



Clerk: Bruce Winton  
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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 8<sup>th</sup> May 2024, at the School Green Centre, RG2 9EH, commencing 19.30

A handwritten signature in blue ink, appearing to read 'Bruce Winton', is written over a horizontal line.

Bruce Winton  
2<sup>nd</sup> May 2024

Members: Cllrs Boyer, Fernandes, Grimes, Hoyle, Jahromi, James, Johnson, Lias, Masseron, Peer & 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 10<sup>th</sup> April 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 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
- 7.4 To **RECEIVE** and **CONSIDER** issues regarding Emergency Vehicle access to Hyde End Lane

**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 **CONSIDER** a request from Transport for the South East to promote their public engagement activity within the Parish.\*

**10. Future Meetings**

- 10.1 To **NOTE** the next meeting of the Planning & Highways Committee meeting is Wednesday, 12<sup>th</sup> June 2024

\* indicates papers attached

\*\* indicates papers to follow



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**Minutes of a meeting of**  
**Planning & Highways Committee**  
**Held on Wednesday 10<sup>th</sup> April 2024**  
**At School Green Centre commencing at 19.00**

Present: Cllrs Boyer, Grimes, James, Lias, Masseron, Peer (Chair) and Tatla

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

Chris Howard, Delivery Manager- Planning and Delivery – Wokingham Borough Council  
Connor Corrigan, Service Manager, Planning and Delivery - Place and Growth, Wokingham Borough Council

**24/PC/33**

**Public Questions**

33.1 There were no public questions.

**24/PC/34**

Chris Howard and Connor Corrigan responded to questions asked by members of the Planning and Highways Committee:-

34.1 Designated Emergency Planning Zone (DEPZ)

- AWE are now challenging all planning applications within the DEPZ in zones 1 and 2. In the past there were a few unchallenged applications as AWE had taken their 'eye off the ball'. Changes at any one site had impacts across the UK.
- It was recognised that a lot of planning applications were based on case law.
- The Office for Nuclear Regulation (ONR) had changed the area of the zone, and this could be redesignated at any time. The zone tends to follow roads and field boundaries which explains why it is not an exact circle around the core site.
- Applications that had previously been approved would not be challenged. They cannot be retracted or delayed. Spencers Wood Primary School was confirmed as already having planning consent so the DEPZ would not prevent construction. The application for this school should be submitted next month and as it has outline consent it can proceed.
- The Emergency Plan sets out how incidents would be dealt with, especially if this was for an extended period. This was currently being reviewed and WBC were consultees in the process.

- West Berkshire emergency planners work with the ONR, Atomic Weapons Establishment (AWE), the Ministry of Defence (MOD), and emergency services to develop the emergency plan.
- Planning applications submitted by businesses must include an emergency plan. Building plans have to offer facilities to house people for 48 hours.
- Information will be included in the WBC Local Plan Update (LPU).

34.2 Football pitches at Hyde End Lane

WBC were currently resolving issues with Taylor Wimpey regarding drainage on the site which was causing delays.

34.3 Deep Leap Park – public green space

WBC would check on the situation regarding this site as there were a lot of competing objectives.

34.4 Basingstoke Road / Church Lane junction

Work had been delayed due to the ownership of a garage being transferred and registration with the Land Registry.

34.5 Number of houses within the Strategic Development Location (SDL)

3,000 houses were allocated and only a few were now outstanding.

34.6 Outstanding items from the S106 still to be delivered

Basingstoke Road junction / Spencers Wood School / Open space - ecological – Deerleap Park /WBC adopting green spaces in Spencers Wood and Three Mile Cross

19:48 *Chris Howard and Connor Corrigan, WBC left the meeting  
3 members of the public left the meeting*

**24/PC/35**

**Apologies and declarations of Members' Interest**

35.1 Apologies for absence had been received from Cllrs Fernandes, Hoyle and Jahromi

35.2 There were no declarations of members' interests.

**24/PC/36**

**Minutes of the Previous Meeting**

36.1 The minutes of the committee meeting of 13<sup>th</sup> March 2024 were approved and signed as such by Cllr Peer

Proposed: Cllr Grimes  
Seconded: Cllr Lias

Approved: Unanimously

36.2 Actions and Matters Arising

- 24/PC/24.2 Clerk to continue to follow up with Nigel Frankland (UoR) regarding  
24/PC/13.2 options for increasing biodiversity within the parish

The Clerk had received the following update from Nigel Frankland

"We have several things in the pipeline that would fit into this category. The most immediate is a scheme being delivered as part of the Langley Mead SANG extension in association with St Mary's School. I have been talking to the Freshwater Trust and EPR about great crested newt schemes. We are formulating plans in relation to Tanners Copse, High Copse and are implementing a forest classroom scheme in Moor Copse to work with Shinfield Primary School. So as you can see we already have two partnerships and I would been keen to establish more."

"Tree for life scheme will be coming forward shortly, Community Growing Garden will hopefully be a PreApp discussion with WBC in May and I have been discussing Swallows Meadows with Cllr Andrew Mickleburgh"

- 24/PC/25.2 Clerk to submit the Council's objections to PA240307 – plot at  
Shinfield Court, Church Lane, Three Mile Cross, RG7 1HP

This had been done.

**ACTION – Deputy Clerk to submit a supplementary response to request an evacuation plan as the site is within the DEPZ**

- 24/PC/25.5 Clerk to request ET Planning to write a response to the planning  
application 233038 – Land East of Hayes Drive North of 3 Mile Cross, Wokingham

ET Planning are aiming to have a preliminary draft report ready for review by Friday, 12<sup>th</sup> April. This will be circulated to members for comment before submitting to Wokingham Borough Council (WBC).

**ACTION –**

- Clerk to circulate draft report from ET Planning on PA233038 to members of the committee for comment, once received.
- Clerk to submit any comments from members of the committee to ET Planning for incorporation into the report.
- Clerk to respond to PA233038 by 19<sup>th</sup> April.

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

Ongoing.

**24/PC/28.1** Cllr Masseron to investigate where the installation of barriers were on Footpath 10

This was ongoing.

**ACTION – Cllr Masseron to report back to the next meeting**

**24/PC/28.2** Clerk to continue to work on arranging for the streetlamps to be turned off between 00:30 and 05:00

This will be added to a future agenda when there is a definitive action for committee.

**24/PC/28.3** Clerk to send list of actions from the Traffic Working Party to WBC and request acknowledgement of its accuracy

This had been done and WBC had confirmed that it was an accurate record of the actions. They have indicated we should receive an update on the progress by the end of April. The Clerk had also asked for the date of a meeting with Chris Easton to be confirmed as soon as possible.

**24/PC/28.4** Clerk to write to Borough Councillors regarding BClr Jorgensen's proposal for a pedestrian crossing on the Shinfield Road

This had been done.

**24/PC/29.1** Clerk to arrange a meeting of the Shinfield Parish Neighbourhood Plan (SPNP) project group

This had been held on 26<sup>th</sup> March. The next meeting of the SPNP project group was proposed for 25<sup>th</sup> April at 19:30.

**24/PC/30.1** Clerk to follow up with Chris Howard, WBC regarding his proposed attendance at the meeting on 10<sup>th</sup> April

See minute number 24/PC/34

**ACTION – Clerk to thank Chris Howard and Connor Corrigan for attending the meeting and answering questions from members**

## **24/PC/37**

### **Schedule of Deposited Plans**

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

37.2 Planning application 240780 and 240781 Wistaria Cottage

The following objections had been outlined in response to the weekly submission to members of the planning application.

- the site is within the special character area of Three Mile Cross and within the DEPZ for AWE Burghfield
- the proposal is totally out of keeping with the listed properties either side of it and on the opposite side of the road; it would have a detrimental impact on these listed buildings
- the style and design of the building is not in character with any other property near by
- the garage spaces seem to be too small to fit the borough's design guide. The additional bulk of a new building on this corner plot will reduce the visibility at the road junction which is planned to be changed to traffic lights which will severely restrict access onto the plot
- there does not appear to be enough room to turn a car around on the site meaning that vehicles would be reversing onto the busy road junction where the traffic lights are proposed to be sited
- it is unclear where the parking that formed part of Wistaria Cottage would now be located
- the removal of the previous trees and hedging has had a significant detrimental impact to the verdant character of the junction

In addition to the above an emergency evacuation plan should be included.

**ACTION – Clerk to submit the Council's objections to PA240780**

#### **24/PC/38**

##### **Appeals**

38.1 There were no changes to the list circulated in previous months

Members **NOTED** the report.

#### **24/PC/39**

##### **Enforcement Notices**

39.1 Closed Enforcement Notices

There was only one item deemed as having been closed in the month relating to unauthorised drainage works but it was found that there was no breach.

39.2 Live Enforcement Notices

Three new cases all of which are self-explanatory.  
The Lieutenants Cottage, Basingstoke Road is still awaiting an application.

**ACTION – Clerk to monitor any changes to RFS/2024/089113, The Lieutenants Cottage, Basingstoke Road. RG7 1SP**

**Highways, Street Lighting and Footpath Matters**

40.1

**Footpath matters**

Cllr Masseron had previously circulated a report.

The following points were highlighted:-

- Footpath 4 was closed.
- Langley Mead extension – UoR were working towards installing a path to link to the school.
- Footpath 20 had now been put in place up to the Basingstoke Road
- Cllr Masseron requested that SPC develop a 'Local Active Travel Plan' that could be included in the SPNP.

**ACTION –**

- Clerk discuss with members 'Local Active Travel Plan' at the SPNP project group
- Clerk to request the University of Reading (UoR) to open Footpath 4 as soon as possible.

Members **NOTED** Cllr Masseron's report

40.2

**Traffic Working Party**

As reported earlier in the meeting WBC had accepted the list of action points and promised an update by the end of April. The Clerk was also pushing for a date for the meeting with Chris Easton.

The reduction in speed limit on the Basingstoke Road, Church Lane and Hyde End Road had been causing confusion as the signage had not been installed or adapted correctly. A snagging list should be drawn up and given to BCllr Glover to address with WBC.

BCllr Glover requested clarification on how she could support SPC going forwards. It was agreed that a structure be developed on communications with the BCllrs to be discussed at Full Council. This would then form part of a welcome to the new BCllrs after the May elections.

**ACTION –**

- Clerk to collate a snagging list relating to the reduction of speed limit in Spencers Wood and Three Mile Cross and send to BCllr Glover
- Clerk to send BCllr Glover the list of action points from the Traffic Working Party that had been agreed with WBC
- Clerk to put on the agenda of the Full Council meeting a suggested reporting structure and welcome package for new BCllrs

40.3 Traffic issues on Hawthorn, Shinfield

A resident in Hawthorn, Shinfield, had raised concerns over the speed and amount of traffic using the road as a cut through. The problem had become worse since Longacre had been opened. It was never intended that Hawthorn would be a through road and the initial 'busgate' intended should now be installed.

**ACTION – BCllr Glover to raise the issue with WBC**

40.4 Village Gates

A report by WBC Traffic Management Team on possible 'gateway locations' in 2021 had been circulated to members. Members agreed that this would be discussed at the next meeting of the Traffic Working Party.

**ACTION – Clerk to add to the discussion list for the next Traffic Working Party**

**24/PC/41**

**Renewal of Neighbourhood Plan**

41.1 Shinfield Parish Neighbourhood Plan (SPNP)

The Clerk reported that the first meeting of the project group had taken place where lengthy discussions had taken place on approximately half of the current plan. The next meeting was due to take place on 25<sup>th</sup> April at 19:30.

Areas identified for inclusion were:-

- A policy on the DEPZ
- Local active travel plan

The Chairman advised that the plan be referred to ET Planning for review to ensure that the final plan would be adopted by WBC

**24/PC/42**

**Correspondence**

42.1 Members **NOTED** the response from NALC on the consultation from the Department for levelling up, Housing and Communities consultation on Permitted Development Rights\*

**24/PC/43**

**Date of the next meeting**

43.1 The date of the next meeting will be Wednesday, 8<sup>th</sup> May 2024

**The meeting ended at 21:08**

### List of Actions

|                                 |                                                                                                                                                                           |               |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <b>24/PC/36.2</b><br>24/PC/25.2 | Deputy Clerk to submit a supplementary response to PA240307 – plot at Shinfield Court, Church Lane, Three Mile Cross, RG7 1HP - to request an evacuation plan at the site | Deputy Clerk  |
| <b>24/PC/36.2</b><br>24/PC/25.5 | Clerk to circulate draft report from ET Planning on PA233038 to members of the committee for comment, once received                                                       | Clerk         |
| <b>24/PC/36.2</b><br>24/PC/25.5 | Clerk to submit any comments from members of the committee to ET Planning for incorporation into the report                                                               | Clerk         |
| <b>24/PC/36.2</b><br>24/PC/25.5 | Clerk to respond to PA233038 by 19 <sup>th</sup> April                                                                                                                    | Clerk         |
| <b>24/PC/36.2</b><br>24/PC/28.1 | Cllr Masseron to report back to the next meeting on where the barriers are on Footpath 10                                                                                 | Cllr Masseron |
| <b>24/PC/36.2</b><br>24/PC/30.1 | Clerk to thank Chris Howard and Connor Corrigan for attending the meeting and answering questions from members                                                            | Clerk         |
| <b>24/PC/37.2</b>               | Clerk to submit the Council's objections to PA240780, Wistaria Cottage                                                                                                    | Clerk         |
| <b>24/PC/39.2</b>               | Clerk to monitor any changes to RFS/2024/089113, The Lieutenants Cottage, Basingstoke Road. RG7 1SP                                                                       | Clerk         |
| <b>24/PC/40.1</b>               | Clerk to discuss with members 'Local Active Travel Plan' at the SPNP project group                                                                                        | Clerk         |
| <b>24/PC/40.1</b>               | Clerk to request the UoR to open Footpath 4, as soon as possible                                                                                                          | Clerk         |
| <b>24/PC/40.2</b>               | Clerk to collate a snagging list relating to the reduction of speed limit in Spencers Wood and Three Mile Cross and send to BCllr Glover                                  | Clerk         |
| <b>24/PC/40.2</b>               | Clerk to send BCllr Glover the list of action points from the Traffic Working Party that had been agreed with WBC                                                         | Clerk         |
| <b>24/PC/40.2</b>               | Clerk to put on the agenda of the Full Council meeting a suggested reporting structure and welcome package for new BCllrs                                                 | Clerk         |
| <b>24/PC/40.3</b>               | BCllr Glover to raise the issue of traffic on Hawthorn and request installation of the previously intended 'bus gate' with WBC                                            | BCllr Glover  |
| <b>24/PC/40.4</b>               | Clerk to add 'gateway locations' to the discussion list for the next Traffic Working Party                                                                                | Clerk         |

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

2nd May 2024

Item 5.1

| Case Reference         | Site Address                                                  | Post Code | Case Type          | Linked | PA               | Status | Decision Date | Comments                                                                                                                             |
|------------------------|---------------------------------------------------------------|-----------|--------------------|--------|------------------|--------|---------------|--------------------------------------------------------------------------------------------------------------------------------------|
| APP/X0360/W/23/329586  | Land adjacent to 176 Hyde End Road                            | RG2 9ER   | Planning (W)       |        | 231229<br>223646 | 2      |               |                                                                                                                                      |
| 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 was dismissed                                                                                |
| APP/X0360/C/23/3314060 | Uplands, Basingstoke Road READING                             | RG7 1AP   | Enforcement Notice | L2     | 222052           | 3      | 17/11/2023    | WBC refused PA. Developers Appeal to PI succeeded in part. WBC Enforcement Notice modified to allow for wall to be reduced in height |
| APP/X0360/W/22/3309384 | Uplands Basingstoke Road READING                              | RG7 1AP   | Planning (W)       | L2     | 222052           | 3      | 17/11/2023    | WBC refused PA. Developers Appeal to PI was dismissed                                                                                |
| APP/X0360/W/22/3290427 | Land rear of 182 Hyde End Road Spencers Wood                  | RG7 1DG   | Planning (W)       |        | 212507           | 3      | 23/02/2023    | WBC refused PA. Developers Appeal to PI was dismissed                                                                                |
| APP/X0360/W/22/3298882 | Woodside & Wayside House Reading                              | RG2 9BE   | Planning (W)       |        | 211578           | 3      | 07/02/2023    | WBC refused PA. Developers Appeal to PI was dismissed                                                                                |
| APP/X0360/W/22/3303625 | 14 Coningham Road READING                                     | RG2 8QP   | Planning (W)       |        | 221225           | 3      | 02/02/2023    | WBC refused PA. Developers Appeal to PI was dismissed                                                                                |
| APP/X0360/D/22/3303676 | Istana, Lambis 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                                                                                |
| 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      | 08/04/2019    | WBC refused PA. Developers Appeal to PI was dismissed                                                                                                                                             |
| APP/X0360/W/17/3186593 | 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 | Etudielittawjus, 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/17/3171085 | 15 Deardon Way READING Berkshire                                   | RG2 9HE   | Householder (HAs)              |        | 163279 | 3      | 23/05/2017    | WBC refused PA. Developers Appeal to PI was dismissed                                                                                                                                             |
| APP/X0360/X/16/3152152 | 24 Fawn Drive READING                                              | RG7 1WL   | Lawful Development Certificate |        | 160876 | 3      | 22/02/2017    | WBC refused PA. Developers Appeal to PI was dismissed                                                                                                                                             |
| APP/X0360/W/23/3320252 | 25 Newlands Close, Shinfield                                       | RG2 9LG   | Planning (W)                   |        | 230315 | 3      |               | WBC refused PA. Developers Appeal to PI was dismissed                                                                                                                                             |
| APP/X0360/W/22/3311543 | Parkside House Lambs Lane READING                                  | RG7 1JE   | Planning (W)                   |        | 222478 | 4      | 23/05/2023    | WBC refused PA. Developers Appeal was upheld. Change of use of land to residential and erection of detached building to house domestic garaging and ancillary storage with first floor games room |
| APP/X0360/W/22/3303884 | Parrot Farm Shingfield Wokingham                                   | RG2 9EA   | Planning (W)                   |        | 213156 | 4      | 28/03/2023    | WBC refused PA. Developers Appeal was upheld. Change of use permitted                                                                                                                             |
| APP/X0360/W/22/3304042 | Land west of Kingfisher Grove Reading Berkshire                    | RG7 1LZ   | Planning (W)                   |        | 201002 | 4      | 31/01/2023    | WBC refused PA. Developers Appeal was upheld. 49 homes at Kingfisher Grove                                                                                                                        |
| APP/X0360/W/19/3238203 | Land to the south of Cutbush Lane Shinfield Berkshire              | RG2 9AG   | Planning (W)                   |        | 181499 | 4      | 10/03/2020    | WBC refused PA. Developers Appeal was upheld. 249 dwellings south of Cutbush Lane                                                                                                                 |
| APP/X0360/W/19/3235895 | Land south of Reading Road and 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/16/3155193 | 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    |

| Reference       | Address                                                                   | Case Detail                                          | Closed Date   | Closure Reason        |
|-----------------|---------------------------------------------------------------------------|------------------------------------------------------|---------------|-----------------------|
| RFS/2023/087932 | 44 Falcon Avenue, Shinfield,<br>Wokingham, RG2 8EL                        | Breach of condition re window                        | 18 April 2024 | Voluntary compliance  |
| RFS/2024/089067 | Wistaria Cottage, Church Lane,<br>Three Mile Cross, Wokingham,<br>RG7 1HD | Unauthorised works to listed<br>building             | 3 April 2024  | Application submitted |
| RFS/2024/089263 | Briony, Church Lane, Three Mile<br>Cross, Wokingham, RG7 1HD              | gates fitted in rear fence onto<br>bowling club land | 23 April 2024 | No breach             |
| RFS/2024/089280 | 14 Coningham Road, Shinfield,<br>Wokingham, RG2 8QP                       | Building work taking place without<br>permission     | 16 April 2024 | No breach             |

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

For further information about a case, please contact [planning.enforcement@wokingham.gov.uk](mailto: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/2023/088312 | Marlborough House, Basingstoke Road,<br>Spencers Wood, RG7 1AE                   | BofC re landscaping                                                       | Awaiting compliance   |
| RFS/2023/088348 | Land Next To Lea Fields House, Great Lea,<br>Three Mile Cross, RG7               | U/A ground clearance without PP                                           | Awaiting compliance   |
| RFS/2023/088597 | Carneys Yard, Church lane, Three Mile Cross,<br>RG71HB                           | Refusal of retrospective application<br>231437                            | Awaiting compliance   |
| RFS/2023/088598 | Carneys Yard, Church lane, Three Mile Cross,<br>RG71HB                           | Storage of builders material in north<br>(rear) field & west (side) field | Awaiting compliance   |
| RFS/2023/088767 | 22 Bland Way, Shinfield, Wokingham, RG2 9SL                                      | High fence erected in rear garden<br>without PP                           | Awaiting application  |
| RFS/2023/088919 | 253 Shinfield Road, Shinfield, Wokingham, RG2<br>8HF                             | PP 232141 refused                                                         | Investigation ongoing |
| RFS/2023/088920 | GBSA, Gravelly Bridge Farm, Grazeley Green<br>Road, Grazeley, Wokingham, RG7 1LG | Rifle club without permission                                             | Awaiting application  |
| RFS/2024/089113 | The Lieutenants Cottage, Basingstoke Road,<br>Spencers Wood, Wokingham, RG7 1AP  | unauthorised works to a listed<br>building                                | Awaiting application  |
| RFS/2024/089131 | Land at Grange Lodge (Site Huts), Cutbush<br>Lane, Shinfield, Reading, RG2 9AF   | Additional Operational Development                                        | Investigation ongoing |

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

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| Reference       | Address                                                  | Case Detail                                                           | Case Status           |
|-----------------|----------------------------------------------------------|-----------------------------------------------------------------------|-----------------------|
| RFS/2024/089142 | 41 Appleby Walk, Shinfield, Wokingham, RG7 1UZ           | moving fence that is back of property over the ditch                  | Investigation ongoing |
| RFS/2024/089145 | 12 Coningham Road, Shinfield, Wokingham, RG2 8QP         | Cutting down of hedges at front of the property                       | 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 |
| 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/2024/089245 | Land North of Church Lane, Church Lane, Three Mile Cross | Unauthorised building                                                 | Awaiting compliance   |

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

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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.

Dear Shinfield Parish Council,

I am writing to reach out and introduce myself and maybe even Transport to the South East to you.

Transport for the South East (TfSE) is a sub-national transport body bringing together a partnership primarily of 16 local authorities across the region. Our purpose is to determine the investment needed in our transport system to connect people and places and support economic growth across the south east. As well as our local transport authorities we also represent district, borough, town, parish and community councils such as yourself. Wokingham Borough Council is the main partner in relation to your area.

I recently joined the organisation and want to put a renewed focus on our engagement with both authorities across the region and the wider public. With this in mind there are two key points to my email today.

Firstly we would love to keep in touch with you, primarily in the form of our monthly newsletter which will be sent to this email address. You can unsubscribe to this at any time. If you would prefer to sign up individually or your councillors, residents or anyone else would like to receive this directly you can [sign up at the bottom of our website](#) where you will also find our Privacy Policy.

The second thing I want to share is our current phase of public engagement activity and to ask for your help in making sure we reach as many people as possible.

We are currently refreshing our Transport Strategy for the region, and as part of this are engaging with the public through online surveys to ensure our new strategy is fully co-designed and as representative of the residents of the south east as possible.

You will find the first of our Your Voices surveys [here](https://tfse.engage-360.co.uk/) (<https://tfse.engage-360.co.uk/>) and we would love to hear your responses to this.

We also need your help - to hear the voices of people across the south east! We would appreciate your help in sharing this survey as far and wide as possible.

You can share the survey through our social media posts which we will be sharing regularly until the closing date of June 2. We are also keen to hear other ways you can get this message out, be it newsletters, webpages, or notices! I've attached our press release which went to over 400 media outlets across the region recently!

[Share this post on X](#)

[Share this post on Facebook](#)

If you want to know more about TfSE and our strategic role for the region please get in touch and we'll answer your questions as best we can!

Kind regards,

**Jaimie McSorley**  
Engagement Manager

07702 632455  
[transportforthesoutheast.org.uk](https://transportforthesoutheast.org.uk)

