

To all members of Planning & Highways Committee

Notice is hereby given and you are summoned to attend a meeting of the Planning and Highways Committee on Wednesday 10th September 2025, at the School Green Centre, RG2 9EH, commencing 19:30.



Bruce Winton
Chief Executive and Clerk to the Parish Council
5th September 2025

Members: Cllrs Boyer, 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 9th July 2025 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 9th July 2025

4. Schedule of Deposited Plans

- 4.1 Planning applications are being reviewed weekly. Plans deposited following the most recent Thursday planning email which require urgent attention will be forwarded as received
4.2 To **RECEIVE** and **NOTE** the decision for planning application 233038 - Land East of Hayes Drive of 3 Mile Cross has been delayed to 30th September 2025
4.3 To **RECEIVE** and **NOTE** planning application 242598 for the fitness centre at Millworth Lane
4.4 To **RECEIVE** and **NOTE** planning application 241861 – Spencers Wood Primary School conditional approval

5. Appeals

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

6. Enforcement Notices

- 6.1 To **RECEIVE** and **NOTE** the Closed Enforcements tables for August and September 2025* (for information only)
- 6.2 To **RECEIVE** and **NOTE** the Outstanding Enforcements tables for August and September 2025* (for information only)

7. Highways, Street Lighting and Footpath Matters

- 7.1 To **RECEIVE** and **CONSIDER** a verbal report on Highways, Street Lighting and Footpath Matters*
- 7.2 To **RECEIVE** and **CONSIDER** an update on Woodcock Lane

8. Renewal of Neighbourhood Development Plan

- 8.1 To **RECEIVE** and **NOTE** a verbal update on proposals received for the Neighbourhood Development Plan
- 8.2 To **RECEIVE** and **CONSIDER** an update on registering Assets of Community Value

9. Spencers Wood Village Centre

- 9.1 To **RECEIVE** and **CONSIDER** an update on Spencers Wood Village Centre

10. Correspondence

- 10.1 To **RECEIVE** and **NOTE** that an outline planning application is due to be submitted for 90 new homes on a proposed development by City and Country to the east of Trowes Lane, Swallowfield.

11. Future Meetings

- 11.1 To **NOTE** the next meeting of the Planning & Highways Committee meeting is Wednesday, 8th October 2025

* indicates papers attached

** indicates papers to follow

Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 9th July 2025
At School Green Centre commencing at 19:30

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

Attending: B Winton (Clerk)
S Herring (Deputy Clerk)
3 members of the public

25/PC/75

Public Questions

- 75.1 Two members of the public raised concerns over the safety of roads around the Shinfield Meadows estate by vehicles travelling too fast along the roads. This was of particular concern as there were many children that cross the road by Church Lane / Deardon Way / Bolton Drive every morning and afternoon without any safety measures in place. The Clerk explained that the road had not been adopted by Wokingham Borough Council (WBC) and still belonged to the developers, therefore the Highways Authority could not take any action until adopted, however, even after adoption it was unlikely that any changes would be made, as the original planning permission was approved by WBC's Highways Improvement Board, unless there were reports of death or serious injuries.

Concern was also expressed that vehicles were using Church Lane as a 'rat run' to cut through to Bolton Drive when signage clearly stated that this road was for access only. The Clerk explained that the road could not be blocked as there was insufficient room for a turning circle for larger vehicles delivering to the houses.

ACTION –

- Clerk to pass on details of the next meeting of the Shinfield Meadows residents group
- Clerk to arrange for the residents' petition to be published in the next SPC newsletter
- Clerk to investigate when the road would be adopted by WBC
- Council to consider including relevant traffic improvements in the Neighbourhood Development Plan
- Residents to contact Yuan Yang, MP and the Borough Councillors to raise awareness of safety concerns

25/PC/76 Apologies and declarations of Members' Interest

- 76.1 There were no apologies for absence.
- 76.2 There were no declarations of members' interests

25/PC/77 Minutes of the Previous Meeting

- 77.1 The minutes of the Planning and Highways Committee held on 11th June 2025 were approved and signed as such by Cllr Peer

Proposed: Cllr Lias
Seconded: Cllr Jahromi
Approved: Unanimously

77.2 Actions and Matters Arising from the meeting held on 11th June

- 25/PC/62.1 Clerk to send Nathan Hunt contact details for neighbouring parish councils

This had been done.

25/PC/62.2

- 24/PC/121.1 Clerk to report back once a response had been received from WBC regarding who was the 'Lighting Authority'

There has been no response from Wokingham's Street lighting team. The Clerk advised that it was his expectation that there was no formal relationship with WBC regarding street lighting. We were, therefore back at the point where as long as we maintained our street lighting correctly there was no requirement to upgrade to latest standard. If we added a new streetlamp we would need to ensure that it was installed to the current standards.

This item could now be removed from the agenda.

- 24/PC/22.2 Clerk to update the committee on 'Assets of Community Value' at the next meeting after his meeting with Richard Alexander, Wokingham Borough Council (WBC) on 25th June

This was on the agenda – see minute 25/PC/83.2

- 25/PC/53.5 All to investigate the name of the taxi company operating out of Bismillah House

This was believed to be ABC Taxis / Cars

ACTION – Clerk to raise with Transport Commissioners

25/PC/57.3 Clerk to present the proposal for a Spencers Wood Village Centre to WBC

The Clerk had recently written to Chris Easton, WBC to ask how this matter could be taken forward.

ACTION – Clerk to report back once he had received a response from WBC regarding the proposal for a Spencers Wood Village Centre

25/PC/66.3 Deputy Clerk to submit the response to Planning application 251086 to WBC Planning Department

This had been done.

Clerk to arrange for publication of the response to residents

This had been published in the July Newsletter.

25/PC/69.2 Deputy Clerk to send round a meeting invite once the date was set to discuss the PRow, Woodcock Lane with WBC

This had been done. The meeting had been arranged for 10th July at 15:30 and was on the agenda – see minute 25/PC/82.2

25/PC/70.1 Purchase of the land adjacent to Alder Grove School to be added to the agenda of the next joint meeting between SPC and UoR

This would be done. It was also raised at the recent Education Working Party meeting with BCLr Bray, Ming Zhang and Oliver Gill, WBC and would be discussed further at the WBC Executive meeting in September.

25/PC/72.1 Deputy Clerk to send out a diary invite to members of the committee of the Neighbourhood Development Plan

This had been done.

25/PC/72.2 Clerk to add Assets of Community Value to the agenda in July 2025

This was on the agenda – see minute 25/PC/83.2

25/PC/72.3 Clerk to alert WBC traffic enforcement and request they investigate and request looking at installing double yellow lines on the corners of Wychelm Road / Hollow Lane.

The following response had been received from Traffic Management, Wokingham Borough Council

“Thank you for bringing to our attention, we have very recently conducted 2 site visits at this location for this potential issue and unfortunately found no road safety concern highlighted at this time. The highway is wide enough to accommodate parked vehicles on the street and vehicles were parked legally leaving 10m junction clearance.

We aim to prioritise road safety engineering initiatives in line with council budgets and priorities across the Borough, and at present this area is not considered for double yellow line parking restrictions. However, it is on our list to closely monitor over the next couple of months to see if any further issues are highlighted.

Would you kindly signpost residents to report any road safety concerns via the website, so we can monitor requests and collate data of sites and concerns, when assessing intervention possibilities.

If any intervention is adopted in due course such as parking restrictions after monitoring we will let you know."

25/PC/78

Budget requirement for 2026/27

78.1 Budget requirement for the Planning and Highways for 2026/27

Cllr James clarified that these were items that would come from revenue rather than capital budgets. Items that members would like to be considered in the budget process for 2026/27 were considered.

Revenue items

Increased consultancy fees
Provision for a Monitoring Officer for SPC

Capital items

Crossing on Whitley Wood Lane
Footpath improvements / crossings, etc

Cllr James expressed caution as SPC did not want to set a precedent for WBC to request money from the parish council.

ACTION –

- Clerk to feedback the Committee's requests for items to be considered in the budget process for 2026/27 to the Finance and General Purposes Committee
- Clerk and Cllr Peer to bring forward costings for a monitoring officer

25/PC/79

Schedule of Deposited Plans

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

79.2 Planning application 250005 - 52 Oatlands Road.

The Committee **NOTED** that this was a retrospective planning application. The work completed had illegally joined onto the neighbouring house and the only option now, in the Committee's view, was for them to take legal action.

ACTION – Deputy Clerk to respond to the application reinforcing the previous objection of the Council and requesting that appropriate party wall rights had been obtained

79.3 Planning Application 251536 - 14 Grovelands Road

Cllr Boyer declared an interest in this application as a neighbour.

Cllr Lias had submitted legitimate observations that would be fed into the Council response.

ACTION – Deputy Clerk to submit an objection based on Cllr Lias comments

25/PC/80 Appeals

80.1 Planning inspectorate appeals relating to Shinfield Parish

There had been no changes since the previous month.

25/PC/81 Enforcement Notices

81.1 Closed Enforcements tables

- 4 cases were deemed no breach
- 1 case – application submitted
- 1 case – voluntary compliance
- 2 cases – Penalty Charge Notice served
- 1 case – not expedient

Members **NOTED** the report

81.2 Outstanding Enforcements tables

There were three cases new to the committee

- one showing as a new case this month relating to Pulleyn Transport Ltd
- two cases showing awaiting information

Members **NOTED** the report

25/PC/82 Highways, Street Lighting and Footpath Matters

82.1 Footpath matters

Cllr Masseron reported on the following:-

- She had attended a meeting with Jules Shaw from UoR.
- Local Active Travel Plan (LATP) proposal 5.1 - UoR are upgrading Footpath (FP) 17 from FP16 to the bottom The Ridge (north side), starting work in August 2025. She had requested they continued with the upgrade along the far end to connect with the part of the path that joins Church Lane.
- Proposal 3.1 (route A) - UoR would consider putting in a FP on this side of Church Lane if a potential pump track went ahead at Six Bells end of their land. Jules Shaw would give a presentation about pump tracks at the next Facilities Committee meeting.

- Proposal 3.1 (route B) - St Mary's Church Diocese have replied that if, in the future, they sell their land at this site for development, they would recommend a FP be part of the development plan.
- Hyde End Lane FP - WBC and Taylor Wimpey were in dispute as to who is responsible for maintaining the end of the path nearest to Fullbrook Avenue. WBC were not willing to cut back the overgrowth as it was not their land, therefore, SPC could not offer to assist with the maintenance either. It would appear that residents were trying their best to cut back the overgrowth.

ACTION –

- Presentation by Jules Shaw, UoR on pump tracks to be added to the agenda of the next Facilities Committee meeting
- Clerk to carry out a search to find out who owns the land for the Hyde End Lane footpath via the Land Registry

82.2 Woodcock Lane

BCllr Glover had submitted a detailed report regarding Woodcock Lane.

A meeting had been arranged for 10th July at 15:30 with Laura Buck and Andy Glencross, WBC. BCllr Glover, Cllrs Hoyle and Lias had been invited to attend the Teams meeting.

Members thanked BCllr Glover for her work and detailed report.

ACTION – Deputy Clerk to add to the next agenda of the committee

25/PC/83

Renewal of Neighbourhood Development Plan (SPNDP)

83.1 Neighbourhood Development Plan (NDP)

A meeting was held on 26th June 2025. The current draft of NDP was issued to members of the Working Party after the last meeting.

Cllr Lias suggested including the land next to Aldergrove School and the proposed Spencers Wood Primary School.

The next meeting of the working party had been arranged for Thursday, 24th July at 19:30.

21:01 Cllr Jahromi left the meeting

83.2 Assets of Community Value (ACV)

The meeting with Richard Alexander had taken place but the promised appearance of someone to advise on Assets of Community Value did not happen and therefore we were no further forward in closing down the original ACV requests.

The next applications would be for:-

- 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)

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

25/PC/84

Correspondence

- 84.1 Letter to residents from Wrenbridge regarding the demolition of Shinfield Park.

Members **NOTED** the information previously circulated

- 84.2 Update from the University of Reading (UoR) on sewage and drainage supply for Loddon Garden Village

The UoR had supplied a response from Thames Water to the concerns of the committee. This had been included with the supporting papers.

Members **NOTED** the response from Thames Water.

- 84.3 Speed Limit changes

WBC had announced that the reduction in speed limit from 40 mph to 30 mph on Hollow Lane was implemented on 30th June 2025. There is phased work across the borough to change the signage.

- 84.4 The Swan Pub renovations

Cllr Lias drew attention to an article in the Bracknell News publicising

“The Swan pub in Three Mile Cross has won permission to create a new kitchen, dining area, and outdoor space.”

Members **NOTED** the article

- 84.5 West Berkshire Local Plan Review

The following two documents had been circulated to members of the committee prior to the meeting.

- 2023-2041 Adoption Statement
- Post Adoption Statement – June 2025

Members **NOTED** the statements.

25/PC/85

Date of the next meeting

- 85.1 The date of the next meeting will be Wednesday, 10th September 2025

The meeting ended at 21:06

List of actions

25/PC/75.1	➤ Clerk to pass on details of the next meeting of the Shinfield Meadows residents group to the members of public present at the meeting	Clerk
	➤ Clerk to arrange for the residents' petition to be published in the next SPC newsletter	Clerk
	➤ Clerk to investigate when the road would be adopted by WBC	Clerk
	➤ Council to consider including relevant traffic improvements in the Neighbourhood Development Plan	NHDP Working Party
	➤ Residents to contact Yuan Yang, MP and the Borough Councillors to raise awareness of safety concerns	Residents present at the meeting
25/PC/77.2		
25/PC/53.5	Clerk to raise the issue of a taxi operation at Bismillah House with the Transport Commissioner	Clerk
25/PC/57.3	Clerk to report back once he had received a response from WBC regarding the proposal for a Spencers Wood Village Centre	Clerk
25/PC/78.1	➤ Clerk to feedback the Committee's requests for items to be considered in the budget process for 2026/27 to the Finance and General Purposes Committee	Clerk
	➤ Clerk and Cllr Peer to bring forward costings for a monitoring officer	Clerk and Cllr Peer
25/PC/79.2	Deputy Clerk to respond to the PA250005 reinforcing the previous objection of the Council and requesting that appropriate party wall rights had been obtained	Deputy Clerk
25/PC/79.3	Deputy Clerk to submit an objection to PA251536, 14 Grovelands Road, based on Cllr Lias comments	Deputy Clerk
25/PC/82.1	➤ Presentation by Jules Shaw, UoR on pump tracks to be added to the agenda of the next Facilities Committee meeting	Deputy Clerk
	➤ Clerk to carry out a search to find out who owns the land for the Hyde End Lane footpath via the Land Registry	Clerk
25/PC/82.2	Deputy Clerk to add Woodcock Lane to the next agenda of the committee	Deputy Clerk
25/PC/83.2	Clerk to apply for Assets of Community Value for the Manor Ground Pavilion and land; High Copse Pavilion and land; and land adjacent to Alder Grove School	Clerk

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

3rd September 2025

Item 5.1

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/W/24/3354607	Land east of Hayes Drive and north of Church Lane		Planning (W)		233038	2		In progress
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/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/23/3329586	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. 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/22/3297923	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 Puleyn 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	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

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	Etudeltawjus, 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/W/23/320252	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 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

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 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/21/3282034	12 Coningham Road READING	RG2 8QP	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/19/3235522	22 Cutbush Lane West READING	RG2 9AH	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/21/3267866	Land at and to the Rear of Willow Tree House READING Berkshire	RG2 9BX	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/17/3191447	Land at the Manor Shinfield Berks	RG2 9BX	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/18/3215339	Land at Lambs and Beech Hill Road Spencers Wood Berkshire	RG7 1JE	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/18/3206531	Land at Lambs Farm, Back Lane SWALLOWFIELD	RG7 1PQ	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/15/3129177	SHINFIELD LODGE THREE MILE CROSS	RG7 1HB	Planning (W)		NA	5	NA	Appeal was withdrawn

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

ITEM 6.1

Reference	Address	Case Detail	Closed Date	Closure Reason
RFS/2024/089113	The Lieutenants Cottage, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AP	unauthorised works to a listed building	21 July 2025	Not expedient
RFS/2025/090086	44 Falcon Avenue, Shinfield, Wokingham, RG2 8EL	noncompliance with condition relating to eastern elevation windows	10 July 2025	Voluntary compliance
RFS/2025/090153	12 Grovelands Road, Spencers Wood, Wokingham, RG7 1DP	Housing development not in accordance with pp F/2013/2567	15 July 2025	Application submitted
RFS/2025/090366	85 Tabby Drive, Three Mile Cross, Wokingham, RG7 1WQ	large plastic shed on the driveway without PP	10 July 2025	Voluntary compliance
RFS/2025/090465	5 Anson Crescent, Shinfield, Wokingham, RG2 8JT	PP Refused for 2 storey extension which is built - HMO	9 July 2025	No breach
RFS/2025/090513	The Swan Public House, Three Mile Cross, Reading Berkshire, RG7 1AJ	Bus in pub garden without PP	8 July 2025	No breach
RFS/2025/090465/01	5 Anson Crescent, Shinfield, Wokingham, RG2 8JT	PCN Served	2 July 2025	Notice served
RFS/2025/090523	23 Woodside Way, Shinfield, Wokingham, RG2 8SY	Erection of outbuilding	9 July 2025	No breach

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

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

Reference	Address	Case Detail	Closed Date	Closure Reason
RFS/2025/090524	23 Woodside Way, Shinfield, Wokingham, RG2 8SY	Business use of outbuilding	9 July 2025	No breach
RFS/2025/090531	Community Centre And Premises car park, School Green, Shinfield, Wokingham, RG2 9EH	License for trading	7 July 2025	No breach
RFS/2025/090538	19 Salmond Road, Shinfield, Reading, RG2 8QN	Not built as per approved plans 250423 - additional windows	17 July 2025	No breach
RFS/2025/090540	74 Oatlands Road, Shinfield, Wokingham, RG2 9DN	Building work without permission	15 July 2025	No breach
RFS/2025/090548	39a Hyde End Road, Shinfield, Reading, RG2 9EP	new build without planning permission	14 July 2025	No breach
RFS/2025/090549	The Mead, Croft Road, Spencers Wood, Wokingham, RG2 9EY	BofC re landscaping conditions 7 11 and 12	22 July 2025	No breach
RFS/2025/090552	15 Grazeley Road, Three Mile Cross, Wokingham, RG7 1BL	Side of house not in accordance with approved plans	17 July 2025	No breach
RFS/2025/090575	11 Grazeley Road, Three Mile Cross, Wokingham, RG7 1BL	Extension window facing my kitchen window which looks into my property	18 July 2025	No breach
RFS/2025/090576	11 Grazeley Road, Three Mile Cross, Wokingham, RG7 1BL	Duplicate of RFS/2025/090575	15 July 2025	Other

Wokingham Borough Council – Previous month's closed Enforcement Cases for Shinfield Parish - September 25

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

Reference	Address	Case Detail	Closed Date	Closure Reason
RFS/2025/090578	11 Grazeley Road, Three Mile Cross, Wokingham, RG7 1BL	Erection of shed without PP	18 July 2025	No breach
RFS/2025/090582	11 Grazeley Road, Three Mile Cross, Wokingham, RG7 1BL	Access via back garden created without permission	18 July 2025	No breach

Wokingham Borough Council – Previous month’s closed Enforcement Cases for Shinfield Parish - September 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.

ITEM 6.1a

Reference	Address	Case Detail	Case Status
RFS/2023/088920	GBSA, Gravelly Bridge Farm, Grazeley Green Road, Grazeley, Wokingham, RG7 1LG	Rifle club without permission	Drafting Notice
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/2024/089657	52 Oatlands Road, Shinfield, Wokingham, RG2 9DN	Build not in accordance with approved plans 240188	Investigation ongoing
RFS/2025/090264	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	Tree works application 223088 replanting not undertaken.	Investigation ongoing
RFS/2025/090265	Bismillah House (formerly Foxglade), Brookers Hill, Shinfield, Wokingham, RG2 9BX	No submission of required landscaping plan for Condition 3 of 222154.	Investigation ongoing
RFS/2025/090266	Bismillah House (formerly Foxglade), Brookers Hill, Shinfield, Wokingham, RG2 9BX	Construction of extended area of hardstanding.	Investigation ongoing
RFS/2025/090278	3 Winston Close, Spencers Wood, Wokingham, RG7 1DW	Extension work taking place without permission - PP refused	Awaiting application
RFS/2025/090328	12 Coningham Road, Shinfield, Wokingham, RG2 8QP	Build not in accordance with p/p 213947, first floor side window	Awaiting application

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - September 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/2025/090436	15 Mimosa Drive, Shinfield, Wokingham, RG2 9AQ	HMO with exceeding 6 people	Awaiting information
RFS/2025/090484	Pulleyn Transport Ltd (Carneys Yard), Church Lane, Three Mile Cross, Wokingham, RG7 1HB	compliance with enforcement notice	New case
RFS/2025/090533	1 Woodsend Close, Shinfield, Wokingham, RG6 4AT	Solar panels on the ground - front and rear of house	Investigation ongoing
RFS/2025/090592	262 Hyde End Road (annex), Spencers Wood, Wokingham, RG7 1DL	Annex without permission	Investigation ongoing

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - September 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.

ITEM 6.2

Reference	Address	Case Detail	Closed Date	Closure Reason
RFS/2025/090436	15 Mimosa Drive, Shinfield, Wokingham, RG2 9AQ	HMO with exceeding 6 people	27 August 2025	No breach
RFS/2025/090592	262 Hyde End Road (annex), Spencers Wood, Wokingham, RG7 1DL	Annex without permission	4 August 2025	No breach
RFS/2025/090646	16 Moor Close, Spencers Wood, Wokingham, RG7 1LQ	Erection of fence	19 August 2025	Other

Wokingham Borough Council – Previous month’s closed Enforcement Cases for Shinfield Parish - September 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.

ITEM 6.2a

Reference	Address	Case Detail	Case Status
RFS/2023/088920	GBSA, Gravelly Bridge Farm, Grazeley Green Road, Grazeley, Wokingham, RG7 1LG	Rifle club without permission	Drafting Notice
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/2024/089657	52 Oatlands Road, Shinfield, Wokingham, RG2 9DN	Build not in accordance with approved plans 240188	Investigation ongoing
RFS/2025/090264	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	Tree works application 223088 replanting not undertaken.	Investigation ongoing
RFS/2025/090265	Bismillah House (formerly Foxglade), Brookers Hill, Shinfield, Wokingham, RG2 9BX	No submission of required landscaping plan for Condition 3 of 222154.	Investigation ongoing
RFS/2025/090266	Bismillah House (formerly Foxglade), Brookers Hill, Shinfield, Wokingham, RG2 9BX	Construction of extended area of hardstanding.	Investigation ongoing
RFS/2025/090278	3 Winston Close, Spencers Wood, Wokingham, RG7 1DW	Extension work taking place without permission - PP refused	Awaiting application
RFS/2025/090328	12 Coningham Road, Shinfield, Wokingham, RG2 8QP	Build not in accordance with p/p 213947, first floor side window	Awaiting application

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - September 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/2025/090484	Pulleyn Transport Ltd (Carneys Yard), Church Lane, Three Mile Cross, Wokingham, RG7 1HB	compliance with enforcement notice	New case
RFS/2025/090533	1 Woodsend Close, Shinfield, Wokingham, RG6 4AT	Solar panels on the ground - front and rear of house	Investigation ongoing
RFS/2025/090642	Shire Hall, Shinfield Park, Shinfield, Reading, RG2 9XY	Breaking of construction hours	Investigation ongoing
RFS/2025/090645	Shire Hall, Shinfield Park, Shinfield, Reading, RG2 9XY	Breach relating to dust suppression	Investigation ongoing
RFS/2025/090685	37 Caribou Walk, Three Mile Cross, Wokingham, RG7 1WR	U/A building in rear garden without PP	New case
RFS/2025/090698	3 Simonds Grove, Spencers Wood, Wokingham, RG7 1BH	Partial conversion of garage	New case

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - September 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.

Local Active Travel Plan Proposals – 2025 update

1.1 Bolton Drive/Beke Avenue – signposting

1.2 Fullbrooke Avenue – signposting

As of 2nd June 2025 WBC had agreed to move ahead with the signposting, and were discussing drawing up plans. This has been delayed by WBC Planning & Highways refusing to engage on the matter. Cllr Glover is following up to find out who is causing the obstruction.

2.1 Footpath 16 – surface upgrade

This work has been completed by UoR.

Before

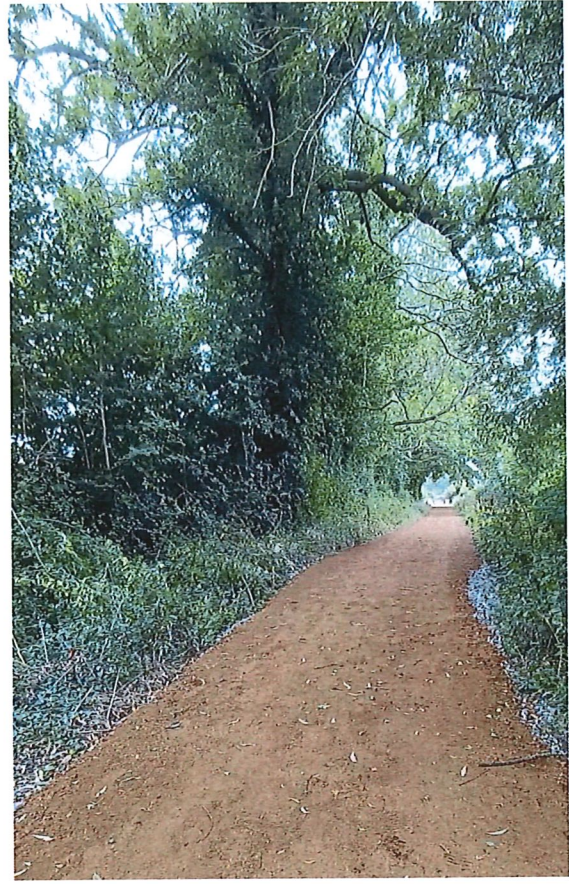


After



2.4 Footpath 15 – Milworth Lane – Surface upgrade

This work has been complete by UoR. Both photos are the upgraded footpath. The paths now slope towards the ditch which should improve year round accessibility.



Shinfield Volunteers Group

SVG removed a tree stump from footpath 13 with the help of a stump grinder. This was no easy task!

Before



After

