supplied by WBC Lighting Team

Total cost estimate for each of the options

Option	Lines	Cost estimate (including a 20% contingency)
WBC upgrade 50m of footpath from Hollow Lane and Vistry Upgrade their section plus lighting installation (1)	1 & 5	£14,400
WBC upgrade 50m of footpath from Hollow Lane and Vistry Upgrade their section plus lighting installation (2)	2 & 5	£16,200
WBC upgrade 50m of footpath from Hollow Lane and WBC Upgrade Vistry section plus lighting installation (1)	1, 3 & 5	£45,000
WBC upgrade 50m of footpath from Hollow Lane and WBC Upgrade Vistry section plus lighting installation (2)	2, 3 & 5	£46,800
WBC upgrade all of footpath (No dig construction, resin bonded gravel) plus lighting installation (2)	4 & 5	£59,400