

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 Thursday 11th May 2023, at the School Green Centre, RG2 9EH, commencing 19.30

Members are invited to attend a pre-meeting at 19:00 to hear a presentation on Bio-Diversity Net Gain from Duncan Fisher, Wokingham Borough Council



Bruce Winton
5th May 2023

Members: Cllrs. N. Boyer, P. Emmet, A. Grimes, P. Jahromi, L. James, D. Lias,
N Masseron, D. Peer (Chair), R Tatla

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 13th April 2023 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

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

5. Appeals

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

6. Enforcement Notices

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

7. Highways, Street Lighting and Footpath Matters

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

8. Wokingham Borough Council S106 and CIL funds

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

9. Spencers Wood Solar Farm Community Fund

- 9.1 To **RECEIVE** and **CONSIDER** information from the Clerk regarding access to this community fund

10. Correspondence

- 10.1 To **RECEIVE** and **CONSIDER** recent correspondence on footpath diversions*

11. Future Meetings

- 11.1 To **NOTE** the next meeting of the Planning & Highways Committee meeting is subject to discussion at the Full Council meeting on Wednesday 17th May

*** indicates papers attached**

**** indicates papers to follow**

Minutes of a meeting of
Planning & Highways Committee
Held on Thursday 13th April 2023
At School Green Centre commencing at 19.30

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

Attending: Bruce Winton (Clerk), Sally Herring (Deputy Clerk)
BCllr J Rance
3 members of the public

23/PC/33

Public Questions

- 33.1 Two members of the public explained their position in relation to a planning application to create a suitable access entrance for the removal of dead trees that were potentially a hazard on a plot of land they owned. The access would require the removal of two lime trees on their land. The application had been rejected by Wokingham Borough Council (WBC). Members explained that the decision was in line with the local neighbourhood plan and until an appeal or a new application was made Shinfield Parish Council (SPC) were not able to make any further comments but would review the appeal when it was available.

20:04 Two members of the public left the meeting

23/PC/34

Apologies and declarations of Members' Interest

- 34.1 Apologies had been received from Cllr L James
- 34.2 There were no declarations of members' interests.

23/PC/35

Minutes of the Previous Meeting

- 35.1 The minutes of the committee meeting of 9th March 2023 were approved as a correct record and signed as such by Cllr Peer.

Proposed: Cllr N Boyer
Seconded: Cllr P Emmment
Approved: Unanimously

35.2 Actions and Matters Arising

23/PC/22.1 Clerk to apply to Greentech for Community Grant

This was on the agenda item 9.1

23/PC/22.3 Greentech to be requested to support SPC in its application to extend the path to access the riverbank

Nothing to add

23/PC/23.1 Clerk to write to WBC regarding the breach of a TPO for land adjacent to Bramble Cottage.

This had been done. The issue appears on the Live Enforcement cases (RFS/2022/087690) with the status showing as "Legal and/or Court".

23/PC/24.1 Clerk to ask Cllr Jones if he wished to remain on the Committee

The Clerk had spoken to Cllr Jones and he wished to cease being a member of this committee.

23/PC/25.1 23/PC/11.2 Clerk and Chairman to send a formal letter to WBC, AWE and West Berkshire Council and Clerk to circulate a copy of the letter to members of the committee

The Clerk had issued the letters to WBC, AWE and West Berkshire Council. The outcome had been discussed at a meeting of the Full Council on 16th March.

23/PC/7.2 Clerk to report back once the information had been received from WBC on the spending of S106 monies

This was on the agenda item 8.1

23/PC/7.3c Clerk to seek clear advice from John Russell, Motion about street lighting on a 'B' road

The Clerk had raised this with John Russell who understood that the highways authority had no duty to light roads which were not 'A' roads and there was no duty for the parish council to provide lighting, so in theory the parish could remove the streetlights. If the streetlights were removed this would render most of the WBC active travel network not fit for purpose and would have an impact on the spatial strategy of allocating more land in Shinfield for housing.

The Clerk had written to WBC Street Lighting Department to see if they had any thoughts on how to resolve this matter but had not received a response.

ACTION – Clerk to continue to follow up with WBC Street Lighting Department

23/PC/8.1 Clerk to discuss traffic calming measures with Paul Fishwick

The Clerk had invited BCllr Fishwick to a meeting with the Traffic Working Party for some time after the election but has not yet had a response.

23/PC/28.1 Clerk to add to the agenda in a years time to check the trees had been replaced at Foxglade, Brookers Hill, Shinfield

This will be done

23/PC/29.1 Cllr Masseron to look at previous reports to assess the process for monitoring footpaths and to talk to a knowledgeable local resident

This was on the agenda item 7.1

23/PC/29.2 Clerk to write to WBC to request that streetlights be switched off between the hours of 00:30 and 05:30

On the agenda at item 7.2.

- 23/PC/30.2 Clerk to contact Harry Williamson and update the committee on major incident planning

The Clerk has not yet been able to start to develop a Major Incident Plan for the council but will include talking to Wokingham Borough Council's (WBC) Emergency Planning Team as part of that process to ensure that the two dovetail with each other and will include where reciprocal support is possible.

The Clerk will update the committee as and when those discussions take place.

- 23/PC/31.1 Clerk to circulate response to the traffic consultation

This had been done

- 23/PC/31.2 Clerk to arrange a meeting in two weeks time to plan ahead for a consultation on Hyde End Lane

The Clerk advised that this should be considered further as part of the Traffic Working Party to establish the details of any future consultation.

Cllr Masseron reported that she had approached the school to request that the school opens their gates when there are matches at the weekends.

- 23/PC/32.2 Clerk to make BCllrs aware of the Validation of Planning applications list

This had been done.

- 23/PC/32.3 Clerk to promote work SPC had done to improve the buses in the parish

This will continue to be included in the newsletter and website.

- 23/PC/32.4 Clerk to respond to the resident and suggest she contacts Chris Easton at Wokingham Borough Council in relation to a crossing on Shinfield Road

This had been done.

23/PC/36 Schedule of Deposited Plans

36.1 None Received.

23/PC/37 Appeals

37.1 Planning Inspectorate Appeals

It was **NOTED** that there was no planning inspectorate appeals “in progress” in RG2 and three in RG7 currently “in progress” in the parish.

Members requested that another column be included to give additional information, for example, had the appeal been dismissed or approved, to enable a more quantitative view.

ACTION – Clerk to give a brief precis of the appeals outcome starting from March 2023

23/PC/38 Enforcement Update

38.1 Closed Enforcement Notices

Members noted the contents of the report

38.2 Live Enforcement Notices

Members noted the contents of the report

23/PC/39 Highways, Street Lighting and Footpath Matters

39.1 **Verbal Update on Highways, Street Lighting and Footpath Matters**

Cllr Masseron had circulated a report outlining the current position of footpaths in the parish. The following points were highlighted: -

- Footpath near Parrot Farm is nearing completion
- Cycleway – Eastern Relief road links to Langley Mead extension
- Cycling consultation should be published in the newsletter and website
- Footpath 20 is completed, however, the section alongside the football pitches is virtually impassable and the part leading to Basingstoke Road requires some attention. Clerk to follow up with Andrew Fletcher.

- Footpaths around Mays Farm are virtually impassable due to flooding. Contact the Countryside Department at WBC to supply money to finish the path.
- Langley Mead is wet and muddy
- Footpath 17 – opposite Deardon Allotments – path has barbwire fence on both sides creating a hazard. One side could be removed.
- More waste bins required, particularly dog waste bins. A suggestion was made to ‘sponsor a bin’ to help with the costs. Need to find out who the land management companies are and approach them. Firstly, establish how many bins are required and where they are needed.

ACTION –

- Cllrs Masseron, Emmet, the Clerk and Ian Young to meet to decide where bins should be
- Clerk to publish cycling consultation in the Newsletter and Website

39.2

Street Lighting

The Clerk has written to WBC to confirm the arrangements required to effect the change of street light hours so that they are turned off between 00.30 and 05.30. He has chased for a response.

ACTION – Clerk to write to WBC to request that the streetlights owned by SPC be switched off between the hours of 00:30 and 05:30

23/PC/40

Wokingham Borough Council S106 and CIL funds

40.1

Members noted the updated information from the Clerk regarding information received from WBC regarding S106 and CIL funds. However, it was still unclear where the CIL money had been spent in Shinfield Parish Council (SPC) and where the spend to support our bus network was identified

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

21:29 one member of the public left the meeting

23/PC/41

Spencers Wood Solar Farm Community Fund

41.1

At his presentation to the committee on 9th March, Mr Jenkison from Greentech referred to a Community Grant that may be available from Greentech and the Clerk had sought confirmation from him as to what would be required to access that grant. This was approved by the Committee.

Proposed: Cllr N Boyer
Seconded: Cllr N Masseron
Approved: Unanimously

ACTION – Clerk to apply for a Community Grant from Greentech

The Clerk reported that Solar Farms may be delayed by up to 11 years to connect to the grid and had drawn this to the attention of Greentech.

23/PC/42

Correspondence

42.1

Notice of the Submission of the West Berkshire Local Plan Review 2022-2039 to the Secretary of State (31 March 2023)

<https://www.westberks.gov.uk/lprexamination>

The Clerk highlighted the references to the Atomic Weapons Establishment (AWE).

Members noted the review.

23/PC/43

The next meeting is Thursday 11th May 2023

The meeting ended at 21:35

List of Actions

23/PC/37	Clerk to give a brief precis of the appeals outcome on the Planning Inspectorate Appeals outcome starting from March 2023	Clerk
23/PC/39.1	➤ Cllrs Masseron, Emmet, the Clerk and Ian Young to meet to decide where the waste bins should be provided	Cllrs Masseron, Emmet, the Clerk and Ian Young
	➤ Clerk to publish the cycling consultation in the Newsletter and Website	Clerk
23/PC/39.2	Clerk to write to WBC to request that the streetlights owned by SPC be switched off between the hours of 00:30 and 05:30	Clerk
23/PC/40.1	Clerk to write to the Executive member of finance at WBC to request a report identifying where CIL money had been spent in SPC	Clerk

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

4th May 2023

Item 5.1

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/C/23/3314060	Uplands, Basingstoke Road READING	RG7 1AP	Enforcement Notice	L2	222052	2		
APP/X0360/W/22/3311543	Parkside House Lambs Lane READING	RG7 1JE	Planning (W)		222478	2		
APP/X0360/W/22/3309384	Uplands Basingstoke Road READING	RG7 1AP	Planning (W)	L2	222052	2		
APP/X0360/W/22/3296611	1 Westlands Avenue READING	RG2 8EB	Planning (W)		220104	3	10/08/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3274461	12 Coningham Road READING	RG2 8QP	Planning (W)		202984	3	01/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/19/3228974	12 Cutbush Lane West READING	RG2 9AH	Planning (W)		190152	3	07/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3303625	14 Coningham Road READING	RG2 8QP	Planning (W)		221225	3	02/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/17/3171035	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/D/18/3192970	2 Kendal Avenue READING	RG2 9AR	Householder (HAS)		173001	3	16/02/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/20/3247817	8 Pattinson Road READING	RG2 8QJ	Householder (HAS)		193231	3	02/07/2020	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3173465	Culverwood, Shinfield Road READING	RG2 9BE	Planning (W)		162495	3	05/09/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3172028	Land adjacent to Grange Lodge Shinfield	RG2 9AL	Planning (W)		163561	3	19/07/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3297923	Land Adjacent to lane End House Shinfield	RG2 9BB	Planning (W)		213681	3	20/12/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3269790	Land at Croft Road Spencers Wood Shinfield	RG2 9EY	Planning (W)		203108	3	25/06/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/19/3222049	Leyland Gardens Reading Berkshire	RG2 9AN	Householder (HAS)		181780	3	01/08/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3275086	Willow Tree House Brookers Hill READING	RG2 9BX	Planning (W)		203560	3	18/02/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/22/3303676	Istana, Lambs Lane READING	RG7 1JB	Householder (HAS)		201752	3	02/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3298797	2 Grovelands Road READING	RG7 1DP	Planning (W)		214165	3	07/11/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3290427	Land rear of 182 Hyde End Road Spencers Wood	RG7 1DG	Planning (W)		212507	3	23/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3271017	David Hearn Motor Engineers Reading	RG7 1BA	Planning (W)		201557	3	03/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3269974	30 Grazeley Road Reading	RG7 1BJ	Planning (W)		201629	3	31/08/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/20/3258638	Land at Carney's Yard, opposite Pulleyn Transport Yard READING	RG7 1HB	Planning (W)		200596	3	11/01/2021	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/19/3240232	Land rear of Diana Close Spencers Wood Berkshire	RG7 1HP	Planning (W)		171004	3	01/02/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/19/3230479	Land adjacent to Eventide Three Mile Cross	RG7 1HD	Planning (W)		183198	3	07/10/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/19/3221827	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/18/3204770	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/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/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/W/17/3174092	Floyers Barn Wokingham	RG7 1DL	Planning (W)		162924	3	18/10/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3172361	R/O 27-29 The Square Spencers Wood	RG7 1BS	Planning (W)		163287	3	19/07/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3169533	Lambs Farm Business Park READING	RG7 1PQ	Planning (W)		162594	3	28/06/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/16/3161433	219a Hyde End Road SPENCERS WOOD	RG7 1BU	Planning (W)		160982	3	25/05/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/X/16/3152152	24 Fawn Drive READING	RG7 1WL	Lawful Development Certificate		160876	3	22/02/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/C/17/3186555	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/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/C/16/3153193	Paddocks Reading Berks	RG7 1NG	Enforcement Notice		161915	4	02/07/2018	WBC issued enforcement against change of use with planning permission. Appeal was allowed and enforcement notice quashed. Planning permission granted for 3 years
APP/X0360/W/19/3235895	Land south of Reading Road and Arborfield Road Shinfield Berkshire	RG2 9EA	Planning (W)		181631	4	06/01/2020	WBC refused PA. Developers Appeal was upheld. SANG was built
APP/X0360/W/19/3238203	Land to the south of Cutbush Lane Shinfield Berkshire	RG2 9AG	Planning (W)		181499	4	10/03/2020	WBC refused PA. Developers Appeal was upheld. 249 dwellings south of Cutbush Lane
APP/X0360/W/22/3303884	Parrot Farm Shingfield Wokingham	RG2 9EA	Planning (W)		213156	4	28/03/2023	WBC refused PA. Developers Appeal was upheld. Change of use permitted
APP/X0360/W/22/3304042	Land west of Kingfisher Grove Reading Berkshire	RG7 1LZ	Planning (W)		201002	4	31/01/2023	WBC refused PA. Developers Appeal was upheld. 49 homes at Kingfisher Grove
APP/X0360/W/19/3223579	Berkshire Caravans READING	RG7 1HB	Planning (W)		182831	4	18/06/2019	WBC refused PA. Developers Appeal was upheld. Change of use to caravan storage and sale was permitted
APP/X0360/D/18/3215332	Parkside House, Lambs Lane READING	RG7 1JE	Householder (HAS)		182015	4	30/01/2019	WBC refused PA. Developers Appeal was upheld. 2 storey side extension permitted

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/W/18/3204133	Land at Parklands Spencers Wood Wokingham	RG7 1AS	Planning (W)		171737	4	28/02/2019	WBC refused PA. Developers Appeal was upheld. 55 dwellings at Parklands
APP/X0360/W/18/3203707	Hartley Court Farm, Hartley Court Road READING	RG7 1NH	Planning (W)		162923	4	01/07/2019	WBC refused PA. Developers Appeal was upheld. Change of use agricultural building to office & storage permitted
APP/X0360/W/16/3159579	Mallards, Basingstoke Road READING	RG7 1AD	Planning (W)		161522	4	09/02/2017	WBC refused PA. Developers Appeal was upheld. Extended post office and retail with flat above permitted
APP/X0360/W/15/3097721	Land at Stanbury House Spencers Wood	RG7 1AJ	Planning (W)		O/2014/2101	4	18/09/2018	WBC Failed to give notice in time. Developers Appeal to PI was allowed. 57 homes at Stanbury House
APP/X0360/W/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

Reference	Address	Case Detail	Closed Date	Closure Reason
RFS/2022/087720	Willow Tree House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	U/A works taking place without permission	18 April 2023	No breach
RFS/2023/087993	Office And Yard Rear Of, 182 Hyde End Road, Spencers Wood, Wokingham, RG7 1DG	External storage	14 April 2023	Voluntary compliance
RFS/2023/088055	Shinfield View, School Green, Shinfield, Wokingham, RG2 9EH	CIL Compliance Check PP 191693	6 April 2023	No breach
t	Mays Hill Lodge, Beech Hill Road, Shinfield, Berkshire, RG7 1HX	Outbuildings being used as sub lets to other businesses	26 April 2023	Not expedient
RFS/2023/088121	Shinfield Service Station, Arborfield Road, Shinfield, Wokingham, RG2 9DY	Illuminated sign too bright	19 April 2023	No breach

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

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

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

Reference	Address	Case Detail	Case Status
RFS/2022/087690	Land adjacent to, 181 Hyde End Road, Shinfield, Reading, RG2 9EU	u/a works to TPO tree	Legal and/or Court
RFS/2022/087811	Land West Of, Beech Hill Road, Spencers Wood, Reading, RG7 1HL	possible breach of landscape condition and s106 agreement	Awaiting information
RFS/2023/087929	2 Monarch Drive, Shinfield, Wokingham, RG2 9EW	Removal of roadside hedge new entrance and exit being created	New case
RFS/2023/087932	44 Falcon Avenue, Shinfield, Wokingham, RG2 8EL	Breach of condition re window	Awaiting information
RFS/2023/087944	28 Grazeley Road, Three Mile Cross, Wokingham, RG7 1BJ	Outbuilding in rear garden being used as habitable accommodation	Investigation ongoing
RFS/2023/088006	Cutbush Barn, Cutbush Lane, Shinfield, Wokingham, RG2 9AL	Over 1m high fence erected adjacent to highway without PP	Investigation ongoing
RFS/2023/088009	Crossgates, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AS	Garden shed / annexe being used as living area & extension built no PP	Investigation ongoing
RFS/2023/088116	Willow Tree House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	Unauthorised annexe	Awaiting application
RFS/2023/088117	Willow Tree House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	Gate erected without PP adjacent to highway above 1m	Awaiting application

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

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

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Reference	Address	Case Detail	Case Status
RFS/2023/088136	12 Cutbush Lane, Shinfield, Wokingham, RG2 9AH	COU of outbuilding from ancillary to commercial gym	Awaiting compliance
RFS/2023/088139	7 Grenadier Close, Shinfield, Wokingham, RG2 9EZ	WBC land taken into garden by creating a gate and a fence	New case
RFS/2023/088141	36 Sela Drive, Shinfield, Wokingham, RG2 9YJ	conversion of garage to new dwelling	New case

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

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Footpaths 3 and 11

Further to previous discussions regarding footpaths 3 and 11, Wokingham Borough Council have confirmed that the diversions have been approved.

Copies of the map are attached.