

Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 8th October 2025
At School Green Centre commencing at 19:30

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

Attending: B Winton (Clerk)

2 members of the public

25/PC/97 Public Questions

97.1 There were no public questions.

25/PC/98 Apologies and declarations of Members' Interest

98.1 Receive and consider approval of apologies for absence

Apologies had been received from Cllrs Boyer & Hoyle and Deputy Clerk

98.2 There were no declarations of members' interests

25/PC/99 Minutes of the Previous Meeting

99.1 The minutes of the Planning and Highways Committee held on 10th September 2025 were approved and signed as such by Cllr Peer

Proposed: Cllr Jahromi
Seconded: Cllr Peer
Approved: Cllr Unanimously

 5/11/25

99.2 Actions and Matters Arising from the meeting held on 10th September 2025

25/PC/82.2

- 25/PC/78.1 ➤ Clerk to arrange a meeting to clarify with members of the committee what would be required from a monitoring officer

The meeting had not yet been arranged.

ACTION - Clerk to arrange the meeting

ACTION – Clerk to inform Andrew Grimes of the delay

- Clerk to add to the agenda of the next meeting of Planning and Highways Committee an item to discuss a monitoring officer for the LGV development

The meeting with other councils did not take place as we were unable to achieve attendance by BCLr Conway and Nick Irvine from WBC

ACTION - Clerk to arrange the meeting with BCLr Conway and Nick Irvine from WBC

- 25/PC/82.1 ➤ Deputy Clerk to set up a pre-meeting to discuss the proposal for a pump track prior to the next Facilities Committee meeting

This had been cancelled but has been rearranged for 29th October immediately before the Facilities Meeting that evening

- Deputy Clerk to invite members of the Planning and Highways Committee to the presentation by Jules Shaw, UoR on pump tracks prior to the next Facilities Committee meeting

This had been done but then cancelled due to illness of the University of Reading representative

- Clerk to carry out a search to find out who owns the land for the Hyde End Lane footpath via the Land Registry

The Land Registry search showed the land as being owned by Taylor Wimpey

- 25/PC/89.3** Cllr Johnson to speak to BCLr Rance regarding her objection to Planning Application 242598 for the fitness centre at Millworth Lane

This had been resolved.

 5/11/25

25/PC/93.2 Clerk to apply for Assets of Community Value for the Manor Ground Pavilion and land; High Copse Pavilion and land; and land adjacent to Alder Grove School

These had not been done. The Clerk advised that his research had indicated the Royal British Legion had become an Asset of Community Value in 2013.

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

25/PC/95.2 Deputy Clerk to circulate the invitation to attend a VIP reception on 2nd October 2025 regarding the Royal Elm Park Development to members of the committee

This had been done

25/PC/95.3 Members to read through the Charvil Neighbourhood Plan and report back on any observations

Members had nothing to add.

25/PC/95.4 Members were invited to comment on the notification regarding Solar Canopies at MereOak Park and Ride

The Clerk was asked to find out why the plans did not include canopies over the disabled bays on the site

ACTION – Clerk to ascertain why the plans for PV panels at MereOak Park & Ride did not include the disabled bays on the site.

25/PC/100

Schedule of Deposited Plans

100.1 Planning applications were circulated to members weekly. Plans deposited following the most recent Thursday planning email which require urgent attention will be forwarded as received.

100.2 Planning application 233038 – Land east of Hayes Drive of 3 Mile Cross.

Members considered the Planning Inspector's Summary of PA 233038 (Land east of Hayes Drive) which includes the views of the then Secretary of State. These represented the strongest possible support for the protection of the Offsite Emergency Plan and the DEPZ.

The Clerk advised that the Defence Nuclear Organisation Secretariat had advised that "MoD welcomes this decision which emphasised the OSEP is under significant pressure" and that AWE Plc and MoD "will continue to take the appropriate actions to challenge developments within the DEPZ which threaten the adequacy of the OSEP"



- 100.3 Members agreed to submit a response to PA 252138 (Land East and West of Hyde End Road) as drafted by Cllr Boyer.

25/PC/101

Appeals

- 101.1 Planning inspectorate appeals relating to Shinfield Parish

Members **NOTED** that with the result of 233038 as discussed above and 240307 being decided in favour of the Plymouth Brethren last month there are currently no live appeals

25/PC/102

Enforcement Notices

- 102.1 Closed Enforcements tables for September 2025

Nothing received from WBC

- 102.2 Outstanding Enforcements tables for September 2025

Nothing received from WBC

25/PC/103

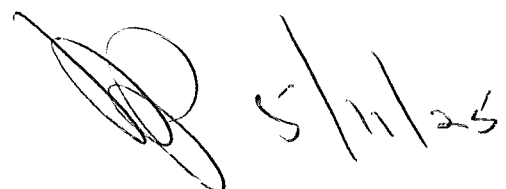
Highways, Street Lighting and Footpath Matters

- 103.1 A verbal report on Highways, Street Lighting and Footpath matters

Cllr Masseron referred members to the most recent report from the Ramblers which indicated public rights of way in Grazeley not being reinstated after being ploughed over. This was being followed up by the Ramblers directly with WBC.

There was a discussion on the recent arson attacks on the veteran Oak on Footpath 12. Cllr Masseron was working with two members of the public and BCllr Glover to identify how best the tree could be protected (TPOs were being requested) and the footpath improved. BCllr had also brought the issue to the attention of WBC.

It was likely that a project to achieve comprehensive set of protection measures would be in the tens of thousands of pounds and there was a discussion to consider if this would be a suitable project to explore joint CIL-funding. In this instance it would be starting from first principles rather than as has been the case in the past. Members agreed to the informal group opening discussions with WBC to take this forward – subject to any formal proposal going through SPC's formal approval for the release of funds.

A handwritten signature, possibly 'S. Glover', followed by the date '5/11/25'.

- 103.2 A verbal update regarding the Clerk's letter to the Traffic Commissioner.

The Clerk had written to Traffic Commissioner on 7th August and received a response on 27th August advising the letter should have been directed to Driver and Vehicle Standards Agency.

The Clerk was chasing DVSA for an update on this item.

ACTION – Clerk to follow up with DVSA

- 103.3 A verbal update regarding cars driving across the footpath between School Green Centre and Beke Avenue.

Concrete blocks have now been installed, and the problem had now been addressed.

- 103.4 There had been no update from WBC regarding Lailey Path. The Clerk was asked to follow up with WBC.

ACTION – Clerk to obtain an update regarding Lailey Path project from WBC.

25/PC/104

Renewal of Neighbourhood Development Plan (SPNDP)

- 104.1 Terms of Reference for Neighbourhood Plan Renewal Working Party.

The Terms of Reference were circulated for comments on 7th October. Members agreed to recommend the draft document to Full Council for approval.

Proposed: Cllr Masseron
Seconded: Cllr Peer
Approved: Unanimously

ACTION – Clerk to add Terms of Reference to agenda for Full Council

- 104.2 It was suggested that ex-Cllr Lias may be invited by Cllr Boyer as Chair of the Working Party to continue to attend as a co-opted member of the Working Party

ACTION – Clerk to advise Cllr Boyer of this proposal

- 104.3 Update on Fee Proposals

The Clerk advised that two initial proposals covering scoping work and two more detailed proposals had been received. These would be discussed further at the next Working Party meeting on 23rd October.

- 104.4 Assets of Community Value (ACV)

The Clerk had no progress to report on this item. This was discussed earlier in the meeting – minute 25/PC/93.2

25/PC/105

Correspondence

105.1 Any Correspondence received.

There was no correspondence to consider.

25/PC/106

Date of the next meeting

106.1 The date of the next meeting will be Wednesday, 5th November 2025

The meeting ended at 20.15

 5/11/25

List of actions

25/PC/82.2

25/PC/78.1

- Clerk to arrange a meeting to clarify with members of the committee what would be required from a monitoring officer Clerk
- Clerk to inform Andrew Grimes of the delay Clerk
- Clerk to arrange the meeting with BCLr Conway and Nick Irvine from WBC Clerk

25/PC/93.2

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

25/PC/95.4

Clerk to ascertain why the plans for PV panels at MereOak Park & Ride did not include the disabled bays on the site Clerk

25/PC/103.2

Clerk to follow up with DVSA regarding outstanding issues at Bismillah House. Clerk

25/PC/103.4

Clerk to obtain an update regarding Lailey Path project from WBC Clerk

25/PC/104.1

Clerk to add Terms of Reference of the Neighbourhood Plan Renewal Working Party to the agenda for Full Council Clerk



5/11/25