

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 July 2024, at the School Green Centre, RG2 9EH, commencing 19.30



Bruce Winton
4th July 2024

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 12th June 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
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 report on Highways, Street Lighting and Footpath Matters
- 7.2 To **RECEIVE** and **CONSIDER** an update from the Traffic Working Party
- 7.3 To **RECEIVE** and **CONSIDER** next steps on the Village Gates

8. Renewal of Neighbourhood Development Plan

- 8.1 To **RECEIVE** and **CONSIDER** a verbal update from the Neighbourhood Development Plan project group

9. Correspondence

- 9.1 To **RECEIVE** and **NOTE** a response from Transport for the South East in relation to their Transport Strategy survey*
- 9.2 To **RECEIVE** and **NOTE** a response from Wokingham Borough Council to a question raised by BCLlr Glover regarding the non-publication of the response from AWE relating to the proposed development on Body's Farm*
- 9.3 To **RECEIVE** and **CONSIDER** the possible future use of Nullis Farm House in anticipation of a request from Wokingham Borough Council for Shinfield Parish Council to take over the building
- 9.4 To **RECEIVE** and **NOTE** the Application for the Designation of Thatcham Neighbourhood Area*
- 9.5 To **RECEIVE** and **NOTE** the University of Reading's plans to launch a new agriculture and food research strategy including the purchase of Tanners Farm, Farley*

10. Future Meetings

- 10.1 To **NOTE** the next meeting of the Planning & Highways Committee meeting is Wednesday, 14th August 2024

* indicates papers attached

** indicates papers to follow



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Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 12th June 2024
At School Green Centre commencing at 19.30

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

Attending: B Winton (Clerk), S Herring (Deputy Clerk)
4 Members of the public

Cllr Peer chaired the initial part of the meeting

24/PC/54

Election of Chair of the Planning and Highways Committee

54.1 The following nominations had been received

Cllr Peer was nominated by Cllrs Jahromi & Lias

54.2 Cllr Peer was elected as Chair of the Planning and Highways Committee for 2024/25

54.3 Cllr Peer accepted the position of Chair of the Planning and Highways Committee and duly signed the declaration of acceptance of office

24/PC/55

Election of Vice-Chair of the Planning and Highways Committee

55.1 The following nominations had been received

Cllr Boyer was nominated by Cllrs Jahromi & Lias

55.2 Cllr Boyer was elected as Vice-Chair of the Planning and Highways Committee for 2024/25

55.3 Cllr Boyer accepted the position of Vice-Chair of the Planning and Highways Committee and duly signed the declaration of acceptance of office

24/PC/56**Public Questions**

56.1 19 Grovelands Road (PA241396)

Cllr Boyer declared an interest as he lives near to the property.

Two representatives of the owners of this property discussed their plans for the building for which they are seeking a change of use and planning permission to convert to a place of worship.

The capacity would be a maximum of 35 people and used twice a week. Parking would be to the rear of the property. While they would wish to retain the ability to park to the front of the building, they would be content to have a constraint not to park on the street.

Members were concerned that if anything the building may be underutilised and asked if consideration might be given to offering it up for a use by a playgroup or similar which would bring an additional benefit to the community.

24/PC/57**Apologies and declarations of Members' Interest**

57.1 There were no apologies for absence from Councillors.
Apologies were received from S Herring (Deputy Clerk)

57.2 There were no declarations of members' interests other than that already declared by Cllr Boyer.

24/PC/58**Minutes of the Previous Meeting**

58.1 The minutes of the committee meeting of 8th May 2024 were approved and signed as such by Cllr Peer

Proposed: Cllr Grimes
Seconded: Cllr Boyer
Approved: Unanimously

58.2 **Actions and Matters Arising**

24/PC/46.2 Clerk to monitor any changes to RFS/2024/089113, The Lieutenants
24/PC/27.2 Cottage, Basingstoke Road. RG7 1SP

This was still showing as "Awaiting Application".

24/PC/46.2 Cllr Hoyle to check with BCllr Glover to ascertain a list of what had been carried out in relation to the signage on Basingstoke Road and Hyde End Road, due to the reduction in speed limit
24/PC/40.2

It was agreed that these matters had been resolved.

Cllr Peer raised the faded condition of a warning sign on Hyde End Road

ACTION – Clerk to inform WBC Highways Department regarding the condition of the warning sign on Hyde End Road

24/PC/46.2 Cllr Grimes to write to all BCllrs and invite them to the next Full Council meeting on 22nd May 2024
24/PC/40.2

This had been done

24/PC/46.2 Clerk to organise an induction for the new BCllrs and ask for their support in encouraging executive members and senior officer attendance at the parish council meetings
24/PC/40.2

An invitation had been made to all Borough Councillors but only BCllr Bell had attended an induction discussion with the Clerk.

24/PC/50.1 Clerk to report Anti-Social Behaviour and fly tipping on the footpath joining Hyde End Lane to Larchside Close to WBC

This had been done.

24/PC/50.2 Traffic Working Party to draw up a proposed press release for approval at Full Council on 22nd May 2024

This was covered at 63.2

24/PC/50.3 Traffic Working Party to finalise the plan for 'Village Gates' and report back to the Planning and Highways meeting in June 2024

This was covered at 63.2

24/PC/50.4 Clerk to raise the issue of access for emergency vehicles on Hyde End Lane with Wokingham Borough Council

This had been raised with Cllr Matic in his capacity as Emergency Planning Officer for WBC. WBC were aware of the concerns over congestion on this road particularly on days where there were lots of matches taking place but there was no immediate solution to the issue.

24/PC/50.4 Clerk to raise the issue with West Berkshire Council (in relation to the DEPZ) regarding potential problems with evacuation on Hyde End Lane when it was congested

The Clerk had asked Chris Howard, WBC for contact details for the appropriate officer in West Berkshire to discuss DEPZ issues with

24/PC/50.4 Berkshire Fire and Rescue Service and the Ambulance Service to be made aware of potential access to problems

The Clerk had not made any report to these organisations as he felt they were aware of the issues in Hyde End Lane.

24/PC/51.1 Clerk to arrange two further meetings of the SPNP project group

First meeting had taken place on 23rd May and another meeting is scheduled for 27th June.

24/PC/52.1 Clerk to circulate the Transport to the South East newsletters within the Parish

This had been done.

24/PC/52.1 Clerk to invite 'Transport to the South East' to a meeting with councillors

The Clerk had written to Transport to the South East on 21st May but had not received any response. He has chased them and invited them to a meeting.

ACTION – Clerk to follow up his invitation to 'Transport to the South East' to a meeting with councillors

24/PC/59

Terms of Reference

59.1 The Terms of Reference for the Planning and Highways Committee

Cllr Masseron raised the following points:

- The Clerk had requested nominations in advance of the meeting although this was not a requirement in the Standing Orders for committee Chairs/Vice-Chairs
- Should members of the Planning & Highways committee have attended appropriate training on the subject matter

After discussion, it was agreed that these matters affected all committees, and the matter should be referred to Full Council for consideration

ACTION – Terms of Reference to be added to the agenda for Full Council on 26th June 2024 for clarification of these matters

24/PC/60

Schedule of Deposited Plans

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

60.2 Planning Application 241261 – Land off Basingstoke Road, Spencers Wood

There are currently over 100 comments on the Planning Portal objecting to the concept of development in this area. The application however is at this stage concerned with obtaining a screening opinion and it was agreed that the following should be required:

- Full Environmental Impact Assessment
- Full Net Gain Biodiversity Impact Assessment
- Full Traffic Impact assessment to include specifically alternatives to travelling to Reading via J11 of the M4
- Full DEPZ emergency Planning assessment
- Full Health Impact Assessment
- Full Education Impact Assessment including what school provisions would be made on the site

SPC remain opposed in principle to developments within the DEPZ

ACTION – Clerk to submit a response on the basis of the above

60.3 Planning Application 241326 – Land North of Arborfield Road, Shinfield

It was agreed that similar comments as for 241261 would be submitted.

[Post meeting note WBC determined this screening application before the Clerk was able to submit comments. The decision was that a Full Environmental Impact Assessment WAS NOT REQUIRED]

60.4 Wistaria Cottage 240780 and 240781

Members **NOTED** the input from Katmal Ltd regarding the applications potential impact on the DEPZ

24/PC/61

Appeals

61.1 The Clerk advised that the only change from the previous report was that the appeal in respect of 176 Hyde End Road has been dismissed.

Members **NOTED** the report.

24/PC/62

Enforcement Notices

62.1 Closed Enforcement Notices

Four items were deemed "No Breach" while two had resulted in voluntary compliance.

Members **NOTED** the report

62.2 Live Enforcement Notices

There were three new cases:

- Fourwinds - breach of condition re planting trees re 191862
- Kelsta-Li - Breach of conditions 4 (screen) & 5 (ecology) of 231405
- 45 Hyde End Lane - Bay window built over boundary and not in accordance with plans

Members **NOTED** the report

62.3 Carneys Yard

It was noted that there were still a large number of vehicles being stored at the site.

ACTION – Clerk to seek an update on the Carneys Yard site

24/PC/63

Highways, Street Lighting and Footpath Matters

63.1 Footpath matters

Cllr Masseron had previously circulated a report.

Two members of the public present suggested that they would be able to find volunteers to paint the gate at the southern end of Footpath 20.

Members **NOTED** Cllr Masseron's report

63.2 Woodcock Lane

Cllr Hoyle advised of fly-tipping and burnt-out vehicles on Woodcock Lane parallel to the A33. The Clerk was asked to investigate whether WBC could put in any provisions to prevent vehicle access on this path.

ACTION – Clerk to identify if there were any provisions that could be put in place to prevent vehicle access to Woodcock Lane

63.3 Traffic Working Party

There had been no recent meeting of the Traffic Working Party to report back to committee.

63.4 Village Gates

The Clerk had intended to delegate this to the incoming Facilities Manager but that had not been possible. This would be followed up at Traffic Working Party.

24/PC/64

Renewal of Neighbourhood Plan

64.1 Shinfield Parish Neighbourhood Plan (SPNP)

The third meeting had been held. The Clerk would go through the draft document to ensure that all the comments that have been made have been incorporated into the working draft in a coherent manner. The next meeting (27th June) will then be for members to review this draft and make any necessary corrections.

ACTION – Clerk to produce the next draft of the Shinfield Parish Neighbourhood Plan

24/PC/65

Correspondence

65.1 Planning Application 233038, 148 Houses, Land East of Hayes Drive North of 3 Mile Cross

The Clerk advised that he had been informed by WBC's Case Officer that:

"We are still working through this application, so don't have a comprehensive update as of yet.

Please note that if recommended for refusal this application won't be seen at planning committee."

Separately they had advised that "The application expires on 02nd July, so we have until then to determine it unless an extension of time is agreed"

65.2 Members **NOTED** the Cold Ash Neighbourhood Plan

65.3 Members **NOTED** the Hermitage Neighbourhood Plan

24/PC/66

Date of the next meeting

66.1 The date of the next meeting will be Wednesday, 10th July 2024

The meeting ended at 21.25

List of Actions

24/PC/46.2 24/PC/27.2	Clerk to inform WBC Highways Department regarding the condition of the warning sign on Hyde End Road	Clerk
24/PC/52.1	Clerk to follow up his invitation to 'Transport to the South East' to a meeting with councillors	Clerk
24/PC/59.1	Terms of Reference to be added to the agenda for Full Council on 26 th June 2024 for clarification of these matters	Clerk
24/PC/60.2	Clerk to submit a response regarding PA 241261 on the basis of the above	Clerk
24/PC/62.3	Clerk to seek an update on the Carneys Yard site	Clerk
24/PC/63.2	Clerk to identify if there were any provisions that could be put in place to prevent vehicle access to Woodcock Lane	Clerk
24/PC/64.1	Clerk to produce the next draft of the Shinfield Parish Neighbourhood Plan	Clerk

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

2th July 2024

Item 5.1

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
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 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 was dismissed
APP/X0360/C/23/3314060	Uplands, Basingstoke Road READING	RG7 1AP	Enforcement Notice	L2	222052	3	17/11/2023	WBC refused PA. Developers Appeal to PI succeeded in part. WBC Enforcement Notice modified to allow for wall to be reduced in height
APP/X0360/W/23/3309384	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/23/3290427	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/23/3303625	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/23/3288797	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	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

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/W/18/3199728	Land at Lambs Lane and Beech Hill Road Spencers Wood Berkshire	RG7 1JB	Planning (W)		172495	3	08/01/2019	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	Etudliettawjus, 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/23/3320252	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 to house domestic
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 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/19/3255522	22 Cutbush Lane West READING	RG2 9AH	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/21/3257866	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/18/3215939	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/2024/089131	Land at Grange Lodge (Site Huts), Cutbush Lane, Shinfield, Reading, RG2 9AF	Additional Operational Development	10 June 2024	Voluntary compliance
RFS/2024/089245	Land North of Church Lane, Church Lane, Three Mile Cross	Unauthorised building	25 June 2024	Voluntary compliance
RFS/2024/089340	52 Oaklands road, Shinfield	Building on/across the party wall	7 June 2024	No breach
RFS/2024/089407	45 Hyde End Lane, Ryeish Green, Wokingham, RG7 1EP	Bay window built over boundary and not in accordance with plans	6 June 2024	Voluntary compliance

Wokingham Borough Council – Previous month’s closed Enforcement Cases for Shinfield Parish - July 24

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	Case Status
RFS/2023/088312	Marlborough House, Basingstoke Road, Spencers Wood, RG7 1AE	BofC re landscaping	Awaiting compliance
RFS/2023/088597	Carneys Yard, Church lane, Three Mile Cross, RG71HB	Refusal of retrospective application 231437	Awaiting compliance
RFS/2023/088598	Carneys Yard, Church lane, Three Mile Cross, RG71HB	Storage of builders material in north (rear) field & west (side) field	Awaiting compliance
RFS/2023/088767	22 Bland Way, Shinfield, Wokingham, RG2 9SL	High fence erected in rear garden without PP	Awaiting application
RFS/2023/088919	253 Shinfield Road, Shinfield, Wokingham, RG2 8HF	PP 232141 refused	Investigation ongoing
RFS/2023/088920	GBSA, Gravelly Bridge Farm, Grazeley Green Road, Grazeley, Wokingham, RG7 1LG	Rifle club without permission	Awaiting application
RFS/2024/089113	The Lieutenants Cottage, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AP	unauthorised works to a listed building	Awaiting application
RFS/2024/089142	41 Appleby Walk, Shinfield, Wokingham, RG7 1UZ	moving fence that is back of property over the ditch	Investigation ongoing
RFS/2024/089157	73 Clares Green Road, Spencers Wood, Wokingham, RG7 1DU	A mobile home in the garden next to the house	Investigation ongoing

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - July 24

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/2024/089185	Fourwinds, Brookers Hill	breach of condition re planting trees re 191862	New case
RFS/2024/089190	3 Perigee, Shinfield, Wokingham, RG2 9FT	Building in rear garden being built without PP & possible S215 untidy	Awaiting application
RFS/2024/089369	Allan Dene, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AT	Use of outbuilding as sperate dwelling	Awaiting information
RFS/2024/089381	Keista-Li, Brookers Hill, Shinfield, RG2 9BX	Breach of conditions 4 (screen) & 5 (ecology) of 231405	Investigation ongoing
RFS/2024/089419	Hunters Moon Pearmans Glade, Shinfield Road, Shinfield, Wokingham, RG2 9BE	earthworks at the house without permission	Investigation ongoing
RFS/2024/089420	41 Appleby Walk, Shinfield, Wokingham, RG7 1UZ	Rubbish on site	Investigation ongoing
RFS/2024/089422	The Paddocks, Kybes Lane, Grazeley, Wokingham	Regular breach of condition 5 with the burning of waste. Especially ba	Investigation ongoing
RFS/2024/089423	The Paddocks, Kybes Lane, Grazeley, Wokingham	Recent building work to create new vehicle access to Kybes Lane from P	Investigation ongoing
RFS/2024/089424	The Paddocks, Kybes Lane, Grazeley, Wokingham	Running commercial activities in breach of item 5	Investigation ongoing

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Reference	Address	Case Detail	Case Status
RFS/2024/089464	41 Appleby Walk, Shinfield, Wokingham, RG7 1UZ	Erection of an extension to the existing garage and outbuilding	New case
RFS/2024/089465	16 Elizabeth Rout Close, Spencers Wood, Wokingham, RG7 1DQ	Use of land for storage and possible breach of conditions	New case

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - July 24

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Good morning Bruce,

Thank you so much for your email, and involvement in the survey. Apologies for my late response, I have been buried under the survey responses which is good news in terms of response rates but lots to get through!

We really appreciate the offer to visit and attend a meeting, at this stage we aren't making visits to individual areas. We are in the early stages of this strategy development, and will be looking towards the full public consultation stage (planned for late 2024) to do more in person events.

We will consider your offer for later in the year as we approach public consultation on a draft document, and we do hope you will continue to be involved with this process.

If you have any further questions, please do let me know.

Kind regards,

Jaimie

Jaimie McSorley
Engagement Manager

transportforthesoutheast.org.uk



Publication of consultee comments relating to planning applications

Question raised by BCLlr Glover to Wokingham Borough Council on 19-06-24

"I mentioned to the Shinfield Parish Council Planning and Highways Committee that you do not publish consultee comments until the end of the process, and they did rather query that. What is the rationale? Is there any reason why you can't? I committed to asking you."

Response from Stefan Fludger, Senior Planning Officer, Wokingham Borough Council

"It's just our policy on all applications. It allows us to pass on this information to the applicant in a managed way. Sometime applicants go away and carry out a lot of work based on comments they have come across, but it might not always be constructive or necessary."



**NOTIFICATION OF THE DESIGNATION OF THATCHAM NEIGHBOURHOOD AREA
UNDER SECTION 61G OF THE TOWN AND COUNTRY PLANNING ACT 1990 AS
AMENDED**

APPLICANT:

Thatcham Town Council

APPLICATION:

Application for the Designation of Thatcham Neighbourhood Area.

An application has been received that includes a map which identifies the area to which the application relates, a supporting statement explaining why the proposed neighbourhood area is considered appropriate and confirmation that the body making the application is a relevant body for the purposes of section 61G(2) of the 1990 Act.

DECISION:

The Designation of Thatcham Neighbourhood Area is approved in accordance with section 61G of the Town and Country Planning Act 1990 as amended for the purposes of neighbourhood planning.

As the area specified in the application consists of the whole of the parish council's area, it has been designated without consultation in accordance with Regulation 5A of the Neighbourhood Planning (General) Regulations 2012 as amended in 2016. This Regulation 5A states amongst others that where this regulation applies, regulations 6 and 6A of the Neighbourhood Planning (General) Regulations 2012 as amended in 2016 do not apply.

A map of the designated neighbourhood area is provided on the following page.

Signed:

A handwritten signature in black ink, appearing to be "Clare Lawrence".

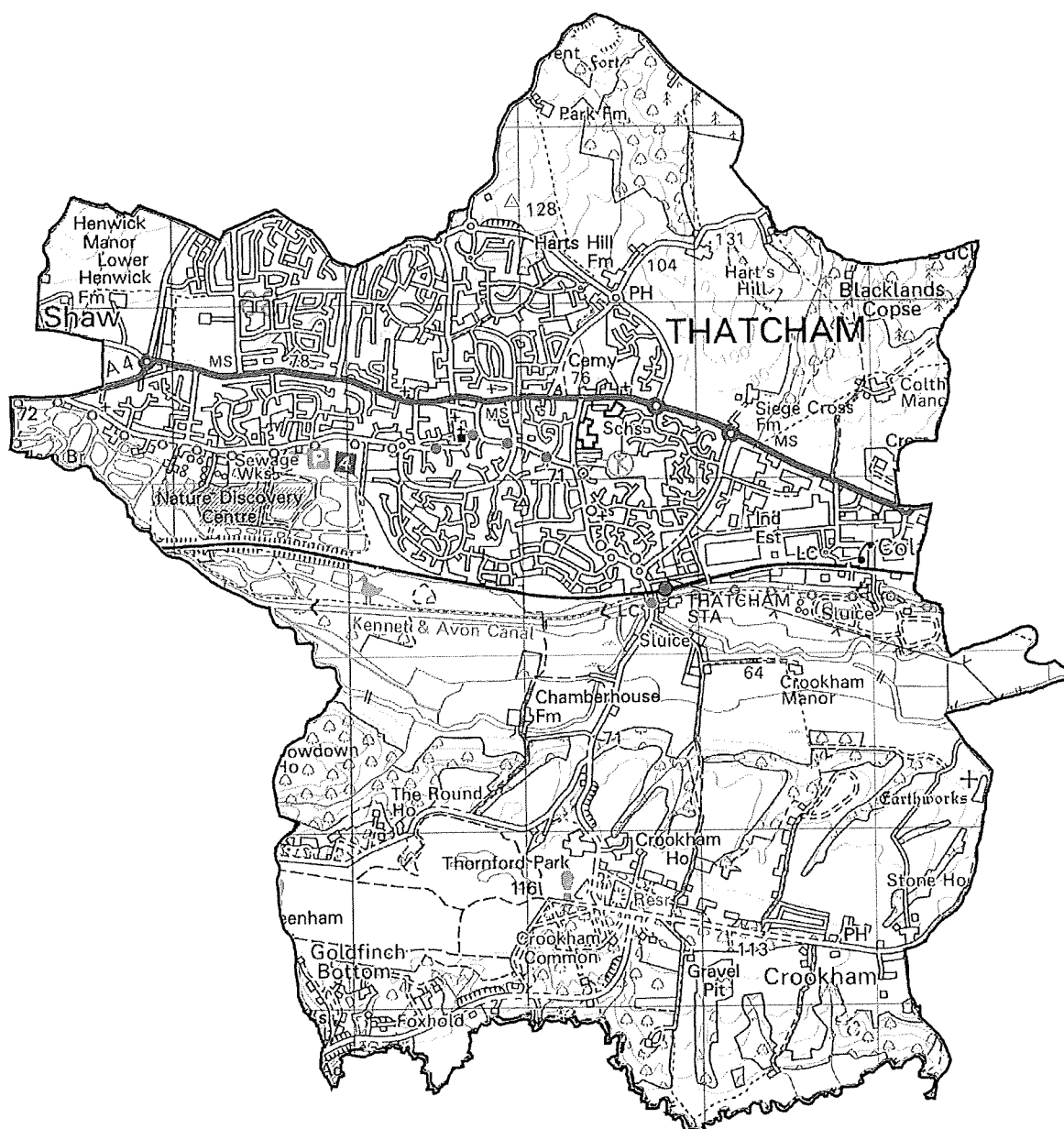
Clare Lawrence
Executive Director – Place

Dated: 27 June 2024

Thatcham Designated Neighbourhood Area

24/06/2024

1:33555



Dear Councillor,

I wanted to let you know about the University of Reading's plans to launch a new agriculture and food research strategy, after completing the purchase of Tanners Farm, Farley.

Tanners Farm is close to the University's existing farming facilities at Hall Farm, near Arborfield, and is around five miles south of the University of Reading's Whiteknights campus. The 635-acre site includes pasture, arable land and woodland.

Following the purchase, our University Council is meeting this afternoon to approve a new Agrifood Futures Strategy, which aims to address challenges facing the global food system, now and in the decades to come. This includes aligning our research to a vision of everyone around the world being able to consume a sufficient, healthy, sustainable and affordable diet.

The strategy and farm purchase represent a further investment in the University's farming resources, marking more than a century of agricultural research and education at the University of Reading. It is an important step to raise Reading's position among the world's best for agricultural research.

The new farm is an addition to the University's existing agricultural facilities around Reading, which includes mixed farmland and facilities in Arborfield, Shinfield and Sonning. As I am sure you know, the University currently has a large existing farming portfolio, including significant dairy and crop research. The University of Reading is ranked among the top 30 universities in the world for [Agriculture and Forestry \(QS World University Rankings by Subject 2024\)](#), behind only Oxford and Cambridge in the UK.

The extra farmland could, in time, provide new facilities for farming research and education, should Wokingham Borough Council decide to allocate existing land at Hall Farm for a new garden village. It ensures ample space to continue the University's world-class research, in a location that is still close to the University's other facilities.

Tanners Farm has been carefully managed, with schemes to encourage wildlife and protect the countryside. The University of Reading will initially lease the land to its existing users, continuing to support biodiversity schemes.

Please do feel free to pass this on to your fellow councillors. If you would like to know more about the purchase, please do get in touch with me or my colleague Molli Cleaver (community@reading.ac.uk).

Kind regards

Robert

Professor Robert Van de Noort CBE FSA PFHEI
Vice-Chancellor University of Reading
Chair Thames Regional Flood and Coastal Committee