

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 15th January 2025, at the School Green Centre, RG2 9EH, commencing 19:30.



Bruce Winton
Chief Executive and Clerk to the Parish Council
9th January 2025

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

Agenda

- 1. Public Questions**
 - 1.1 To **RECEIVE** and **CONSIDER** public questions
- 2. Apologies and declaration of members' interests**
 - 2.1 To **RECEIVE** and **CONSIDER** approval of apologies for absence
 - 2.2 To **RECEIVE** members' declarations of interest
- 3. Minutes of the previous meeting**
 - 3.1 To **RECEIVE** and **APPROVE** the minutes of the Planning and Highways Committee held on 4th December 2024 as a correct record of the meeting and to authorise the Chairman to sign the same*
 - 3.2 To **CONSIDER** matters arising from the minutes of the meeting held on 4th December 2024
- 4. Meeting schedule for 2025/26**
 - 4.1 To **RECEIVE** and **CONSIDER** a Planning and Highways Committee meeting schedule for 2025/26
- 5. Schedule of Deposited Plans**
 - 5.1 Planning applications are being reviewed weekly. Plans deposited following the most recent Thursday planning email which require urgent attention will be forwarded as received
 - 5.2 To **RECEIVE** and **CONSIDER** Planning Application 241964 - 2 Grovelands Road*

- 5.3 To **RECEIVE** and **CONSIDER** Planning Application 241861 – Spencers Wood Primary School
- 5.4 To **RECEIVE** and **CONSIDER** Planning Application 243188 - Hall Farm / Loddon Valley SDL
- 6. Appeals**
 - 6.1 To **RECEIVE** and **CONSIDER** planning inspectorate appeals relating to Shinfield Parish*
- 7. Enforcement Notices**
 - 7.1 To **RECEIVE** and **NOTE** the Closed Enforcements table* (for information only)
 - 7.2 To **RECEIVE** and **NOTE** the Outstanding Enforcements table* (for information only)
- 8. Highways, Street Lighting and Footpath Matters**
 - 8.1 To **RECEIVE** and **CONSIDER** a report on Highways, Street Lighting and Footpath Matters*
 - 8.2 To **RECEIVE** and **CONSIDER** an update from the Traffic Working Party
 - 8.3 TO **RECEIVE** and **CONSIDER** an update on the path from Lailey Path/Hyde End Lane to the Shinfield Infants School*
- 9. Wokingham Borough Council**
 - 9.1 To **RECEIVE** and **CONSIDER** an update on the Wokingham Borough Council Local Plan Update
- 10. Renewal of Neighbourhood Development Plan**
 - 10.1 To **RECEIVE** and **CONSIDER** a verbal update from the Neighbourhood Development Plan project group
 - 10.2 To **RECEIVE** and **CONSIDER** an update on registering Assets of Community Value
 - 10.3 To **RECEIVE** and **CONSIDER** options for a Spencers Wood Village Centre
- 11. Correspondence**
 - 11.1 To **RECEIVE** and **CONSIDER** correspondence in relation to 52 Oatlands Road
 - 11.2 To **RECEIVE** and **CONSIDER** a letter from a resident in relation to Planning Application 233038, Appeal: APP/X0360/W/24/3354607 – Land East of Hayes Drive North of Three Mile Cross – proposed erection of up to 148 dwellings*
 - 11.3 To **RECEIVE** and **NOTE** the public consultation on emerging proposals for the Land East and West of Hyde End Road*
 - 11.4 To **RECEIVE** and **NOTE** the public consultation on the redevelopment of Shinfield Park*
 - 11.5 To **RECEIVE** and **CONSIDER** a verbal report that Spencers Wood Nursery had converted the existing car park to a play area that was creating parking problems on the Basingstoke Road
- 12. Future Meetings**
 - 12.1 To **NOTE** the next meeting of the Planning & Highways Committee meeting is Wednesday, 12th February 2025

* indicates papers attached

** indicates papers to follow

Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 4th December 2024
At School Green Centre commencing at 19:30

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

Attending: B Winton (Chief Executive and Clerk)
S Herring (Deputy Clerk)

2 members of the public

24/PC/115 Public Questions

115.1 There were no public questions.

24/PC/116 Apologies and declarations of Members' Interest

116.1 Apologies had been received from Cllrs James and Masseron

116.2 There were no declarations of members' interests

24/PC/117 Minutes of the Previous Meeting

117.1 The minutes of the committee meeting of 6th November 2024 were approved subject to a minor correction at 24/PC/99.1 'contract' should read 'contact' and signed as such by Cllr Peer

Proposed: Cllr Grimes
Seconded: Cllr Jahromi
Approved: Unanimously

117.2 Actions and Matters Arising from the meeting held on 6th November 2024

24/PC/94 Clerk to chase WBC for a response to the question "when did Woodcock
24/PC/85.2 Lane cease being a bridle way and to request that motor vehicles are restricted".

The Clerk apologised for not having followed this item up.

- 24/PC/99.1** Cllr Grimes to raise awareness of the issue, concerning the area to the north of the Lidl site where the land slopes down towards the loading bay, with his contact at the consortium
- Cllr Grimes had not been able to make contact with his connection at the consortium. The Clerk had subsequently raised the issue with Lidl who had agreed to assess the area.
- 24/PC/107.2** Clerk to circulate the letter from AWE in relation to PA232333 – Land East of Croft House, Croft Road, Shinfield, RG2 9EY, if this was available
- This has been done.
- 24/PC/107.3** Deputy Clerk to circulate PA242484 with weekly batch of planning applications
- This had been done.
- 24/PC/109.1** Clerk to request the report relating to RFS/2004/089803 (Shinfield Infant and Nursery School) from WBC
- The following is a response from Planning Enforcement, Wokingham Borough Council (WBC)
- "The case was raised as a Highways enquiry and works had not started at that point. This amounted to the correspondence being placed on file only and the case closed as no breach".
- 24/PC/110.2** Cllr James and the Clerk to meet with Paul Fishwick, WBC regarding progress of SPC's requested actions
- The Clerk had prepared a letter to be sent to BCllr Martin Alder, who is the new WBC Executive Member for Active Travel, Transport and Highways following the death of BCllr Fishwick
- 24/PC/110.3** Clerk to send the proposed response to Cllr Grimes for approval prior to responding to WBC relating to a CIL contribution of £20,000 for the footpath on Hyde End Road
- This has been done.
- 24/PC/111.1** Clerk to submit SPC's response to WBC's LPU as agreed at Full Council in October 2024
- This had been done.
- 24/PC/112.1** Clerk to arrange a meeting of the Working Party to proceed with the SPNP
- The next date proposed was Thursday, 30th January 2025 at 19:30.

ACTION – Clerk to send a diary entry to members of the Working Party.

24/PC/112.2 Clerk to apply to register

- Manor Ground Pavilion and land
- High Copse Pavilion and land
- Land adjacent to Alder Grove School (to allow for future enlargement of the school if required)

As 'Assets of Community Value' with WBC

The Clerk would action this once the formal response had been received from WBC for the land at Hyde End Lane.

ACTION – Clerk to apply to register the three areas identified as 'Assets of Community Value'

24/PC/112.3 Cllr Grimes to contact Tom Coward, AOC for any information in relation to a proposed 'Spencers Wood Village Centre'.

The Clerk had been in correspondence with Tom Coward from AOC to see if any of his students had submitted anything which may have helped as a starting point for a potential discussion with Wokingham Borough Council, however, nothing had been forthcoming to date.

ACTION – Clerk to request a fee enquiry for a feasibility study for the proposed 'Spencers Wood Village Centre'

24/PC/118

Schedule of Deposited Plans

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

118.2 Funding request – Bloor Homes

The Facilities Committee had suggested that if, and when, the planning application was received from Bloor Homes a request be made for funding for football pitches to the north of the bus lane at High Copse. It was, however, believed that no new S106 allocation was anticipated from the proposed developments.

118.3 Planning Application 242598 – Millworth Lane Sports Grounds

The Clerk advised that there had been a considerable number of objections to SPC's proposals for the area with the primary concern being the reduction of football pitches. An objection had also been received from Sport England as a statutory consultee. While their letter does recognise the many positive benefits arising from the proposals they have to object as the proposal, as written, results in a net reduction in pitches. SPC need to submit an amendment to mitigate the objection in the planning application by linking the loss of a pitch at Millworth Lane more clearly with the gain in quantity and quality at High Copse.

ACTION – Clerk to respond to WBC regarding the concerns raised by Sport England

- 118.4 Planning Application 232333 Land East of Croft House, Croft Road, Shinfield RG2 9EY

Cllr Hoyle raised concerns that WBC had granted planning permission despite the concerns raised by the Atomic Weapons Establishment (AWE). Concern was expressed that WBC were going against their own Local Plan in allowing this development and ignoring the concerns of AWE. It was recognised that this did not bode well for future planning applications.

- 118.5 Planning Application 241861 – proposed Primary School in Spencers Wood

The Clerk reported that he was awaiting a response from BCLr Bray regarding SPC's objections to the planning application.

24/PC/119

Appeals

- 119.1 The Clerk advised that there was no change to the list provided last month. However, notification had been received of an appeal against WBC's decision to refuse planning for 148 houses at land East of Hayes Drive North of 3 Mile Cross (PA233038)

Concern had been expressed that the developer may use 'The Hollies' (West Berkshire) successful appeal as a lever to appeal against the decision for their application, however, on further investigation it was noted that this was an allocated site for development whereas the application in 3 Mile Cross was not identified as such in the WBC Local Plan.

24/PC/120

Enforcement Notices

- 120.1 Closed Enforcement Notices

This month there had been:
4 items reported as being No breach
1 item as being "not expedient"
1 item with application submitted – Unit 8 Heron Industrial Estate

Members **NOTED** the report

- 120.2 Live Enforcement Notices

The last five items on the list are all new (although not marked as such) when comparing to the previous month's report. Of these three are noted as "awaiting application" while in the case of the other two they were "investigation ongoing"

Members **NOTED** the report

24/PC/121**Highways, Street Lighting and Footpath Matters****121.1 Footpath matters**

Cllr Masseron reported, prior to the meeting, that she was working on detailed proposals for the Local Active Travel Plan (LATP). This would be submitted for consideration by the committee at a future meeting.

Cllr Grimes suggested that SPC seek advice on the streetlighting on the B roads in the parish as they may be out of date with current requirements and not up to the correct specification now the road had been upgraded due to major developments.

ACTION – Clerk to contact MOTION for advice

121.2 Traffic Working Party

Cllr Grimes, Matic, Montgomery and the Clerk had recently met with Reading Borough Councillors to discuss ways of working together to provide facilities for SPC residents north of the M4. Discussions included improvements to the junction of Whitley Wood Lane with B3270, a crossing on Whitley Wood Lane and the possible utilisation of a proposed new community building on Lexington Grove. RBC would work closing with WBC and SPC.

121.3 Lailey Path / Hyde End Road footpath

WBC have been notified that SPC are prepared to contribute up to £20,000 towards the cost of this project.

24/PC/122**Wokingham Borough Council's Local Plan Update (LPU)****122.1 There was no further update.****24/PC/123****Proposed School Green car parking charges****123.1 This had been raised informally at a recent WBC meeting but there was no definitive decision at this point in time.****123.2 Assets of Community Value**

This had been discussed under Matters Arising from the meeting held on 6th November, minute 24/PC/112.2.

123.3 Spencers Wood Village Centre

This had been discussed under Matters Arising from the meeting held on 6th November, minute 24/PC/112.3.

24/PC/124

Correspondence

- 124.1 Article in the Slough Express relating to an appeal against a planning application in Twyford.

Members **NOTED** the article

- 124.2 Tree works planned for Church Lane, Shinfield

The University of Reading had originally planned to do this work in January 2025 but the Clerk had now received an update to say that this work was now scheduled for 4 days starting on 10th February 2025 as "highway consent could not be obtained for January".

Members requested that the Clerk investigate whether any trees were being taken out as this would contravene the Shinfield Parish Council Neighbourhood Plan.

Members **NOTED** the planned tree works

ACTION – Clerk to check the details of the tree work to ensure that trees were not being removed

- 124.3 Arborfield Road Allotments

It was reported that the hedge between the field and the allotments had been taken out. This was a concern as it gave open access to the allotments from the field.

ACTION – Clerk to check whether the developers were proposing to erect a fence to protect the allotments

24/PC/125

Date of the next meeting

- 125.1 The date of the next meeting will be Wednesday, 15th January 2025

The meeting ended at 20:57

List of Actions

24/PC/112.1	Clerk to send a diary entry to members of the Shinfield Parish Neighbourhood Plan Working Party	Clerk
24/PC/112.2	Clerk to apply to register the three areas identified as 'Assets of Community Value'	Clerk
24/PC/112.3	Clerk to request a fee enquiry for a feasibility study for the proposed 'Spencers Wood Village Centre'	Clerk
24/PC/118.3	Clerk to respond to WBC regarding the concerns raised by Sport England	Clerk
24/PC/121.1	Clerk to contact MOTION for advice regarding the streetlighting on B roads in the parish	Clerk
24/PC/124.2	Clerk to check the details of the tree work planned for Church Lane to ensure that trees were not being removed	Clerk
24/PC/124.3	Clerk to check whether the developers were proposing to erect a fence to protect the Arborfield Road allotments	Clerk

Email received in response to Planning Application 241964, 2 Grovelands Road from a neighbour

I was surprised to see that Shinfield Parish Council has posted a letter advising that they have NO objection to the planning application from my Southerly neighbour at 2 Grovelands Road, Spencers Wood, RG7 1DP.

You have always supported me by objecting to previous applications, by the same neighbour.

The most recent plans are for an even larger property that would cast a shadow over my property that will affect my solar panels for a longer period of time.

All other properties on the East side of the road are either offset or very well spaced so that they do not overshadow neighboring properties or solar panels.

This was noted by Ms. Herrington a Wokingham Planning Officer during a site visit relating to a previous planning application that was rejected.

I will be grateful if you would please review the situation again and reverse your decision. The previous plan was rejected by the Secretary of State.

If the plans are passed, not only will it set a dangerous precedent, but it will affect my quality of life, and that of future occupants of my bungalow.

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

9th November 2025

Item 6.1

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/D/24/3356530	95 Hyde End Lane Ryelish GreenSpencers Wood,	RG7 1ES	Householder (HAS)		242085	1		In progress
APP/X0360/W/24/3350981	Front Plot At Shinfield Court Three Mile Cross	RG7 1HB	Planning (W)		240307	2		Plymouth Brethren regarding refusal of planning permission for shop. Interested parties comments by 22/11/24
APP/X0360/W/23/3329586	Land adjacent to 176 Hyde End Road	RG2 9ER	Planning (W)		231229	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)		223646	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. Developers Appeal to PI succeeded in part.
APP/X0360/C/23/3314060	Uplands, Basingstoke Road READING	RG7 1AP	Enforcement Notice	L2	222052	3	17/11/2023	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/22/3257923	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
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	Levland 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	Denydene, Basingstoke Road READING	RG7 1AL	Householder (HAS)		181100	3	25/04/2019	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/18/3211871	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	Etudielettawjus, 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/C/17/3173465	Culverwood, Shinfield Road READING	RG2 9BE	Planning (W)		162495	3	05/09/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3172028	Land adjacent to Grange Lodge Shinfield	RG2 9AL	Planning (W)		163561	3	19/07/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3172361	R/O 27-29 The Square Spencers Wood	RG7 1BS	Planning (W)		163287	3	19/07/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3169533	Lambs Farm Business Park READING	RG7 1PQ	Planning (W)		162594	3	28/06/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/16/3161433	219a Hyde End Road SPENCERS WOOD	RG7 1BU	Planning (W)		160982	3	25/05/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/17/3171035	15 Deardon Way READING Berkshire	RG2 9HE	Householder (HAS)		163279	3	23/05/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/X/16/3152152	24 Fawn Drive READING	RG7 1WL	Lawful Development Certificate		160876	3	22/02/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/23/3320252	25 Newlands Close, Shinfield	RG2 9LG	Planning (W)		230315	3		WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3311543	Parkside House Lambs Lane READING	RG7 1JE	Planning (W)		222478	4	23/05/2023	WBC refused PA. Developers Appeal was upheld. Change of use of land to residential and erection of detached building to house domestic garaging and ancillary storage with first floor games room
APP/X0360/W/22/3303884	Parrot Farm Shingfield Wokingham	RG2 9EA	Planning (W)		213156	4	28/03/2023	WBC refused PA. Developers Appeal was upheld. Change of use permitted
APP/X0360/W/22/3304042	Land west of Kingfisher Grove Reading Berkshire	RG7 1LZ	Planning (W)		201002	4	31/01/2023	WBC refused PA. Developers Appeal was upheld. 49 homes at Kingfisher Grove
APP/X0360/W/19/3238203	Land to the south of Cutbush Lane Shinfield Berkshire	RG2 9AG	Planning (W)		181499	4	10/03/2020	WBC refused PA. Developers Appeal was upheld. 249 dwellings south of Cutbush Lane
APP/X0360/W/19/3235895	Land south of Reading Road and Atborfield 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

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
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 Pl was allowed. 57 homes at Stanbury House
APP/X0360/C/16/3153193	Paddocks Reading Berks	RG7 1NG	Enforcement Notice		161915	4	02/07/2018	WBC issued enforcement against change of use with planning permission. Appeal was allowed and enforcement notice quashed. Planning permission granted for 3 years
APP/X0360/W/16/3159579	Mallards, Basingstoke Road READING	RG7 1AD	Planning (W)		161522	4	09/02/2017	WBC refused PA. Developers Appeal was upheld. Extended post office and retail with flat above permitted
APP/X0360/W/21/3282034	12 Coningham Road READING	RG2 8QP	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/19/3235522	22 Cutbush Lane West READING	RG2 9AH	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/21/3267866	Land at and to the Rear of Willow Tree House READING Berkshire	RG2 9BX	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/17/3191447	Land at the Manor Shinfield Berks	RG2 9BX	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/18/3215339	Land at Lambs and Beech Hill Road Spencers Wood Berkshire	RG7 1JE	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/18/3206531	Land at Lambs Farm, Back Lane SWALLOWFIELD	RG7 1PQ	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/15/3129177	SHINFIELD LODGE THREE MILE CROSS	RG7 1HB	Planning (W)		NA	5	NA	Appeal was withdrawn

KEY	
1 =	New case not previously report
2 =	Case in progress
3 =	Complete - WBC original decision upheld
4 =	Complete - WBC original decision overturned
5 =	Complete - Appeal withdrawn
Lx =	Linked cases
xxxx	Indicates changed since previous report

ITEM 7.1

Reference	Address	Case Detail	Closed Date	Closure Reason
RFS/2023/088919	253 Shinfield Road, Shinfield, Wokingham, RG2 8HF	Unauthorised porch, side/ rear extensions and dormer	18 December 2024	Application submitted
RFS/2024/089422	The Paddocks, Kybes Lane, Grazeley, Wokingham	Regular breach of condition 5 with the burning of waste.	19 December 2024	No breach
RFS/2024/089423	The Paddocks, Kybes Lane, Grazeley, Wokingham	Recent building work to create new vehicle access to Kybes Lane from P	19 December 2024	Application submitted
RFS/2024/089861	18 Priors Gardens, Spencers Wood, Wokingham, RG7 1WS	Installation of a window.	3 December 2024	Application submitted
RFS/2024/089864	6 Loxwood Close, Three Mile Cross, Wokingham, RG7 1BX	Unauthorised building works	3 December 2024	No breach
RFS/2024/089912	1 Mimosa Drive, Shinfield, Wokingham, RG2 9AQ	Landscaped area removed for paving area without PP	3 December 2024	No breach
RFS/2024/089960	European Centre For Medium Range Weather Forecasting, Shinfield Road, Shinfield, Reading, RG2 9AX	Unauthorised development	13 December 2024	No breach
RFS/2024/089986	Wistaria Cottage, Church Lane, Three Mile Cross, Wokingham, RG7 1HD	Checking implementation of pp for replacement boundary wall	19 December 2024	Voluntary compliance

Wokingham Borough Council – Previous month’s closed Enforcement Cases for Shinfield Parish - January 25

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

ITEM 7.2

Reference	Address	Case Detail	Case Status
RFS/2023/088920	GBSA, Gravelly Bridge Farm, Grazeley Green Road, Grazeley, Wokingham, RG7 1LG	Rifle club without permission	Awaiting consultee advice
RFS/2024/089113	The Lieutenants Cottage, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AP	unauthorised works to a listed building	Awaiting application
RFS/2024/089157	73 Clares Green Road, Spencers Wood, Wokingham, RG7 1DU	A mobile home in the garden next to the house	Investigation ongoing
RFS/2024/089424	The Paddocks, Kybes Lane, Grazeley, Wokingham	Running commercial activities in breach of item 5	Investigation ongoing
RFS/2024/089464	41 Appleby Walk, Shinfield, Wokingham, RG7 1UZ	Erection of an extension to the existing garage and outbuilding	Awaiting application
RFS/2024/089465	Land to the rear of 15, 16 & 17, Elizabeth Rout Close, Spencers Wood, RG7 1 DQ	Use of land for storage and possible breach of conditions	Awaiting compliance
RFS/2024/089600	44 Falcon Avenue, Shinfield, Wokingham, RG2 8EL	Windows in loft not non opening	Investigation ongoing
RFS/2024/089657	52 Oatlands Road, Shinfield, Wokingham, RG2 9DN	Build not in accordance with approved plans 240188	Investigation ongoing
RFS/2024/089687	Land Rear Of Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ	building waste dumped on SANG site	Investigation ongoing

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

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/2024/089836	Land west of Basingstoke Road, Basingstoke Road, Three Mile Cross, RG7 1AZ	Digging up field and putting in a road and damage to oak tree with TPO	Investigation ongoing
RFS/2024/089920	315 Hyde End Road, Spencers Wood, Wokingham, RG7 1DD	Large building erected without permission possibly a workshop	Investigation ongoing
RFS/2024/089922	45 Hyde End Lane, Spencers Wood, Wokingham, RG7 1EP	refusal of application 242475	Awaiting application
RFS/2024/089924	Sussex Lodge, Sussex Lane, Spencers Wood, Wokingham, RG7 1BY	Unauthorised listed building works/demolition	Awaiting application
RFS/2024/089925	Sussex Lodge, Sussex Lane, Spencers Wood, Wokingham, RG7 1BY	Unauthorised erection of outbuilding	Awaiting application
RFS/2024/089926	16 Woodside Way, Shinfield, Wokingham, RG2 8SX	erection of an outbuilding	Investigation ongoing
RFS/2024/089969	9 Saxon Close, Spencers Wood, Wokingham, RG7 1WW	Enclosure of open amenity land	Awaiting compliance
RFS/2024/090005	Land Between Cutbush Lane, Arborfield Road &, Shinfield Road, Shinfield, Reading, RG2 9BE	check on Lane End Farmhouse use as residential property	New case

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

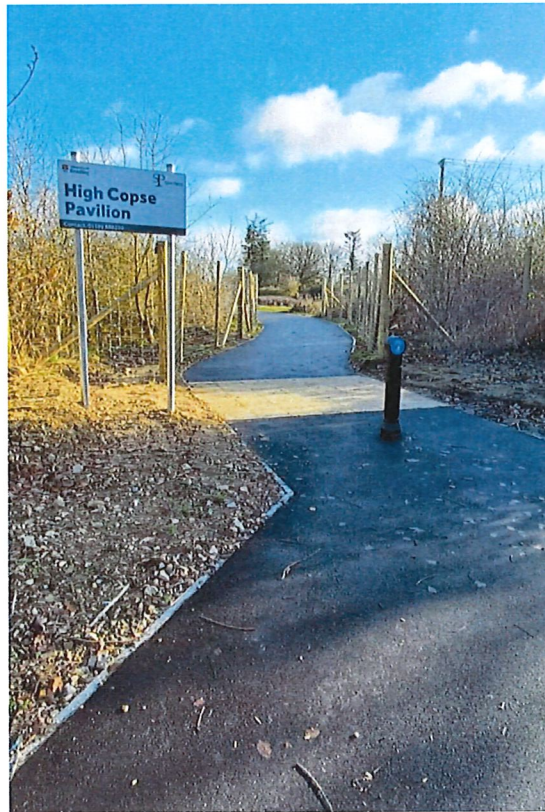
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Footpath Report
Shinfield Parish Council – P & H committee 10/07/2024

High Copse path

The footpath from Hyde End Lane to the new pavillion has opened and is already being put to good use by residents.



Footpath 4 – adjacent cycle way



At the end of November 2024 the newly opened cycle way next to FP4 was severely flooded, and out of action

UoR were informed.

Shinfield Volunteers Group

Due to recent windy weather SVG have been clearing debris and fallen trees from footpaths around the parish including FP20, FP13R and Simon Brooke Cycleway.

FP13R



Simon Brooke Cycleway



FP35 in Grazely, which is part of Shinfield Parish Walk 3, was cleared of foliage and a fallen Elm Tree.

FP35 before



FP35 after



FP12 – Hollow Lane to LIDL

Continuing Improvements were made to FP12 from Hollow Lane to the new LIDL, with brambles cleared at pinchpoints and much litter picked from the path. It is anticipated that this path will be used more as it is a link from the bus stop to LIDL. A clearer path with increased foot fall could also be a deterrent to ASB use of the path.

Footpath from Lailey Path/Hyde End Road to Shinfield Infant and Nursery School

Email received on 8th January 2025 from the Transport Planning Team Manager, Highways and Transport, Place and Growth, Wokingham Borough Council to BCllr Glover and the Chief Executive Officer and Clerk to Shinfield Parish Council

I have met with our delivery team manager and he has agreed that the option of a path around the fence, which one of his team produced will not work – we will need guard railing and so more roadspace would have been required which makes the road too narrow; we are therefore left with the only option of removing the railing/wall and creating a path which is the ideal solution, though will take more time.

Over the Christmas period I was able to catch up with a planning colleague. I had hoped they might have some ideas on how we could speed things up or make things easier (without breaking any rules!) – however, unfortunately the process for the wall removal application is going to be lengthy and costly.

I am hoping to start this process with our consultants to do the pre-app discussion and then take the scheme through the planning process. I am informed that this is likely to result in a final decision around August this year. However, I am unable to start this until I have a suitable plan from the design team, who, as you know, are very short staffed currently (though in the process of recruiting, so hopefully things will improve). We also need the school to confirm that they continue to support this approach and will be prepared to dedicate a small section of their land as highway – again we cannot have that discussion in any great detail before a plan is prepared.

I am sorry this is not good news in terms of the timescales, however, things are at least becoming clearer. I will continue to chase for a new plan so that we can get things moving.

**Planning Application 233038, Appeal: APP/X0360/W/24/3354607 – Land East of Hayes Drive
North of Three Mile Cross – proposed erection of up to 148 dwellings**

Letter received from a resident on 8th January 2025 from a resident

Dear Shinfield Parish Council,

We, the residents of Three Mile Cross and the surrounding areas, write to you with grave concern and disappointment regarding the developer's appeal following the rejection of Planning Application **233038**. As you are aware, this application was firmly opposed by the community due to the severe and lasting harm it would cause to the environment, infrastructure, and overall quality of life in our area.

Key Reasons for Initial Objection

1. **Environmental Impact:** The proposed development site is a vital green space that supports diverse wildlife, including foxes, barn owls, bats, and numerous bird species, all of which are protected by law. Destroying this habitat would displace these species, further contributing to the erosion of our natural heritage.
2. **Inadequate Infrastructure:**
 - Traffic congestion on Church Lane and Basingstoke Road is already untenable, with frequent delays exacerbated by temporary roadworks. The proposed dwellings would dramatically increase vehicular traffic, worsening an already dire situation.
 - Existing plans for improving Junction at Three Mile Cross remain incomplete. It would be reckless to proceed with additional developments before fully implementing and observing the impact of these improvements.
3. **Flood Risk:** The site is prone to flooding, as evidenced by recent events. Adding impervious surfaces and additional housing will aggravate this problem, endangering both current and future residents.
4. **Strained Amenities:**
 - Local schools are oversubscribed, GP and dental practices have long waiting lists, and there are insufficient grocery and retail facilities. Introducing more residents without addressing these deficiencies will only increase the strain on these essential services.
5. **AWE Zone Concerns:** The site's location within the Detailed Emergency Planning Zone (DEPZ) of the Atomic Weapons Establishment (AWE) raises significant safety concerns. The Secretary of State has previously emphasized a general presumption against developments that increase population density in such areas due to the potential risk of a serious accident.
6. **Community Well-Being:** This area has reached a saturation point in terms of new developments. The continuous expansion by developers prioritizes profit over the well-being of local residents, leaving us to deal with the fallout of overburdened infrastructure and lost green spaces.

Observations and Concerns about the Appeal

This afternoon, we noticed individuals measuring trees in the area, which strongly suggests that the developer anticipates a favourable outcome for their appeal. This is deeply troubling and signals a potential disregard for the residents' vehement opposition and the Parish Council's role in protecting the community.

Shinfield Parish Council must resist this appeal at all costs. We implore you to:

- **Vigorously defend the initial rejection** of Planning Application 233038.
- **Engage legal and planning experts** to highlight the substantial issues outlined above.
- **Mobilize community support** by informing residents of the appeal and encouraging widespread objection.
- **Ensure transparency** by keeping the community updated on the appeal's progress and the actions taken by the Parish Council.

The community's trust in local governance is at stake. We moved to this area for its green spaces, tranquillity, and quality of life—all of which are under direct threat. Please do not allow short-term interests to overshadow the long-term well-being of our community.

Land East & West of Hyde End Road, Shinfield

Public Consultation

Bloor Homes would like to invite you to their online public webinar to find out more, meet the team and have your say on the emerging proposals for the Land East and West of Hyde End Road, Shinfield.

Bloor Homes was founded in 1969 by John Bloor and has over 50 years' experience building high-quality new homes across the country. Bloor Homes give thorough consideration to the communities in which they build, to create beautiful places that provide a variety of new homes, while respecting local character, preserving natural amenities and protecting existing wildlife habitats wherever possible.



Online Public Webinar



Date:

**Thursday 16th
January 2025**



Time:

6.00pm to 7.00pm

Please scan
the QR code
or visit our
website below
to register for
our webinar.



www.landathydeendroad.co.uk

Full website and online feedback form
live from Thursday 16th January 2025.

BLOOR HOMES[®]

We are still in the early design stage, but currently our emerging proposal could provide:



Up to **200 new homes**, offering a range of sizes and tenures to help create an inclusive new community.



Vehicular access off Hyde End Road and Appleton Way.



Predominantly two storey, **energy-efficient** homes with low-carbon heating.



Potential **pedestrian connection** to Millworth Lane Recreation Ground and Langley Mead.



Offsite highway improvements to Hyde End Road.



Sufficient space around site boundaries to **respect amenity** of existing and new residents.



Up to **70 affordable** homes – compliant with policy.



A network of safe, attractive and direct **cycle and pedestrian paths**.



Private gardens and amenity space for every home.



New connections into the surrounding **pedestrian network**.



Sustainable Drainage Systems (SuDS) and flood alleviation features.



Retention of **boundary vegetation** where possible and safeguarding of ancient woodland.



Minimum 10% Biodiversity Net Gain achieved through extensive native planting.



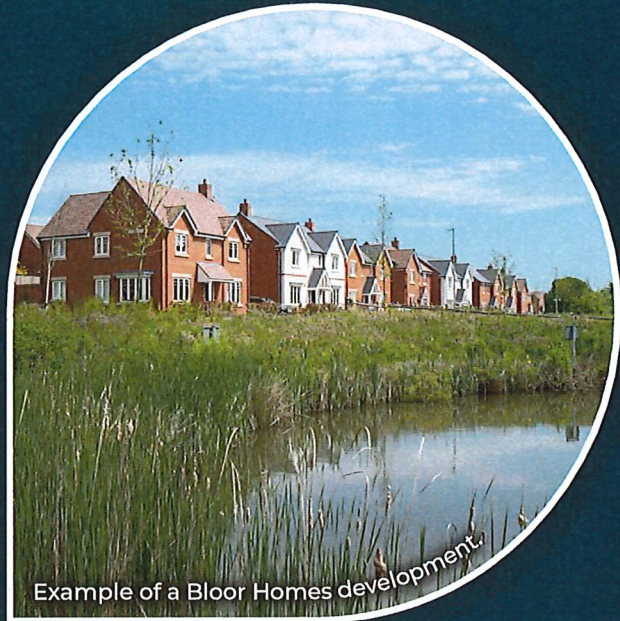
Provision of **multi-functional public open spaces** and children's play spaces.

Get involved and have your say

We are looking forward to sharing our emerging plans with you and answering your questions at our live public webinar.

Your local knowledge, thoughts and suggestions are important and will help us further shape the plans for the Land East and West of Hyde End Road ahead of submitting our planning application.

The period for providing your comments and feedback will open on **Thursday 16th January 2025** and will close at **midnight on Friday 31st January 2025**.



Contact us

If you would like a hard copy of our consultation materials or have any other queries, please contact us:



Send us an email and we will get back to you as soon as we can:
landathydeendroad@stantec.com



If you want to chat to a member of the team, give us a call: **020 7446 6837**
(Monday to Friday, 9.30am to 5.00pm)



If you would prefer to put pen to paper:
Land at Hyde End Road Community Engagement Team, C/O Stantec, 7 Soho Square, London, W1D 3QB.

Scan the QR code or visit our website below to register for our webinar and take part in our live Q&A.



www.landathydeendroad.co.uk

Full website and online feedback form live from Thursday 16th January 2025.

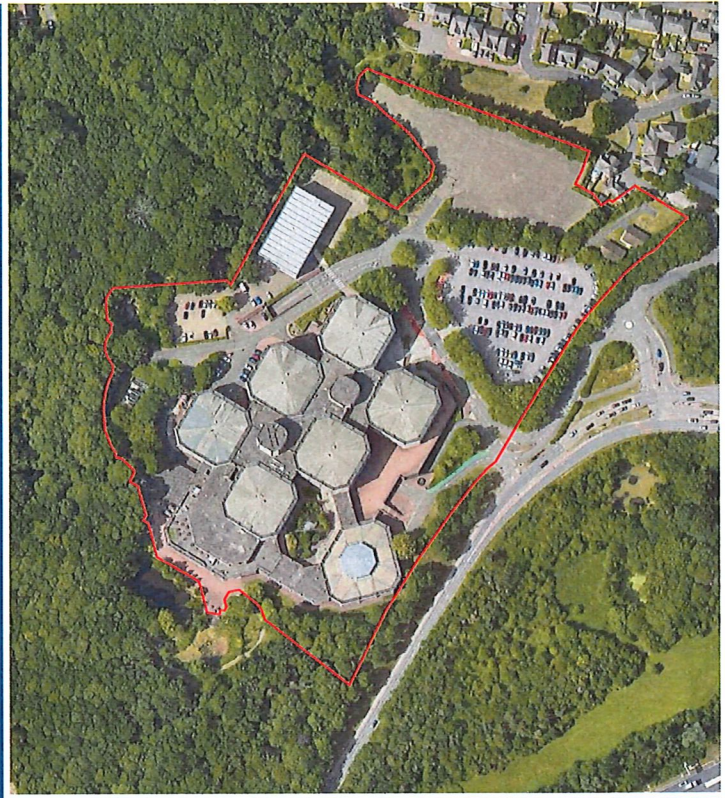
BLOOR HOMES®

PUBLIC CONSULTATION WRENBRIDGE

Redevelopment of Shinfield Park, Shinfield

Wrenbridge would like to invite you to their online Public Webinar to find out more, meet the team and have your say on the emerging proposals for the redevelopment of Shinfield Park (formerly known as Shire Hall) near Shinfield.

Our ambition is to bring the site back into meaningful use by redeveloping the vacant office building and wider underutilised site, to provide new sensitively designed and highly sustainable industrial/employment space.



Join our Public Webinar

15

Wednesday
15th January
2025



From 6.00pm
to 7.00pm

Please scan the QR code to register to attend our webinar and take part in the live Q&A session or register via our website below.



www.shinfieldpark.co.uk

Full website live from 9.00am on 15th January 2025

We are still in the design stage, but this illustrative map shows how the proposed routes and landscaped areas could be delivered on the site.



Five modern and sustainable industrial/employment buildings.



A mix of building sizes and layouts to meet current requirements whilst being adaptable for future needs and changing markets.



Existing site entrance retained.



Secure bicycle shelters provided throughout the site.



Additional planting around site boundaries to provide green buffer to residential areas and create new wildlife habitats.



New landscaping to promote biodiversity throughout the site.



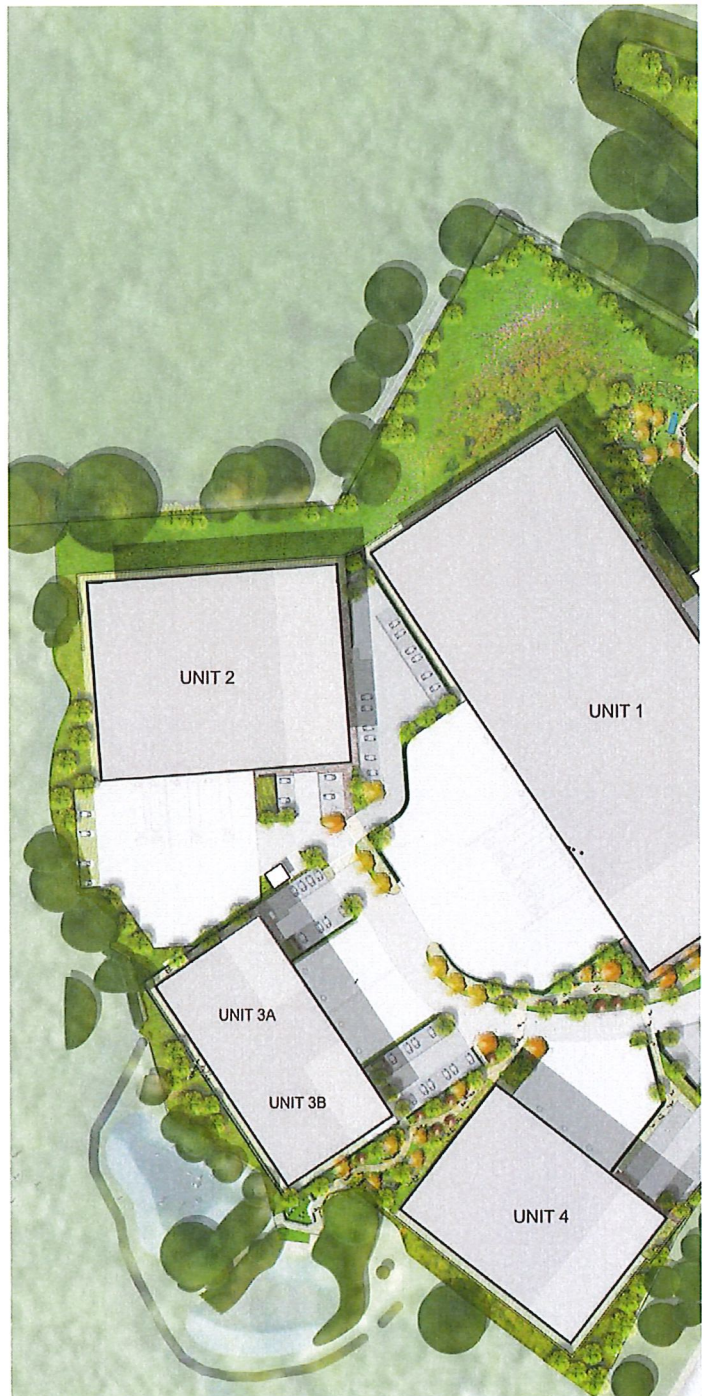
Existing Nores Hills Wood Ancient Woodland protected.



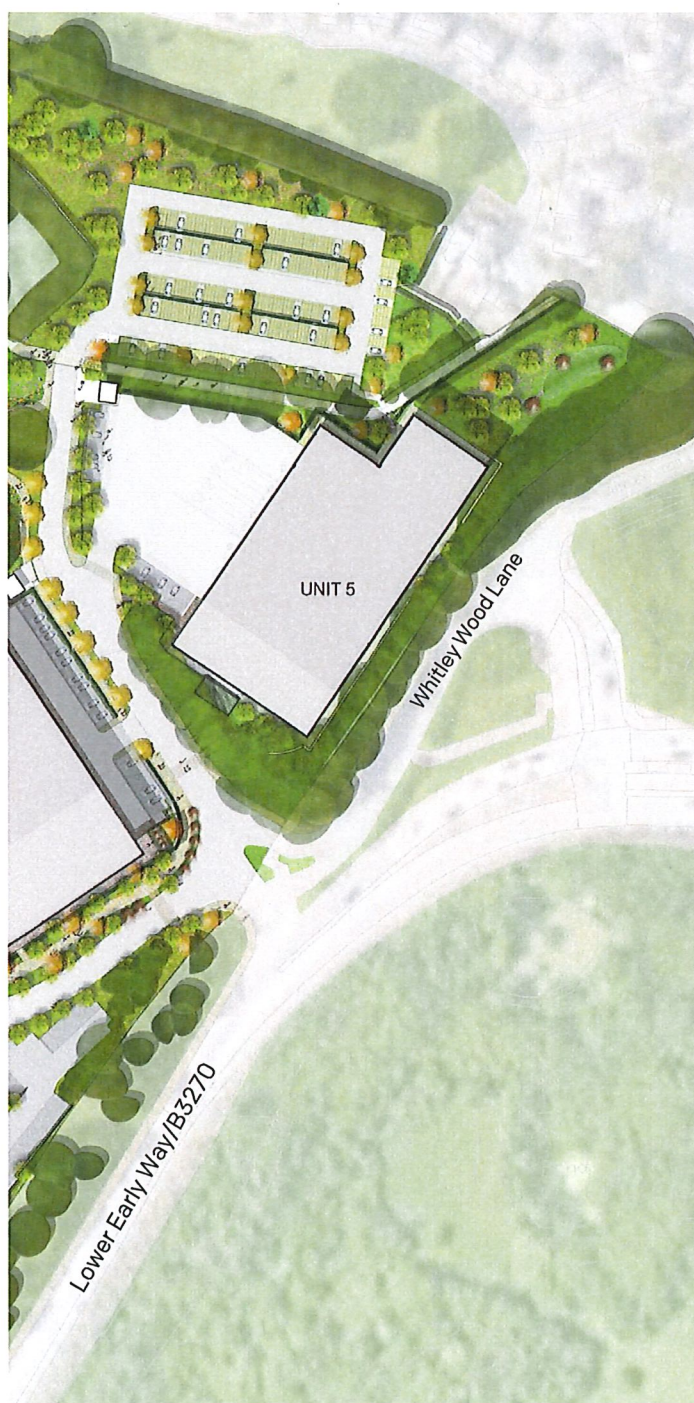
EV charging points provided with infrastructure for further expansion.



Outdoor seating and amenity areas for employees and site visitors.



Masterplan shows how we think the new facilities, access the site.



Space for bin stores including recycling facilities.



Safe and accessible cycle and pedestrian routes.



Existing Public Right of Way footpath retained.



Existing ponds retained to support wildlife habitats.



Car parking designed to comply with Local Authority standards.



Existing Local Wildlife site respected and protected.



Maximum tallest building height 12m (16.57m to ridge).



Woodland car park to the north of the site for Unit 5 and overflow parking.



Secure HGV yards and lorry/trailer parking.



15m buffer zone to protect Ancient Woodland.



Get involved and have your say



WRENBRIDGE

We are looking forward to sharing our emerging proposals and answering your questions during our live Public Webinar.

Your local knowledge, thoughts and suggestions are important and will help us further shape the design and masterplan for Shinfield Park ahead of submitting our planning application.

For us to be able to consider your feedback, we kindly ask that you send us your comments either online, via email, telephone or by post by **Wednesday 29th January 2025**.



Contact us

We fully appreciate that not everyone has access to the internet or is comfortable navigating websites, commenting online or attending webinars. If you would like a hard copy of our consultation materials or if you have any questions, please contact us:



Send us an email and we will get back to you as soon as we can:
shinfieldpark@stantec.com



If you want to chat to a member of the team, give us a call:
020 7446 6837 (Monday to Friday, 9.30am to 5.00pm)



If you would prefer to put pen to paper:
**Shinfield Park Community Engagement Team,
C/O Stantec, 7 Soho Square, London, W1D 3QB.**

Please scan the QR code to register to attend our webinar and take part in the live Q&A session or register via our website below.



www.shinfieldpark.co.uk

Full website live from 9.00am on 15th January 2025