

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 11th June 2025, at the School Green Centre, RG2 9EH, commencing 19:30.



Bruce Winton
Chief Executive and Clerk to the Parish Council
6th June 2025

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

Agenda

- 1. Election of Chair of the Planning and Highways Committee**
 - 1.1 To **RECEIVE** and **CONSIDER** nominations for the election of Chair of the Committee for 2025/26
 - 1.2 To **ELECT** the Chair for 2025/26
 - 1.3 To **SIGN A DECLARATION** of acceptance of office as Chair of the Planning and Highways Committee
- 2. Election of Vice-Chair of the Planning and Highways Committee**
 - 2.1 To **RECEIVE** and **CONSIDER** nominations for the election of Vice-Chair of the Committee for 2025/26
 - 2.2 To **ELECT** the Vice-Chair for 2025/26
 - 2.3 To **SIGN A DECLARATION** of acceptance of office as Vice-Chair of the Planning and Highways Committee
- 3. Public Questions**
 - 3.1 To **RECEIVE** and **CONSIDER** public questions
- 4. Apologies and declaration of members' interests**
 - 4.1 To **RECEIVE** and **CONSIDER** approval of apologies for absence
 - 4.2 To **RECEIVE** members' declarations of interest
- 5. Minutes of the previous meeting**
 - 5.1 To **RECEIVE** and **APPROVE** the minutes of the Planning and Highways Committee held on 14th May 2025 as a correct record of the meeting and to authorise the Chairman to sign the same*
 - 5.2 To **CONSIDER** matters arising from the minutes of the meeting held on 14th May 2025

6. Terms of Reference

- 6.1 To **RECEIVE** and **CONSIDER** the Terms of Reference of the Planning and Highways Committee*

7. Schedule of Deposited Plans

- 7.1 Planning applications are being reviewed weekly. Plans deposited following the most recent Thursday planning email which require urgent attention will be forwarded as received
- 7.2 To **RECEIVE** and **CONSIDER** Planning Application 241861 – Land at Church Lane and Hyde End Lane, Spencers Wood and Three Mile Cross, RG7 1HB
- 7.3 To **RECEIVE** and **CONSIDER** a draft response to Planning Application 251086, Land At Stanbury House Basingstoke Road Spencers Wood RG7 1AJ**
- 7.4 To **RECEIVE** and **NOTE** a revised latest layout for Planning Application 242484, Land to the north of Arborfield Road west of Shinfield Eastern Relief Road*
- 7.5 To **RECEIVE** and **NOTE** an update on the Planning Inspectorate appeal for Planning Application 233038 – Land East of Hayes Drive North of Three Mile Cross*

8. Appeals

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

9. Enforcement Notices

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

10. Highways, Street Lighting and Footpath Matters

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

11. Joint meeting of Shinfield Parish Council and the University of Reading

- 11.1 To **RECEIVE** and **CONSIDER** a verbal update on Planning issues discussed at the joint meeting between SPC and UoR

12. Renewal of Neighbourhood Development Plan

- 12.1 To **RECEIVE** and **CONSIDER** next steps for the renewal of the Neighbourhood Development Plan
- 12.2 To **RECEIVE** and **CONSIDER** an update on registering Assets of Community Value

13. Correspondence

- 13.1 To **RECEIVE** and **NOTE** the draft Sonning Neighbourhood Plan*
- 13.2 To **RECEIVE** and **NOTE** the Reading Borough Council Local Plan Partial Update*
- 13.3 To **RECEIVE** and **CONSIDER** residents concerns over parking on Wychelm Road*

14. Future Meetings

- 14.1 To **NOTE** the next meeting of the Planning & Highways Committee meeting is Wednesday, 9th July 2025

* indicates papers attached

** indicates papers to follow



Clerk: Bruce Winton
 School Green Centre
 School Green
 Reading
 Berkshire
 RG2 9EH
 Tel: (0118) 988 8220
 E-mail:
clerk@shinfieldparish.gov.uk
www.shinfieldparish.gov.uk

Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 14th May 2025
At School Green Centre commencing at 19:30

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

Attending: B Winton (Clerk)
 S Herring (Deputy Clerk)
 BCllr Glover

25/PC/50 Public Questions

50.1 There were no public questions

25/PC/51 Apologies and declarations of Members' Interest

51.1 Apologies had been received from Cllr James

51.2 There were no declarations of members' interests

25/PC/52 Minutes of the Previous Meeting

52.1 The minutes of the committee meeting of 9th April 2025 were approved and signed as such by Cllr Peer

Proposed: Cllr Jahromi
 Seconded: Cllr Boyer
 Approved: Unanimously

Actions and Matters Arising from the meeting held on 9th April 2025

- 24/PC/121.1 Clerk to report to Committee at the next meeting having discussed with Enerveo

The Clerk had received advice from Enerveo that legislation¹ was in place for a parish to provide lighting if they so wished. There was no requirement that the council should provide street lighting. Any lighting should be correctly maintained and of the standard of the day.

Shinfield Parish Council (SPC) needs to establish whether they have entered into an agreement at anytime with Wokingham Borough Council (WBC) (or its predecessor) to become a lighting authority. If SPC are officially a 'Lighting Authority' then WBC could compel them to make repairs under s98 of the legislation.

It was recognised that Hyde End Road was currently poorly lit. This may improve if the planning application for the development East and West of Hyde End Road goes ahead but this would only be a small section of the road.

ACTION –

- Clerk to establish whether there is a formal agreement with WBC that SPC is a 'Lighting Authority'.
- Clerk to find out the cost of a new lighting column

- 25/PC/22.2 Clerk to apply to register a further three areas previously identified as 'Assets of Community Value'

The Clerk was due to have a meeting with Richard Alexander, WBC responsible for Assets of Community Value on 28th May.

ACTION – Clerk to update the committee on registering 'Assets of Community Value' at the next meeting

- 25/PC/23.1 Clerk to liaise with BCIr Glover regarding a formal response from WBC in respect of deeds of variation for S106

WBC have previously advised that they were installing a new system that would enable access to this information.

- 25/PC/36.3 Clerk to advise AOC regarding the pipeline in the area noted for the Spencers Wood Village Centre and to report back on progress at the next meeting

AOC had been informed regarding the pipeline. A draft set of proposals had been circulated earlier in the day. (see minute 25/PC/57.3 for further details)

¹ Initially under the Highways Act 1951 and now s97 of Highways Act 1980

- 25/PC/40.1 Clerk to share additional information with residents regarding planning application 250577
- This had been done.
- 25/PC/40.2 Clerk to consider how to monitor reserved matters and S106 agreements and variations for major planning applications
- As mentioned above, WBC advised they were installing a new system that would enable access to this information. (see also Minute 25/PC/53.4)
- 25/PC/41.1 Clerk to write to Cllr Fernandes regarding attendance at the committee meetings
- This had been done.
- 25/PC/43.3 Clerk to feed back the additional comments on PA250517 to the consultant preparing the SPC response
- This had been done, and comments had been submitted
- 25/PC/45.2 Clerk to request a progress report for RFS/2024/089113 The Lieutenants Cottage
- A response had not yet been received from WBC.
- ACTION - Clerk to request a progress report for RFS/2024/089113 The Lieutenants Cottage**
- 25/PC/46.3 Clerk to write to Shinfield Infants and Nursery School regarding Lailey Path
- The School confirmed that they had no objections with giving over the land to WBC for the path to be created, however, they had not yet had any formal request from WBC to do so. The Clerk had written to WBC suggesting that this could be progressed sooner rather than later.
- 25/PC/46.4 Clerk to conduct Land Registry checks for Woodcock Lane
- This had been done. The land was showing as unregistered since Land Registry transactions were in place, therefore it was assumed that it belonged to WBC unless an owner came forward.
- 25/PC/46.4 Clerk to arrange an onsite meeting with WBC Countryside Officer regarding the condition of Woodcock Lane
- Andy Glencross, Head of Environmental Services, WBC and Laura Buck, PROW, WBC would initially have a meeting with SPC to discuss further.
- ACTION – Deputy Clerk to arrange a meeting with WBC regarding Woodcock Lane**

25/PC/47.1 Clerk to update the draft Neighbourhood Development Plan to include the prompts generated from the analysis of other plans

This had not yet been done.

ACTION - Clerk to update the draft Neighbourhood Development Plan to include the prompts generated from the analysis of other plans

25/PC/47.1 Clerk to arrange the next Neighbourhood Plan meeting for the Thursday following the June Full Council meeting

A meeting had been arranged for 26th June at 19.30

25/PC/53

Schedule of Deposited Plans

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

53.2 Planning application 233038 – Land East of Hayes Drive North of Three Mile Cross

There had been no decision published on this appeal.

Members considered that potential requests for S106 and WBC CIL should be drawn up in a five-year plan for future planning applications. Suggestions included a more challenging area for young adults, for example, Ninja/Parkour.

ACTION – Clerk to add five year planning requests for S106 and WBC CIL to the agenda of the Finance and General Purposes Committee

53.3 Planning Application 250517 – Land off Basingstoke Road to the south and west of Spencers Wood

There was nothing further to report at this time. It was suggested that SPC's response to the planning application be circulated on social media accounts to enable residents to be aware of the concerns of the Council.

ACTION – Clerk to arrange for the response to Planning Application 250517 to be published on SPC social media

53.4 Hall Farm/Loddon Garden Village

A meeting had been held on 1st May with neighbouring local councils to discuss potential joint working to monitor this application. Concern had been expressed regarding changes to planned infrastructure through S106 and CIL on other developments where the infrastructure differed from that originally promised. There had been discussion on requesting that the developers fund an independent monitoring officer who would check on progress on behalf of the town and parish councils. This post would need to be filled at the commencement of the development for this to be effective.

53.5 Planning Application 243135, Bismillah House, Brookers Hill

Concern had been expressed over the approval of this application as it was suspected that the premises were not being used for the purposes described. Reports had been received of many vehicles parked at the premises over night and leaving early in the morning; if this was a base for a transport company there should be an operator's licence to this effect. If this was a business base it contravened the purpose of the planning application and should be reported to WBC Enforcement.

ACTION – Clerk to investigate where there was an 'operator's licence' linked to the premises.

25/PC/54

Appeals

54.1 There had been one change noted from the previous month. PA242085, 95 Hyde End Lane, Ryeish Green, RG7 1ES, had been refused by Planning Inspectorate.

25/PC/55

Enforcement Notices

55.1 Closed Enforcement Notices

Three items deemed to have been "No Breach".
Three items had an application submitted
41 Appleby Walk RG7 1UZ
Sussex Lodge RG7 1BY
Unit 2, Wellington Industrial Estate RG7 1AW
One item had resulted in voluntary compliance

Members **NOTED** the report

55.2 Live Enforcement Notices

There had been six new cases this month.

RFS/2025/090264 - PA223088 – Bismillah House – site visit pending
RFS/2025/090265 - PA222154 – Bismillah House – site visit pending
RFS/2025/090266 – Bismillah House – site visit pending
RFS/2025/090278 – Unit 7, Heron Industrial Estate – investigation ongoing
RFS/2025/090304 – 37 Caribou Walk, RG7 1WR – investigation ongoing

Members **NOTED** the report

25/PC/56**Highways, Street Lighting and Footpath Matters****56.1 Footpath matters**

Cllr Masseron gave a verbal report and directed members to the Rambler's report that had been published in the SPC newsletter. The Ramblers were carrying out work on the footpaths and the Council acknowledged the excellent work that was undertaken.

Investigations were underway to ascertain how to access funding through 'My Journey' in order that proposals in the Local Active Travel Plan can get underway.

56.2 Traffic Working Party

Cllr James and the Clerk had held an online meeting with BCllr Alder on 9th May. This revisited the various concerns and issues the traffic working party had experienced. Issued raised were lack of communication from WBC Highways Officer and a general lack of progress.

The speed limit reduction on Hollow Lane and Arborfield Road, from 40mph to 30mph, had now been approved.

56.3 Lailey Path / Hyde End Road footpath

See minute 25/PC/52.2 (46.3)

56.4 Woodcock Lane

See minute 25/PC/52.2 (46.4)

25/PC/57**Renewal of Neighbourhood Development Plan (SPNDP)****57.1 Neighbourhood Development Plan Project Group**

The next meeting was scheduled for Thursday 26th June at 19.30

57.2 Assets of Community Value (ACV)

See minute 25/PC/52.2 (22.2)

57.3 Spencers Wood Village Centre

There was a discussion about the need and potential for a Spencers Wood Village Centre and this was linked to the proposed Body's Farm to which the council had objected. It was agreed that the public's views on such a potential Village Centre should be sought as a first step.

ACTION –

- Clerk to write an article, to be agreed by members of this Committee, for the SPC Newsletter to gauge the opinion of local residents
- Clerk to add to the agenda of the Neighbourhood Plan Working Party

58.1 West Berkshire Local Plan

Members **NOTED** the article in Newbury Today regarding the West Berkshire Local Plan

58.2 Update on local SANG charges

Members **NOTED** the report on local SANG charges.

58.3 Request for an extension of a footpath on Bloomfield Hatch Lane to MereOak Park and Ride

A resident from Grazeley had sent in a request for the footpath on Bloomfield Hatch Lane to be extended to the MereOak Park and Ride. Currently the footpath stops abruptly. This would provide multiple benefits to the village by

- enabling residents in Grazeley increased access to public transport that currently is very limited
- creating a safe walking route to access the bus network
- providing additional parking for school drop off, thereby reducing congestion in the village
- promoting active travel contribution to improved public health and well-being within the community

The distance from where the path stops to MereOak is approximately 950m. There are no obvious existing footpaths that could be used.

ACTION –

- Clerk to forward the request to WBC and copy in BCllrs
- Clerk to inform the resident accordingly

58.4 Traffic Regulation Orders – article in RDG.Today

The proposed change to the speed limit on Hollow Lane and the A327 Arborfield Road in Shinfield had now been approved and would be implemented in due course.

Members **NOTED** the article in RDG.Today regarding TROs

58.5 Invitation to Comment on the Lambourn Neighbourhood Development Plan: Consultation on the Strategic Environmental Assessment and Habitats Regulations Assessment

ACTION – Clerk to send the link to Members

58.6 Planning Application 250590 – 52 Oatlands Road

This application had now been approved and it was **NOTED** that the residents were unhappy about the decision.

58.7 'No Fly Zones'

Cllr Boyer reported that there was a 24 hour 'No Fly Zone' over Shinfield Studios and the surrounding area.

25/PC/59

Date of the next meeting

59.1 The date of the next meeting will be Wednesday, 11th June 2025

The meeting ended at 21:27

List of Actions

25/PC/52.2

24/PC/121.1	Clerk to establish whether there is a formal agreement with WBC that SPC is a 'Lighting Authority'.	Clerk
24/PC/121.1	Clerk to find out the cost of a new lighting column	Clerk
25/PC/22.2	Clerk to update the committee on registering 'Assets of Community Value' at the next meeting	Clerk
25/PC/45.2	Clerk to request a progress report for RFS/2024/089113 The Lieutenants Cottage	Clerk
25/PC/46.4	Deputy Clerk to arrange a meeting with WBC regarding Woodcock Lane	Deputy Clerk
25/PC/47.1	Clerk to update the draft Neighbourhood Development Plan to include the prompts generated from the analysis of other plans	Clerk
25/PC/53.2	Clerk to add five year planning requests for S106 and WBC CIL to the agenda of the Finance and General Purposes Committee	Clerk
25/PC/53.3	Clerk to arrange for the response to Planning Application 250517 to be published on SPC social media	Clerk
25/PC/53.5	Clerk to investigate whether there was an 'operator's licence' linked to the premises of Bismillah House, Brookers Hill	Clerk
25/PC/57.3	Clerk to write an article, to be agreed by members of this Committee, for the SPC Newsletter, to gauge the opinion of local residents regarding a Spencers Wood Village Centre	Clerk
25/PC/57.3	Clerk to add to the agenda of the Neighbourhood Plan Working Party, the proposed Spencers Wood Village Centre	Clerk
25/PC/58.3	Clerk to forward the request of an extension to the path from Bloomfield Hatch Lane to Mere oak to WBC and copy in BCllrs	Clerk
25/PC/58.3	Clerk to inform the resident who requested an extension to the path from Bloomfield Hatch Lane to Mere oak, that this would be raised with WBC	Clerk
25/PC/58.5	Clerk to send the link for comments on the 'Lambourn Neighbourhood Development Plan: Consultation on the Strategic Environmental Assessment and Habitats Regulations Assessment' to members	Clerk

**Shinfield Parish Council
Planning & Highways Committee
Terms of Reference**

Status

- This is a standing committee of Shinfield Parish Council

Purpose

- The Planning & Highways (P&H) Committee is responsible for
 - Responding on behalf of the council as a statutory consultee of the Local Planning Authority (LPA) and the Local Highway Authority (LHA)
 - Developing relationships with other local statutory bodies in relation to planning and highways matters
 - Developing and maintaining the Neighbourhood Development Plan

Membership

- The Committee shall have at least four members
- The quorum for the committee is three members
- The committee will elect a Chair and one Vice-Chair annually at the first meeting of the committee held after the Annual Council Meeting in May each year
- The Clerk shall attend these meetings as clerk to the committee and produce minutes

Meetings

- The committee will normally meet monthly and will meet at least TEN times per annum
- Meetings will normally be held on the second Wednesday of each month

Aims and Objectives

- Ensuring submission, to the LPA, of considered comments on a schedule of planning applications in or affecting the parish, including
 - Section 106 (S106) and
 - Community Infrastructure Levy (CIL) allocations
- Submission, to the LPA, of considered comment on planning issues, planning policy and planning consultation documents
- Submission, to the LHA regarding traffic and highways issues including
 - Oversight of the Traffic Working Party
- Notification, to the LHA, of highway concerns and highway requirements in or affecting the parish
- Working with Wokingham Borough Council (WBC) regarding
 - Footpath issues
 - Monitoring bye ways and bridleways
 - Local Active Travel plans
- Management of street light installations, maintenance and repairs
- Overseeing the Council's Neighbourhood Development Plan

Delegated powers

- The committee has the following delegated powers:
 - Delegation of work to the Clerk
 - Delegation of work to a Sub-Committee
 - Budget setting (within the terms of the planning assumptions advised by Finance & General Purposes Committee)
 - The Committee has the power to spend within its budget
 - Budget may be reassigned against individual line items
 - Any proposal to exceed the total expenditure budget limit must be approved by the Finance and General Purposes Committee prior to that expenditure being committed or incurred
 - Where income is projected to be greater than budget target then this should be “surrendered” to Finance and General Purposes Committee to be used most effectively across the council

Reporting on the activities of the Committee

- The following reporting shall take place
 - The DRAFT minutes of each meeting of the committee will be tabled at the next Full Council meeting
 - The Chair and Clerk shall provide additional information on the committee’s activities as requested by members

Training Recommendations

- It is **recommended** that each member of this committee attends training as arranged through Hampshire Association of Local Councils on
 - “Introduction to Local Planning”
 - “Local Council Plans and Local Policy for Councils”
- Alternative courses covering the same syllabus would also be suitable training for members of the committee

Review

- The Committee shall review these terms of reference annually at the first meeting after the annual meeting of the council
- If necessary additional reviews of these terms of reference may take place at any other time of the year
- Any amendments to these Terms of Reference are subject to ratification by Full Council

ITEM 7-4

Latest



Original



ITEM 7.5



The Planning
Inspectorate

Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line:
Customer Services:
0303 444 5000

Email: ALISON.DYSON@planninginspectorate.gov.uk
www.gov.uk/planning-inspectorate

Wokingham Borough Council

Your Ref:
Our Ref: APP/X0360/W/24/3354607

03 June 2025

Dear Sir/Madam,

**PLANNING AND COMPULSORY PURCHASE ACT 2004 SECTION 55 AND SCHEDULE
2**

Appeal by Wates Developments Ltd

**Site Address: Land east of Hayes Drive and north of Church Lane, Three Mile
Cross, Reading, Berkshire**

I refer to the above. The Inspector's report has been sent to the Secretary of State for consideration.

In accordance with Schedule 2 of the above Act, I am writing to let you know that a decision will be issued on or before 2nd September 2025.

Yours faithfully,

Alison Dyson

Alison Dyson

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notices>

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>

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

4th June 2025

Item 8.1

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/W/24/3354607	Land east of Hayes Drive and north of Church Lane		Planning (W)		233038	2		In progress
APP/X0360/W/24/3354607	Front Plot At Shinfield Court Three Mile Cross	RG7 1HB	Planning (W)		240307	2		In Progress. Plymouth Brethren regarding refusal of planning permission for shop.
APP/X0360/D/24/3356530	95 Hyde End Lane Ryeish GreensSpencers Wood,	RG7 1ES	Householder (HAS)		242085	3		WBC refused planning application 242085. Developers Appeal to PI was dismissed
APP/X0360/W/23/3329586	Land adjacent to 176 Hyde End Road	RG2 9ER	Planning (W)		231229	3	22/05/2024	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/24/3337926	253 Shinfield Road	RG2 8HF	Householder (HAS)		223646	3	05/04/2024	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/23/3326997	Belamie Gables, 210 Hyde End Road	RG7 1DG	Planning (W)		223802	3	08/02/2024	
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, Lambs Lane READING	RG7 1JB	Householder (HAS)		201752	3	02/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3297923	Land Adjacent to lane End House Shinfield	RG2 9BB	Planning (W)		213681	3	20/12/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3298797	2 Grovelands Road READING	RG7 1DP	Planning (W)		214165	3	07/11/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3296611	1 Westlands Avenue READING	RG2 8EB	Planning (W)		220104	3	10/08/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3275086	Willow Tree House Brookers Hill READING	RG2 9BX	Planning (W)		203560	3	18/02/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/19/3228974	12 Cutbush Lane West READING	RG2 9AH	Planning (W)		190152	3	07/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3271017	David Hearn Motor Engineers Reading	RG7 1BA	Planning (W)		201557	3	03/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3274461	12 Coningham Road READING	RG2 8QP	Planning (W)		202984	3	01/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3269974	30 Grazeley Road Reading	RG7 1BJ	Planning (W)		201629	3	31/08/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3269790	Land at Croft Road Spencers Wood Shinfield	RG2 9EY	Planning (W)		203108	3	25/06/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/19/3240232	Land rear of Diana Close Spencers Wood Berkshire	RG7 1HP	Planning (W)		171004	3	01/02/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/20/3258638	Land at Carney's Yard, opposite 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/19/3250479	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

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
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/18/3199728	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/17/3186553	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	Etudieittawjus, 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 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

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
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
APP/X0360/W/15/3097721	Land at Stanbury House Spencers Wood	RG7 1AJ	Planning (W)		O/2014/2101	4	18/09/2018	WBC Failed to give notice in time. Developers Appeal to PI was allowed. 57 homes at Stanbury House
APP/X0360/C/16/3155193	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

ITEM 9.1

Reference	Address	Case Detail	Closed Date	Closure Reason
RFS/2024/089687	Land Rear Of Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ	building waste dumped on SANG site	28 May 2025	No breach
RFS/2025/090150	12 Gloucester Avenue, Shinfield, Wokingham, RG2 9GA	Erection of outbuilding in business use and gateway in fence).	9 May 2025	Application submitted
RFS/2025/090245	Shire Hall, Shinfield Park, Shinfield, Reading, RG2 9XY	Safety re Asbestos	23 May 2025	No breach
RFS/2025/090289	Unit 7, Heron Industrial Estate, Basingstoke Road, Spencers Wood, Wokingham, RG7 1PJ	Informing owner/occupier of condition restricting working hours	28 May 2025	No breach
RFS/2025/090304	37 Caribou Walk, Three Mile Cross, Wokingham, RG7 1WR	Shed erected in front garden without PP	14 May 2025	No breach
RFS/2025/090374	The Swan Public House, Three Mile Cross, Reading Berkshire, RG7 1AJ	Parking of bus in garden	22 May 2025	No breach

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

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

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

Reference	Address	Case Detail	Case Status
RFS/2023/088920	GBSA, Gravelly Bridge Farm, Grazeley Green Road, Grazeley, Wokingham, RG7 1LG	Rifle club without permission	Drafting Notice
RFS/2024/089113	The Lieutenants Cottage, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AP	unauthorised works to a listed building	Awaiting application
RFS/2024/089465	Land to the rear of 15, 16 & 17, Elizabeth Rout Close, Spencers Wood, RG7 1 DQ	Use of land for storage and possible breach of conditions	Awaiting compliance
RFS/2024/089657	52 Oatlands Road, Shinfield, Wokingham, RG2 9DN	Build not in accordance with approved plans 240188	Investigation ongoing
RFS/2025/090086	44 Falcon Avenue, Shinfield, Wokingham, RG2 8EL	noncompliance with condition relating to eastern elevation windows	Investigation ongoing
RFS/2025/090103	Land west of Basingstoke Road, Basingstoke Road, Three Mile Cross, RG7 1AZ	Erection of gates	Awaiting application
RFS/2025/090142	Mere oak Park, Mere oak Lane, Three Mile Cross, Reading, RG7 1NR	The refusal of 240478	Investigation ongoing
RFS/2025/090151	Willow Tree House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	Use for waste transfer business	Awaiting compliance
RFS/2025/090153	12 Grovelands Road, Spencers Wood, Wokingham, RG7 1DP	Housing development not in accordance with pp F/2013/2567	Investigation ongoing

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

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/2025/090264	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	Tree works application 223088 replanting not undertaken.	Investigation ongoing
RFS/2025/090265	Bismillah House (formerly Foxglade), Brookers Hill, Shinfield, Wokingham, RG2 9BX	No submission of required landscaping plan for Condition 3 of 222154.	Investigation ongoing
RFS/2025/090266	Bismillah House (formerly Foxglade), Brookers Hill, Shinfield, Wokingham, RG2 9BX	Construction of extended area of hardstanding.	Investigation ongoing
RFS/2025/090278	3 Winston Close, Spencers Wood, Wokingham, RG7 1DW	Extension work taking place without permission - PP refused	Site visit pending
RFS/2025/090328	12 Coningham Road, Shinfield, Wokingham, RG2 8QP	Build not in accordance with p/p 213947, first floor side window	Investigation ongoing
RFS/2025/090353	45 Appleby Walk, Shinfield, Wokingham, RG7 1UZ	Fence moved -encroachment around TPO tree without PP	Investigation ongoing
RFS/2025/090366	85 Tabby Drive, Three Mile Cross, Wokingham, RG7 1WQ	large plastic shed on the driveway without PP	Investigation ongoing
RFS/2025/090419	262 Hyde End Road, Spencers Wood, Wokingham, RG7 1DL	Opening window in breach of conditions	Site visit pending

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

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

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Sonning Neighbourhood Plan

Consultation is from 30th May to 18th July 2025

Following the approval of the full draft Pre-Submission Plan by the Parish Council we are now informing Wokingham Borough Council (the Local Planning Authority), the statutory consultees and the local community how to access the relevant documents and how to respond to the consultation.

The Sonning Neighbourhood Plan and associated documents may be accessed via this website:
<https://sonning.info/snp/reg14>

Please send your comments via email to snp@sonning-pc.gov.uk or by post to:

Sonning Parish Council
Parish Council Office
Pearson Road
Sonning
Berkshire RG4 6UL

Kind regards,

Lesley Bates
Clerk to Sonning Parish Council

Reading Borough Local Plan Partial Update – Notification of Submission

I am writing to notify you that Reading Borough Council has submitted the Submission Draft of the Local Plan Partial Update and Submission Draft Proposals Map along with supporting documents to the Secretary of State for Housing, Communities and Local Government on Friday 9th May 2025.

The Submission Draft Partial Update is an update to the Reading Local Plan adopted in 2019. The Local Plan contains the policies and sites for how Reading will develop up to 2041. It identifies the amount of development that will take place, the areas and sites where development is expected to be accommodated, and where it will be restricted, and sets out the policies for how planning applications will be decided.

The next stage is that an independent Inspector will be appointed to hold an Examination into the documents to consider whether they are 'sound'. It is anticipated that public hearings will be held in due course according to a schedule determined by the Inspector. If the document is found to be 'sound', it can then be adopted as Council Policy. More information on the Examination process, as well as the Submission Draft and all supporting documents are available on the Council's website: [Local plan examination - Reading Borough Council](#). The information on the detailed arrangements in terms of timescales, location etc. will be published on the Council's website as it becomes available.

Hard copies are available in all Council libraries and the Civic Offices during normal opening hours.

If you have any queries or would like to be removed from our consultation lists, please let us know.

Regards,

Planning Policy Team

Planning Section | Directorate of Economic Growth and Neighbourhood Services

Reading Borough Council

Civic Offices

Bridge Street

Reading

RG1 2LU

Parking on Wychelm Road

Extract from the Shinfield Community Facebook page

“Further to a post from another member 3 days ago regarding parking on the corner of Wychelm Road, I just turned into the road this evening to be met with this. Although some were saying it is not technically illegal parking, it is still dangerous (you can see in the first photo the car turning the corner can only just fit in behind the parked car), and it doesn't make it less dangerous by parking up on the kerb either! Please don't park there, spaces are available further up the road. It is only a matter of time before an accident happens, and it could be easily avoided”.

