

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 9th October 2024, at the School Green Centre, RG2 9EH, commencing 19.30.



Bruce Winton
Chief Executive and Clerk to the Parish Council
4th October 2024

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

Agenda

1. Public Questions

- 1.1 To **RECEIVE** and **CONSIDER** public questions

2. Apologies and declaration of members' interests

- 2.1 To **RECEIVE** and **CONSIDER** approval of apologies for absence
2.2 To **RECEIVE** members' declarations of interest

3. Minutes of the previous meeting

- 3.1 To **RECEIVE** and **APPROVE** the minutes of the Planning and Highways Committee held on 9th September 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 of the meeting held on 9th September 2024

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>) – *there are no changes from the previous month.*

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** an update on the position of the footpath from Lailey Path/Hyde End Road to the Shinfield Infant School

8. Wokingham Borough Council's Local Plan Update

- 8.1 To **RECEIVE** and **CONSIDER** the Council's response to the Local Plan Update including a report from a cross council meeting held on Monday, 30th September 2024

9. Renewal of Neighbourhood Development Plan

- 9.1 To **RECEIVE** and **CONSIDER** a verbal update from the Neighbourhood Development Plan project group
- 9.2 To **RECEIVE** and **CONSIDER** a proposal to adopt the Local Active Travel Plan into the Neighbourhood Plan*

10. Correspondence

- 10.1 To **RECEIVE** and **NOTE** that Dobbies Garden Centre will be closing down at the end of December 2024

11. Future Meetings

- 11.1 To **NOTE** the next meeting of the Planning & Highways Committee meeting is Wednesday, 6th November 2024

* indicates papers attached

** indicates papers to follow



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Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 11th September 2024
At School Green Centre commencing at 19.30

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

Attending: S Herring (Deputy Clerk)
1 member of the public
Cllr Clarke was present for the Bellway Homes presentation only
4 representatives from Bellway Homes present during the presentation only

Prior to the meeting, Bellway Homes gave a presentation on their proposed planning application for phase 2 of the additional housing on land north of the Arborfield Road

24/PC/83 Public Questions

83.1 There were no public questions

24/PC/84 Apologies and declarations of Members' Interest

84.1 Apologies had been received from Cllr Jahromi and B Winton (Clerk)

ACTION - Clerk to ask Cllr Fernandes if he still wished to be on the Planning and Highways Committee

84.2 There were no declarations of members' interests

24/PC/85 Minutes of the Previous Meeting

85.1 The minutes of the committee meeting of 22nd August 2024 were approved and signed as such by Cllr Peer

Proposed: Cllr Grimes
Seconded: Cllr Lias
Approved: Unanimously

85.2 **Actions and Matters Arising from the meeting held on 10th July 2024**

24/PC/69.2

24/PC/60.2 Clerk to circulate the link to the Environmental Impact Assessment Regulations to Members
This had been done.

24/PC/60.2 Clerk to write to Wokingham Borough Council (WBC) Democratic Services to express the concerns of the council that their democratic right to comment was removed due to the short period of time available for comments

This had been done.

24/PC/60.2 Clerk to draft a letter to Marcia Head, WBC for comment by the committee, relating to the extension of the consultation period to 22nd July

This had been done.

24/PC/63.2 Clerk to ask WBC when Woodcock Lane ceased being a bridle way and to request that motor vehicles are restricted

This had been done.

24/PC/64.1 Clerk to produce the next draft of the Shinfield Parish Neighbourhood Plan for the meeting in September

This was on the agenda.

24/PC/70.2 Bellway Homes to be invited to the Planning and Highways Meeting on 14th August and published in the SPC newsletter should they accept

Bellway Homes gave a presentation prior to the meeting.

24/PC/73.4 Clerk to write to WBC and request that the path from Lailey Path to Shinfield Infants School is given priority

This had been done. Although WBC were willing to instal the footpath, it was reported that due to a 'listed wall' this would take time to resolve.

ACTION – Clerk to follow up with BCIr Glover and WBC

24/PC/74.1 Clerk to reorganise the next meeting of the Shinfield Parish Neighbourhood Plan Working Party

This was on the agenda.

85.3 **Actions and Matters Arising from the meeting held on 22nd August 2024**

24/PC/79 Clerk to add matters arising from the meeting held on 10th July to the agenda of the meeting on 11th September 2024.

This had been done.

24/PC/80.1 Cllr Grimes to draft a response to the planning application that would be circulated to members at the Full Council meeting on 28th August 2024

This had been done

24/PC/81.1 Clerk to add the request to comment on the NPPF consultation from ET Planning to the agenda of the Planning and Highways Committee meeting to be held on 11th September 2024.

This was discussed under correspondence.

24/PC/86

Schedule of Deposited Plans

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

86.2 Planning Application 232833 – Natural History Museum

It was reported that the planning application had been approved.

86.3 Planning Application 241679 - 23 Woodside Way

The Chair brought to the attention concerns regarding the site. Only if there was sound evidence that the building was used as a separate dwelling could an objection be submitted.

86.4 Planning Application 223455 - Land to the north of the A4 New Bath Road Twyford

Councillors noted this planning application in Twyford and would be studying the Local Plan Update (LPU) to see if this had been included. The following comment on the planning portal was highlighted:-

“Thank you for letting me know that David Wilson (aka Barratt) have determined to take their proposal forward to a Planning Inquiry under the aegis of the Secretary of State, after failing twice to secure approval from WBC. You imply that the comments/representations made to WBC with regard to their earlier submissions will be taken into account by the Inquiry, but I fear I have little faith in the likelihood that this will be of any consequence. In my humble opinion, based on past experience, the clearly stated housing policy of the new government combined with the weight of the Barratt name will lead to only one - regrettable- conclusion”

ACTION – Clerk to circulate the Local Plan Update to members of the committee

24/PC/87

Appeals

- 87.1 The Deputy Clerk advised that there were no changes to the list provided last month and no new appeals.

Members **NOTED** the report.

24/PC/88

Enforcement Notices

- 88.1 Closed Enforcement Notices

Three items had been deemed "No Breach", two others had resulted in voluntary compliance, and one was listed as 'Other'.

Members **NOTED** the report

- 88.2 Live Enforcement Notices

There was one new case

- 6 Marlow Place – Breach of Condition 2

Five have appeared as 'investigation ongoing' but were not previously reported

- Thurley Business Units, Pump Lane, Grazeley – erection of building in addition to 220983
- 52 Oatlands Road – Build not in accordance with approved plans
- 6 Skylark Way – Beauty business operating from premises without PP
- Land rear of Stanbury House -building waste dumped on SANG site

Members **NOTED** the report

ACTION – Clerk to check with WBC the situation with Carneys Yard that was still showing as 'Awaiting Compliance'.

24/PC/89

Highways, Street Lighting and Footpath Matters

- 89.1 Footpath matters

Cllr Masseron gave a verbal report:-

- The cycle way adjacent to Footpath 4 was almost complete with a 'horse gate' installed to prevent vehicle access.
- New cycleway has been built half way down from the Ridge towards High Copse by the University of Reading including new gates.
- Footpath 7 has been tarmacked. Entrance/Exit is currently blocked but being dealt with.
- Footpath 39 towards Lower Earley has been lit.
- Shinfield Volunteer Group have cleared 'Hellend' footpath and trimmed Footpath 18. Brambles have been cut back on Pearman's Copse.
- Footpath 28 – Hollow Lane to Leyland Gardens has been cut back

Members **NOTED** Cllr Masseron's report and would like to thank the Shinfield Volunteers Group for all the work they had contributed.

89.2 Traffic Working Party

The Traffic Working Party were due to meet on Tuesday, 17th September.

Cllr James would discuss Church Lane traffic at this meeting.

89.3 Village Gates

Nothing further to report at the current time.

24/PC/90

Renewal of Neighbourhood Plan

90.1 Shinfield Parish Neighbourhood Plan (SPNP)

The SPNP Working Party and produced an initial draft for consideration. The Clerk had circulated this to all members of the committee on 9th September.

It was suggested that importance is placed on the

- green spaces separating the communities; these should be retained and reinforced
- Local Active Travel Plan
- Education in the parish
- Reference to the National Planning Policy Framework (NPPF)

Concern was expressed about the governance of the process in the event of the LPU being rejected; how would Shinfield Parish get WBC to adopt the plan; consideration to seeking advice from a planning barrister may be a way forward.

Members **AGREED** that the plan should be completed and approved as this should form part of the Borough's Local Plan Update.

ACTION –

- Members to monitor the LPU and Government Policy
- Clerk to arrange the next meeting of the SPNP Working Party
- Clerk to add to the agenda of the next meeting

24/PC/91

Correspondence

91.1 Arborfield and Newland Parish Council

The Clerk had received an invitation to attend a meeting regarding the WBC Local Plan update.

Cllr Grimes, Peer and the Clerk would be attending.

91.2 Bloor Homes – development on land east and west of Hyde End Road

Cllrs Grimes, Peer and the Clerk, had met with Bloor Homes. This development would be along similar lines to the proposed Bellway site.

To consider further once the planning application was available.

91.3 Misuse of Footpath on Skylark Way

There had been reports of vehicles driving through from Skylark Way to Parker Close through the footpath. This had previously been reported to WBC but nothing further had been communicated. This was a safety issue due to many pedestrians using the footpath from Church Lane to the School Green.

Members **NOTED** the reports

91.4 NPPF consultation from ET Planning

Nothing had been received to date.

91.5 Local Plan Update (LPU)

Cllr Lias was concerned that the coming LPU was likely to be open to many challenges, but the principal amongst them would be the conflicts around the sustainability of Hall Farm and the failure to consider alternative or additional sites. The implications for Shinfield Parish would be discussed once Members had read through the report.

91.6 Marrons

A request had been received to attend the meeting in November to provide a short presentation on how their proposals had evolved since the consultation in the summer, and to open questions from Councillors.

ACTION – Clerk to invite Marrons to the meeting on 6th November

24/PC/92

Date of the next meeting

- 92.1 The date of the next meeting will be Wednesday, 9th October 2024

The meeting ended at 21:42

List of Actions

24/PC/84	Clerk to ask Cllr Fernandes if he still wished to be on the Planning and Highways Committee	Clerk
24/PC/73.4	Clerk to follow up with BCllr Glover and WBC regarding the installation of a footpath on Hyde End Road from Lailey Path to the Shinfield Infant School	Clerk
24/PC/86.4	Clerk to circulated the Local Plan Update to members of the committee	Clerk
24/PC/88.2	Clerk to check with WBC the situation with Carneys Yard that was still showing as 'Awaiting Compliance'	Clerk
24/PC/90.1	Members to monitor the LPU and Government Policy	All Cllrs
24/PC/90.1	Clerk to arrange the next meeting of the Shinfield Parish Neighbourhood Plan (SPNP)	Clerk
24/PC/90.1	Clerk to add SPNP to the agenda of the next meeting	Clerk
24/PC/91.6	Clerk to invite Marrons to the meeting on 6 th November	Clerk

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

3rd October 2024

Item 5.1

No changes since last month

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/W/23/3329586	Land adjacent to 176 Hyde End Road	RG2 9ER	Planning (W)		231229 223646	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)		232141	3	05/04/2024	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/23/3326997	Belmie 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/22/3286611	1 Westlands Avenue READING	RG2 8EB	Planning (W)		220104	3	10/08/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3275086	Willow Tree House Brookers Hill READING	RG2 9BX	Planning (W)		203560	3	18/02/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/19/3228974	12 Cutbush Lane West READING	RG2 9AH	Planning (W)		190152	3	07/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3271017	David Hearn Motor Engineers Reading	RG7 1BA	Planning (W)		201557	3	03/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3274461	12 Coningham Road READING	RG2 8QP	Planning (W)		202984	3	01/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3269974	30 Grazeley Road Reading	RG7 1BJ	Planning (W)		201629	3	31/08/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3269790	Land at Croft Road Spencers Wood Shinfield	RG2 9EY	Planning (W)		203108	3	25/06/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/19/3240232	Land rear of Diana Close Spencers Wood Berkshire	RG7 1HP	Planning (W)		171004	3	01/02/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/20/3258638	Land at Carney's Yard, opposite Pulleyn Transport Yard READING	RG7 1HB	Planning (W)		200596	3	11/01/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/20/3247817	8 Pattinson Road READING	RG2 8QJ	Householder (HAS)		193231	3	02/07/2020	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/19/3230479	Land adjacent to Eventide Three Mile Cross	RG7 1HD	Planning (W)		183198	3	07/10/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/19/3222049	Leviand 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
APP/X0360/W/18/3199728	Land at Lambs Lane and Beech Hill Road Spencers Wood Berkshire	RG7 1JB	Planning (W)		172495	3	08/01/2019	WBC refused PA. Developers Appeal to PI was dismissed

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
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	Etudieltawjus, 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
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
APP/X0360/W/15/3087721	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

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
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 6.1

Reference	Address	Case Detail	Closed Date	Closure Reason
RFS/2023/088597	Carneys Yard, Church lane, Three Mile Cross, RG71HB	Refusal of retrospective application 231437	18 September 2024	Voluntary compliance
RFS/2023/088598	Carneys Yard, Church lane, Three Mile Cross, RG71HB	Storage of builders material in north (rear) field & west (side) field	18 September 2024	Voluntary compliance
RFS/2024/089142	41 Appleby Walk, Shinfield, Wokingham, RG7 1UZ	moving fence that is back of property over the ditch	25 September 2024	No breach
RFS/2024/089185	Fourwinds, Brookers Hill	breach of condition re planting trees re 191862	25 September 2024	Not expedient
RFS/2024/089419	Hunters Moon Pearmans Glade, Shinfield Road, Shinfield, Wokingham, RG2 9BE	earthworks at the house without permission	4 September 2024	No breach
RFS/2024/089420	41 Appleby Walk, Shinfield, Wokingham, RG7 1UZ	Rubbish on site	25 September 2024	No breach
RFS/2024/089511	Mays Hill Lodge, Beech Hill Road, Spencers Wood, Reading, RG7 1HX	SPA mitigation requirement check	18 September 2024	Other
RFS/2024/089601	2 Hollow Lane, Shinfield, Wokingham, RG2 9DX	SPA mitigation requirement check	18 September 2024	Other

Wokingham Borough Council – Previous month's closed Enforcement Cases for Shinfield Parish - October 24

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

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

Reference	Address	Case Detail	Closed Date	Closure Reason
RFS/2024/089628	Thurley Business Units, Pump Lane, Grazeley, Wokingham, RG7 1LL	Erection of building in addition to 220983	5 September 2024	No breach
RFS/2024/089712	9 School Green, Shinfield, RG2 9EE	U/A change of use without PP and split into 2 businesses	16 September 2024	No breach

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

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Reference	Address	Case Detail	Case Status
RFS/2023/088919	253 Shinfield Road, Shinfield, Wokingham, RG2 8HF	PP 232141 refused	Drafting Notice
RFS/2023/088920	GBSA, Gravelly Bridge Farm, Grazeley Green Road, Grazeley, Wokingham, RG7 1LG	Rifle club without permission	Awaiting consultee advice
RFS/2024/089113	The Lieutenants Cottage, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AP	unauthorised works to a listed building	Awaiting application
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/2024/089190	3 Perigee, Shinfield, Wokingham, RG2 9FT	Building in rear garden being built without PP & possible S215 untidy	Awaiting application
RFS/2024/089422	The Paddocks, Kybes Lane, Grazeley, Wokingham	Regular breach of condition 5 with the burning of waste. Especially ba	Investigation ongoing
RFS/2024/089423	The Paddocks, Kybes Lane, Grazeley, Wokingham	Recent building work to create new vehicle access to Kybes Lane from P	Investigation ongoing
RFS/2024/089424	The Paddocks, Kybes Lane, Grazeley, Wokingham	Running commercial activities in breach of item 5	Investigation ongoing
RFS/2024/089464	41 Appleby Walk, Shinfield, Wokingham, RG7 1UZ	Erection of an extension to the existing garage and outbuilding	New case

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

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/2024/089465	16 Elizabeth Rout Close, Spencers Wood, Wokingham, RG7 1DQ	Use of land for storage and possible breach of conditions	New case
RFS/2024/089514	Unit 8, Heron Industrial Estate, Basingstoke Road, Spencers Wood, Wokingham, RG7 1PJ	Working hours Mon Fri 7 -18 sat 7-12	Awaiting information
RFS/2024/089600	44 Falcon Avenue, Shinfield, Wokingham, RG2 8EL	Windows in loft not non opening	Investigation ongoing
RFS/2024/089657	52 Oatlands Road, Shinfield, Wokingham, RG2 9DN	Build not in accordance with approved plans 240188	Investigation ongoing
RFS/2024/089661	6 Skylark Way, Shinfield, Wokingham, RG2 9AJ	Beauty business operating from premises without PP	Investigation ongoing
RFS/2024/089663	6 Marlow Place, Shinfield, Wokingham, RG7 1UF	Breach of Condition 2	New case
RFS/2024/089687	Land Rear Of Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ	building waste dumped on SANG site	Investigation ongoing
RFS/2024/089713	9 School Green, Shinfield, RG2 9EE	new shop front and adverts	Investigation ongoing
RFS/2024/089752	Lidl Great Britain Ltd, Beke Avenue, Shinfield, Wokingham, RG2 9UW	Unauthorised illuminated Lidl sign	Site visit pending

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Reference	Address	Case Detail	Case Status
RFS/2024/089768	2 Grovelands Road, Spencers Wood, Wokingham, RG7 1DP	Commencement check 211997	Site visit pending

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SHINFIELD PARISH COUNCIL

LOCAL ACTIVE TRAVEL PLAN (LATP)

The purpose of the LATP is to develop a safe, accessible and well signed network of active travel routes (ATRs) in and around Shinfield parish.

The focus of the LATP is on maintenance, improvements and development of smaller ATRs which can connect and give access to larger routes, including;

- **Ensuring ALL school routes (incl. SANG routes) are safe & accessible all year round.**
- Improving connecting routes between all wards of the parish, allowing easy access to schools & facilities within the parish.
- Improving LATRs to neighbouring parishes & towns, allowing access to wider range of facilities for both Shinfield and surrounding parishes.
- Protecting PRoWs as our heritage and maintaining & promoting usage of these.
- Developing a constructive relationship with developers and local planners.