

Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 9th April 2025
At School Green Centre commencing at 19:30

Present: Cllrs Hoyle, Jahromi, James, Lias, Masseron and Peer

Attending: B Winton (Clerk)
BCllr Glover
Six members of the public

25/PC/40

Public Questions

- 40.1 There was a public question from five residents of Hyde End Road in respect of the planning application 250577 (land east and west of Hyde End Road, Shinfield).

The residents set out what their concerns over the development (in particular in respect of the changes in layout). This was followed by discussions with the members of the committee as to what may be the most effective way for residents to voice their concerns to WBC as the planning authority.

It was agreed that the Clerk would provide contact details for the Shinfield ward borough councillors and Marcia Head at WBC planning department. The Clerk would also provide information of Thames Water's comments on another current planning application.

ACTION – Clerk to share additional information with residents regarding planning application 250577

- 40.2 During the discussions, the Clerk was asked to consider how SPC could arrange for someone to monitor reserved matters and S106 agreements and variations for major planning applications

ACTION – Clerk to consider how to monitor reserved matters and S106 agreements and variations for major planning applications

25/PC/41**Apologies and declarations of Members' Interest**

- 41.1 Apologies had been received from Cllrs Boyer, Grimes and the Deputy Clerk.

There had been no communication from Cllr Fernandes and the Clerk was asked to follow up with Cllr Fernandes regarding attendance.

ACTION – Clerk to write to Cllr Fernandes regarding attendance at the committee meetings

- 41.2 There were no declarations of members' interests

25/PC/42**Minutes of the Previous Meeting**

- 42.1 The minutes of the committee meeting of 12th March 2025 were approved signed as such by Cllr Peer

Proposed: Cllr Jahromi
Seconded: Cllr Lias
Approved: Unanimously

- 42.2 **Actions and Matters Arising from the meeting held on 12th March 2025**

- 24/PC/121.1 Clerk to contact Enerveo and The Lighting Bee for advice regarding the streetlighting on B roads in the parish

The Clerk has written to both companies asking for advice regarding the streetlighting on B roads in the parish.

The Clerk had had a phone call with the Lighting Bee but was still looking to arrange a conversation with Enerveo. From the conversation with the Lighting Bee it may be that a formal audit of current lighting to ensure it is compliant with current standards.

ACTION – Clerk to report to Committee at the next meeting having discussed with Enerveo

- 25/PC/16.3** Clerk to write to Enforcement at WBC to express the concerns of SPC that no action appeared to be taking place regarding the unauthorised building at 52 Oatlands Road (PA233038) and to request further information as to what action had been, and would be taken to prevent further unauthorised development

The Clerk had communicated with WBC officers regarding SPC's concerns and provided an update on the most recent correspondence on this application.

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

The Clerk was not able to provide any update on these issues as he was still awaiting a response from WBC.

ACTION - Clerk to apply to register a further three areas previously identified as 'Assets of Community Value'

25/PC/23.1 BCllr Glover would present a ward question asking whether Deeds of Variation are made for each change in S106 agreements. If so why had Shinfield Parish Council (SPC) not been notified.

BCllr Grover advised that she would inform SPC when a formal response to her question had been received.

ACTION – Clerk to liaise with BCllr Glover regarding a formal response from WBC in respect of deeds of variation for S106

25/PC/29.3 Deputy Clerk to request all members of the committee to submit any additional comments to Cllr Boyer's suggested response on Planning Application 240415 – Shinfield Park by Friday, 21st March 2025

This had been done.

25/PC/29.3 Deputy Clerk to submit final response on the WBC planning portal once received

This had been done.

25/PC/29.4 Deputy Clerk to submit comments on Planning Application 250435 – Land off Church Lane, Shinfield, on behalf of SPC

This had been done.

25/PC/29.6 Deputy Clerk to request an extension to Planning Application 242665 – Land West of Kingfisher Grove, TMX, for submission of comments

This had been done and comments submitted.

25/PC/32.1 Cllr Masseron to update the Local Active Travel Plan document

This had been done and submitted to Full Council in March 2025.

25/PC/32.4 Clerk to apply for a TRO for the northern side of the Woodcock Lane path

This was on the agenda at Item 7.4

25/PC/32.4 Clerk to draw to the attention of WBC the poor condition of the southern side of the Woodcock Lane path

This was on the agenda at Item 7.4

25/PC/35.1 Clerk to circulate the SPNDP as it currently stands to all members

This is on the agenda at Item 8.1.

25/PC/35.1 Members to look at other local council's NDPs

This was on the agenda at Item 8.1

25/PC/35.2 Clerk to follow up with Richard Alexander to arrange a meeting to explore the process for applications for 'Assets of Community Value'

This was as discussed above.

25/PC/36.3 Spencers Wood Village Centre

Cllr Lias advised that it was understood that a high-pressure pipeline ran through the site under consideration for this scheme

ACTION – Clerk to advise AOC accordingly and to report on progress at the next meeting

25/PC/43

Schedule of Deposited Plans

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

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

There had been no decision published on this appeal.

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

The Clerk had circulated a draft response from the consultant commissioned to review the application to members of the committee on Tuesday 8th April. Members gave their comments on the draft and the Clerk was asked to feed these back to the consultant to enhance the draft response. Particular concerns were that there was inadequate consideration of SPC's Neighbourhood Plan and traffic matters

ACTION – Clerk to feed back the additional comments on PA250517 to the consultant preparing the SPC response

25/PC/44

Appeals

44.1 There had been no changes from the previous month.

25/PC/45

Enforcement Notices

45.1 Closed Enforcement Notices

Five items deemed to have been “No Breach”. One item had resulted in an application being submitted (32 Gloucester Avenue – PA 250493). SPC had submitted no comment to the application.

Members **NOTED** the report

45.2 Live Enforcement Notices

There had been two new cases this month. The Clerk was asked to request a progress report for RFS/2024/089113 The Lieutenants Cottage.

Members **NOTED** the report

ACTION – Clerk to request a progress report for RFS/2024/089113 The Lieutenants Cottage

25/PC/46

Highways, Street Lighting and Footpath Matters

46.1 Footpath matters

Cllr Masseron drew members’ attention to the most recent report of the Shinfield Volunteers Group and thanked the group for their contributions across the parish.

46.2 Traffic Working Party

There was nothing further to report this month. The Clerk has again requested dates for a meeting with the Executive lead for Highways at WBC. There was discussion about a potential zebra crossing on Beke Avenue next to Lidl and parking in front of Shinfield View.

46.3 Lailey Path / Hyde End Road footpath

No update was expected until August at the earliest from WBC. In the meantime the Clerk was asked to establish if Shinfield Infants and Nursery School had confirmed their agreement to the new path crossing school land.

ACTION – Clerk to write to Shinfield Infants and Nursery School

46.4 Woodcock Lane

The Clerk was asked to arrange a Land Registry check to establish the landowner(s) for Woodcock Lane (Footpath 25).

ACTION – Clerk to conduct Land registry checks for Woodcock Lane

The Clerk was also asked to arrange an onsite meeting to arrange an onsite meeting with WBC's Countryside Officer to discuss the condition of the Woodcock Lane.

ACTION – Clerk to arrange an onsite meeting with WBC Countryside Officer

25/PC/47

Renewal of Neighbourhood Development Plan (SPNDP)

47.1 Neighbourhood Development Plan Project Group

The Clerk had shared an analysis of other parish council neighbourhood plans. Cllr Lias reported that a recent training session he had attended had indicated that councils would need to be more “agile” with the plans in future and that plans should have at least one designated site.

ACTION – Clerk to update the draft plan to include the prompts generated from the analysis of other plans

ACTION – Clerk to arrange the next Neighbourhood Plan meeting for the Thursday following the June Full Council meeting

47.2 Assets of Community Value (ACV)

This had been discussed earlier in the meeting.

25/PC/48

Correspondence

48.1 Speed Limit reduction on Hollow Lane and Arborfield Road

The Clerk advised that he had received notification that the statutory objection period for speed limit reductions on various roads including Hollow Lane and Arborfield. This would now go forward for an Executive Member decision on 2nd May 2025.

Members **NOTED** the communication.

48.2 Area to north of MereOak Park & Ride

The Clerk advised that in the details of WBC's capital programme there is a reference to a “MereOak Open Storage” facility which they would like to fund. He had followed this up with WBC officers who had advised that it was envisaged that the area north of the park and ride could become an open storage depot. Previously SPC had been informed that the land was required for an extension to the P&R site.

Members **NOTED** the information.

48.3 Consultation on Hungerford Neighbourhood Plan

The Clerk advised that Hungerford Town Council were consulting on their draft Neighbourhood Plan (Regulation 16 Consultation). This will run to 23rd May 2025.

Members **NOTED** the consultation.

25/PC/49

Date of the next meeting

49.1 The date of the next meeting will be Wednesday, 14th May 2025

The meeting ended at 21.30

DRAFT

List of Actions

24/PC/121.1	Clerk to report to Committee at the next meeting having discussed with Enerveo	Clerk
25/PC/22.2	Clerk to apply to register a further three areas previously identified as 'Assets of Community Value'	Clerk
25/PC/23.1	Clerk to liaise with BCllr Glover regarding a formal response from WBC in respect of deeds of variation for S106	Clerk
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	Clerk
25/PC/40.1	Clerk to share additional information with residents regarding planning application 250577	Clerk
25/PC/40.2	Clerk to consider how to monitor reserved matters and S106 agreements and variations for major planning applications	Clerk
25/PC/41.1	Clerk to write to Cllr Fernandes regarding attendance at the committee meetings	Clerk
25/PC/43.3	Clerk to feed back the additional comments on PA250517 to the consultant preparing the SPC response	Clerk
25/PC/45.2	Clerk to request a progress report for RFS/2024/089113 The Lieutenants Cottage	Clerk
25/PC/46.3	Clerk to write to Shinfield Infants and Nursery School regarding Lailey Path	Clerk
25/PC/46.4	Clerk to conduct Land registry checks for Woodcock Lane	Clerk
25/PC/46.4	Clerk to arrange an onsite meeting with WBC Countryside Officer regarding the condition of Woodcock Lane	Clerk
25/PC/47.1	Clerk to update the draft plan to include the prompts generated from the analysis of other plans	Clerk
25/PC/47.1	Clerk to arrange the next Neighbourhood Plan meeting for the Thursday following the June Full Council meeting	Clerk

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

8th May 2025

Item 5.1

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 the
APP/X0360/D/24/3356530	95 Hyde End Lane Ryeish GreenSpencers 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 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	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

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
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
APP/X0360/W/18/3199728	Land at Lambs Lane and Beech Hill Road Spencers Wood Berkshire	RG7 1JB	Planning (W)		172495	3	08/01/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3186553	Mallards, Basingstoke Road READING	RG7 1AD	Planning (W)	L1		3	12/12/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/C/17/3186555	Mallards, Basingstoke Road READING	RG7 1AD	Enforcement Notice	L1	NA	3	12/12/2018	WBC issued enforcement notice. Developer appealed. Enforcement notice upheld
APP/X0360/W/18/3204770	Shinfield Court, Church Lane Wokingham Berkshire	RG7 1HB	Planning (W)		171916	3	13/11/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3183251	Etudielttawjus, 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

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
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/15/3097721	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/16/3153193	Paddocks Reading Berks	RG7 1NG	Enforcement Notice		161915	4	02/07/2018	WBC issued enforcement against change of use with planning permission. Appeal was allowed and enforcement notice quashed. Planning permission granted for 3 years
APP/X0360/W/16/3159579	Mallards, Basingstoke Road READING	RG7 1AD	Planning (W)		161522	4	09/02/2017	WBC refused PA. Developers Appeal was upheld. Extended post office and retail with flat above permitted
APP/X0360/W/21/3282034	12 Coningham Road READING	RG2 8QP	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/19/3235522	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/2024/089464	41 Appleby Walk, Shinfield, Wokingham, RG7 1UZ	Erection of an extension to the existing garage and outbuilding	16 April 2025	Application submitted
RFS/2024/089924	Sussex Lodge, Sussex Lane, Spencers Wood, Wokingham, RG7 1BY	Unauthorised listed building works/demolition	8 April 2025	Application submitted
RFS/2025/090109	Unit 1, Wellington Industrial Estate, Basingstoke Road, Spencers Wood, Reading, RG7 1AW	Large adverts erected w/o pp	11 April 2025	Application submitted
RFS/2025/090188	302 Old Whitley Wood Lane, Reading, RG2 8QD	Fence brought forward to provide garden encroaching onto highway	4 April 2025	No breach
RFS/2025/090209	Land Adjacent to Lane end House, Shinfield Road, Shinfield, RG2 9BB	vehicles parking on the road - causing obstruction	17 April 2025	Voluntary compliance
RFS/2025/090258	Land at Church Lane, Hyde End and Three Mile Cross, Hyde End Lane, Three Mile Cross, Reading	Compliance check against BCN served 05.02.2019	9 April 2025	No breach
RFS/2025/090300	Jackson Service & Sales Ltd, Basingstoke Road, Spencers Wood, Reading, RG7 1AF	Hours of operation	22 April 2025	No breach

Wokingham Borough Council – Previous month's closed Enforcement Cases for Shinfield Parish - May 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	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/2024/089465	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/2024/089687	Land Rear Of Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ	building waste dumped on SANG site	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	Mereoak Park, Mereoak Lane, Three Mile Cross, Reading, RG7 1NR	The refusal of 240478	Investigation ongoing
RFS/2025/090150	12 Gloucester Avenue, Shinfield, Wokingham, RG2 9GA	Erection of outbuilding in business use and gateway in fence).	Awaiting application

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

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Reference	Address	Case Detail	Case Status
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
RFS/2025/090245	Shire Hall, Shinfield Park, Shinfield, Reading, RG2 9XY	Safety re Asbestos	New case
RFS/2025/090264	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX	Tree works application 223088 replanting not undertaken.	Site visit pending
RFS/2025/090265	Bismillah House (formerly Foxglade), Brookers Hill, Shinfield, Wokingham, RG2 9BX	No submission of required landscaping plan for Condition 3 of 222154.	Site visit pending
RFS/2025/090266	Bismillah House (formerly Foxglade), Brookers Hill, Shinfield, Wokingham, RG2 9BX	Construction of extended area of hardstanding.	Site visit pending
RFS/2025/090278	3 Winston Close, Spencers Wood, Wokingham, RG7 1DW	Extension work taking place without permission - PP refused	Site visit pending
RFS/2025/090289	Unit 7, Heron Industrial Estate, Basingstoke Road, Spencers Wood, Wokingham, RG7 1PJ	Breach of hours of Operation	Investigation ongoing

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - May 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/2025/090304	37 Caribou Walk, Three Mile Cross, Wokingham, RG7 1WR	Shed erected in front garden without PP	Investigation ongoing

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

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

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Article in Newbury Today – 6th May 2025 by

Niki Hinman Local Democracy Reporter

Council to decide next steps in June after Local Plan approved by Government

West Berkshire Council has received the planning inspector's report on the Local Plan Review (LPR) 2022-2039.

The report by the independent planning inspector says the plan is sound and legally compliant and can be adopted.



Graphic showing how Thatcham is due to expand under the revised West Berkshire Local Plan.

Credit: NWN

The LPR sets out the vision and objectives on how West Berkshire could develop over the next 15 years – from the location of new homes to protecting countryside, guiding sustainable growth, and supporting local services and infrastructure.

Dozens of parish councils, local organisations and developers took part.

The LPR was submitted to the secretary of state on March 31, 2023. The Liberal Democrats now in power on the council had maintained it was flawed.

Planning inspector William Fieldhouse was appointed to examine the soundness of the plan.

The matter has thrown the ruling Lib Dem party in to a political spin, as it is in a position where it has to adopt the plan, put in place by the previous Conservative administration.



Land at Henwick Park, from Cold Ash Hill

It means, in the words of one councillor, that somewhere the size of Hungerford will now be attached to Thatcham.

Owen Jeffery's (Lib Dem, Thatcham, Colthrop and Cookham) comments saw the Lib Dem authority climb down from binning the plan last year, which will see up to 2,500 homes built in Thatcham, and another 100 in Theale.

The Government had threatened to take over planning control.

These plans set out what, where and how many homes will be built until 2039.

So the Lib Dems had to fall on their sword. But they went down fighting.

"The main towns will take the brunt of the development," said Lee Dillon, council leader at the time.



Land at Henwick Park, from Cold Ash Hill

“Newbury and Thatcham will be more congested. Villages less viable. More second homes will force local people out.

“Towns should see managed growth and villages should flourish. But that is now lost.”

The move to withdraw the plan was brought about as the Lib Dems said the previous Tory administration had “rushed through” the “flawed” plan ahead of the local council elections they “knew they were going to lose” and saw some heated political mud slinging.

The Tories said the move to withdraw the plan was done to tick off a manifesto pledge made by the Lib Dems at the local elections – in the full knowledge that it would not go through, allowing them to ‘blame the Government’ for its failing.

West Berkshire Council will meet on Tuesday, June 10, to consider the inspector’s recommendations and decide whether to formally adopt the plan as part of the Development Plan for West Berkshire.

SANG Charges, Suitable Alternative Natural Green Spaces – Shinfield Parish

Overview

SANGs (Suitable Alternative Natural Greenspace) are typically created by developers as part of new housing developments to mitigate the impact on protected natural areas.

They are often then adopted by local authorities who manage and maintain on an ongoing basis. This is WBC's preferred option for SANG in the borough as confirmed by Stephen Conway in response to a question that I posed at Wokingham Borough Council Full Council when a Borough Councillor for the ward of Shinfield (see Appendix A)

In the case of the SANG created in Shinfield the University of Reading (UoR) was approved as the SANG Owner and manager. When UoR sold land to the developers, each land sale was agreed on an individual basis when it came to a charge for SANG management and maintenance. For some developments the payment was made upfront by the developer at fixed price per household (a figure quoted to be approx. £6750.00 per dwelling) and not passed on to the residents for example: Littlebrook, Heritage Park.

However, for some developments such as Shinfield Meadows, Shinfield Gardens (also known as Long Acre) and the yet to be built Phase 2 of North of Arborfield Rd (Shinfield Gardens Phase 2) the developer did not make an upfront payment and instead passed the charge on to residents. These developers include Vistry (Bovis, Linden & Countryside), Bloor & Bellway

The manner in which the SANG charges have been applied to the developments in Shinfield have similarities and differences, see table below.

Please note Shinfield Gardens only received their first charge in August of 2024. Surprised at the amount they immediately sought to investigate and challenge. Shinfield Meadows have been paying the charge for approximately 5 years.

Please also note that the working party working on behalf of Shinfield Gardens residents group (including me, Borough Cllr Andrew Gray, Cllr Masseron & Jacky Steele) have been working closely together since August last year and farther through their challenge to UoR, whereas the Shinfield Meadows residents group working party only met for the 2nd time last week (including me, Borough Cllr Gray, Borough Cllr Rance, Jacky Steele).

	Shinfield Meadows (SFM)	Shinfield Gardens (SFG)
Length of payment term	In perpetuity (125 years)	In perpetuity (125 years)
Sum charged	Sum capped at £120.00 per annum (rising in line with RPI)	Sum capped at £250.00 per annum (rising in line with RPI)
Claimed SANG Charges July 24 – July 25	Approx. £179 per year - TBC	£342.00 per year
Date RPI applied	TBC	2020 – date of original land sale.
Household Charged	Homeowners & Housing Association residents	Homeowners (Freeholders) only
SANG Area intended to be covered by charge	TBC	Intended suite of SANGs including (Langley Mead, Ridge & Ridge extension) **

**** Shinfield Gardens resident's deeds and TP1 actually stated Ridge SANG extension only which is a small 2.7-hectare parcel of land south of The Ridge path close to Hyde End Lane. It was only opened on the 6th July 2024 according UoR's own website (Appendix B).**

The SFG working group have now met with UoR 4 times since September 2024. The attendees from UoR each time have been Nigel Frankland and Molli Cleaver who are both known to the Parish Council. Prior to that Borough Cllr Bell & Borough Cllr Gray with one resident met Nigel and Mollie online in August 2024.

Key Highlights of those meetings:

- Acknowledgement that these particular deals with developers were problematic and will NOT be repeated after the completion of Phase 2 of North of Arborfield Rd (Planning Application outcome pending). For clarity they are still intending on charging the future residents of the development in the same way.
 - Agreement (following further agreement from UoR finance team) to suspend collection of payments from residents via Trinity until further notice. That agreement still stands.
 - Following a request for a set of accounts for income and expenditure relating to SANG maintenance and management Nigel admitted that no specific accounting records have kept been to date. He did offer to draw up a set of accounts for 23/24. Please see Appendix C. You'll see £2.7m is allocated to Miscellaneous Construction Capex.
 - Demonstration of willingness from UoR to take residents' concerns seriously and work with them with intention of finding resolution including taking a proposal to the University Executive Board (UEB) to consider.
 - During meeting with UoR on 10th February 2025 Nigel shared a physical map providing an overview of the SANG Suite and a breakdown of costs for the SANG suite. Appendix C
 - The residents group presented two proposals to Nigel and Molli on 10th February 2025
 - 1. Shinfield Gardens/Long Acre residents stop paying the SANG charge and the University seek money from the developer (which in this case would be Bellway & Bloor)
 - 2. Shinfield Gardens/Long Acre residents pay £50 p.a. index linked for 30 years with the option to pay annually or as a lump sum. The residents would pay their own legal fees but not those of the residents.
- Nigel and Molli agreed to prepare a paper for the UoR Executive Board (UEB) present the 2 proposals.
- Following a number of communications between the SFG working party and Molli/Nigel (who had annual leave) a communication was received from Peter Castle – PR & Comms Manager for UoR dated 11.4.25 and then more recently this week from Mollie Cleaver 6.5.25

Thank you for your email. I appreciate your continued patience.

I promised you an email update today, after I sat in for Molli yesterday on a meeting between university finance/legal/estates colleagues.

This was a positive meeting. Legal/estates teams are currently checking some details (on start/finish dates), and as soon as those are confirmed we will be able to put the detailed proposal forward to residents; but to outline: the University will offer a significantly discounted charge for two years, at a level lower than the contractual cap. This has been discounted to a level so that residents who have already paid a sum towards SANGs will not receive a further bill during the two-year period.

This 'two year' period will give time for the final details to come forward about the new legislation on freehold/leasehold charges - which we understand will be subject to consultation and potential additional legislation later in 2025. Once this is clear, we will propose a long-term solution for SANGs charges which is in keeping with new regulations, and which is fair and transparent to residents.

While the exact details will follow from my University colleagues, I hope this outline will provide reassurance to residents of where we are. And we will of course be keen to work with your office, relevant authorities, and residents to reach a fair long-term solution as the details of the new legislation are finalised."

The SFG residents are still awaiting further details on this proposal but are not satisfied with response they received from Peter Castle. A 2nd public meeting is scheduled for Monday 12th at School Green at 7.30pm for the residents of Shinfield Gardens and Longacre.

A further communication was received on Tuesday 6th May from Molli Cleaver.

Apologies for my delayed response, I have been away and just catching up.

I completely understand how you're all feeling and appreciate how much you've been willing to work with us to resolve the matter.

Yuan Yang MP also contacted Vice-Chancellor Robert Van de Noort regarding the matter and Robert responded to Yuan on Friday. Following this, his office asked me to update you directly.

Robert reasserted his desire that we reach a fair and equitable outcome without unnecessary delay, while recognising the importance for a long-term resolution to provide everyone with certainty. Given the reaction to the outline of our previous proposal, he has suggested that we do not go ahead with it as an interim solution but instead continue to freeze any charges.

Given the need for more clarity on the details and costs - and upcoming changes to regulation - Robert has instead asked our new Director of Property Services, who has experience in this area, to review the arrangements with a view to move to the best practices available. The Vice-Chancellor has asked that this be done within the next fortnight, after which I will provide an update.

To confirm, in the meantime we will continue to freeze SANG maintenance charges.

The SFG working party have replied to say that they are dissatisfied with this response and the further delay to a resolution.

The SFM working party are at the preliminary stages of their challenge to the University and await the outcome of the SFG dispute. In the meantime, they like SFG will continue to also challenge Trinity Estate Management (management company for both developments) on their poor performance and the inadequate quality of services delivered.

Both working parties for SFG & SFM would welcome representation of the Parish Council at further meetings.

Appendix A

37.5 Sarah Bell asked the Executive Member for Housing, Partnerships and the Local Plan the following question:

Question

Residents in Shinfield are concerned about the extra costs of owning a home in a new housing development, in particular the charges for the management and maintenance of Suitable Alternative Natural Green Space (SANGs). Do you think it is fair that residents in new housing developments are required to pay this charge in addition to Council Tax and Estate Management fees?

Answer:

A number of development sites within the South of the M4 Strategic Development Location are reliant upon SANGs that are privately owned and maintained by the landowner. Whilst the Council resisted this approach to SANG delivery at the planning application stage, the principle of an estate rent charge to cover the ongoing maintenance of these SANGS was secured I am afraid at the subsequent Shinfield West planning appeal. Occupiers that bought homes on this site should have been made aware of these charges by the legal advisors acting on their behalf when they purchased their property. I know that is very little compensation, but the Council did not want to go down this route. It was imposed on us at appeal.

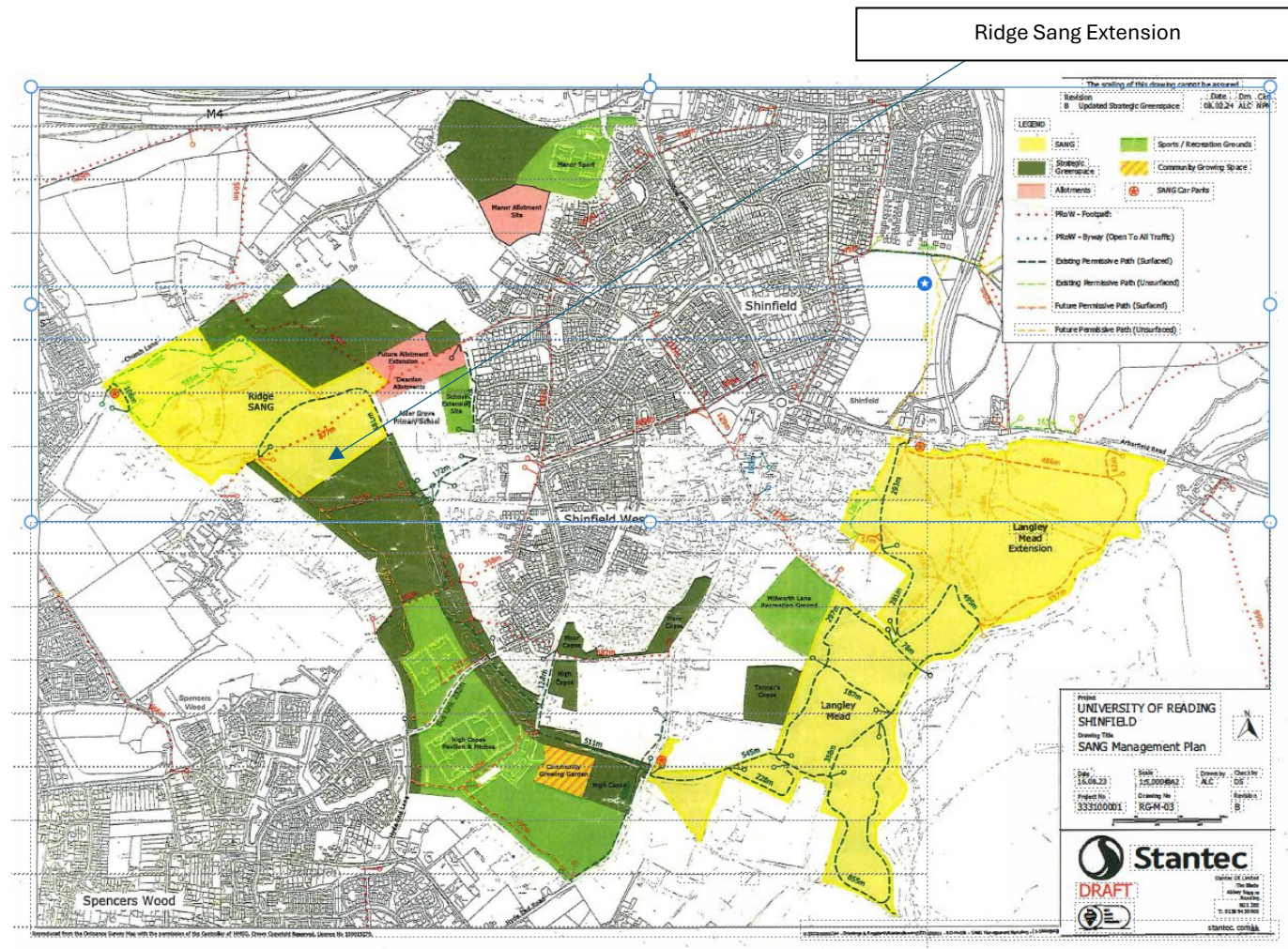
Whilst there are measures within the planning permission that would allow the Council to step in and take control of these SANGs, they can only be implemented by agreement with the owner or if the owner fails to manage the site appropriately. Appropriate management is currently taking place and therefore there is at the moment no basis for the Council to exercise this step-in right.

The Council's preference is that developments within the Borough are required to transfer any new SANGs to the Council with a commuted sum to cover the ongoing maintenance of the SANG. Indeed, aside from the two University owned SANGs in Shinfield, all the SANGS within the other SDL sites as well as the two SANGs in Spencers Wood are owned and managed by the Council with no additional estate rent charge requirement.

Supplementary Question:

There is quite a lot to unpack in all of that to a degree. I am pleased to hear about the onward process and the suggested transfer of SANG to the Council, but I suppose I come back to my question about fairness to my residents in Shinfield now. Yes, some of them, that something we are looking at, at the moment about

Appendix B Map - Suite of SANGs and Deed Extract



Contribution or a proportion thereof to be determined at the Council's discretion within 7 (seven) days of a further written notice from the Council demanding payment

16 Ridge SANG Extension

FOR THE AVOIDANCE OF DOUBT subject to Schedule 5 of this Deed the whole of the Contingency Sum subject to indexation shall be made available to the Council to maintain the Ridge SANG Extension should the University fail to maintain the Ridge SANG Extension in whole or in part.

7 Miscellaneous

If the person appointed to determine the Planning Appeal states clearly and expressly in the decision letter granting Planning Permission that one or more of the planning

Appendix C

SANG Suite Management, Monitoring and Maintenance Costs

Cost Headings	Total Sum All Years	2024/25 Estimate	
Associate Income Share		£113,800	Shinfield Meadows SANG Charge (exc VAT)
Associate Income Share		TBC	Longacre Service Charge
Operating Costs & Utilities			
Communications (Telephone - CCTV)	£13,064	£4,437	Connection and data charges for CCTV cameras
Water		TBC	Cattle troughs
Electricity	£1,448	£300	Power to CCTV equipment
Dog Waste Disposal	data unavailable	£9,360	Select Environmental Services charge per bin £15.00 per visit
Skip Hire/General Waste disposal fly tipping	data unavailable	£1,520	4 enclosed skips over 12 months
Plant & Equipment			
Equipment Rental	£160	£160	Miscellaneous/Specialist equipment - ie Bat detection
Equipment Repairs & Maintenance	£2,380	TBC	
Kubota RTV-X1110 Utility Vehicle	data unavailable	£5,650	Hire would be £1,200/pcm
MF 4710 Tractor	data unavailable	£15,000	See quote for replacement tractor
Servicing above	data unavailable	£2,000	Justification/Evidence ?
Brush cutter/Strimmer	data unavailable	£990	1 day/week April–October (£33/day)
Chainsaws	data unavailable	£278	10–14 days throughout the year
Compact tractor and flail mower	data unavailable	£3,060	1 day/week April–October (£102/day)
Hedge trimmer	data unavailable	£172	10 days in Autumn (£85/wk) (2 week hire)
Telescopic loader with bucket, grab or tines	data unavailable	£2,072	10–14 days during the year as needed (£ 148/day)
Tipping trailer	data unavailable	TBC	7–10 times a year
Tractor and flail hedge cutter	data unavailable	TBC	10 days Autumn/Winter months
Tractor and mower	data unavailable	TBC	1 day/week April–October
Tractor and post Rammer	data unavailable	TBC	5/6 days/year
Other Equipment under £10K	£283	£540	IT equipment for Ranger (laptop)
Maintenance			
Building Repairs & Maint.	£23,083	£0	Expenditure wrongly coded, should be planned or reactive maintenance
Customer / Own funded construction	£704	£2,000	Signage replacement
Grounds Maintenance	£20		Covered under planned, reactive and miscellaneous maintenance
Maintenance Services Costs		£300	UoR maintenance team recharge for legionella related work, etc.
Miscellaneous Construction Capex	£2,768,924		Primarily professional fees, SANG construction, planting and seeding.
Miscellaneous Construction Opex	£107,189	£10,000	Other maintenance by contractors
Planned Maintenance	£213,381	£57,000	Primarily paths, boardwalks and bridges for 2024/25
Reactive Maintenance	£1,876	£3,000	Tree works, damage, emergency repairs
Monitoring & Management			
Photocopying & Printing	£868	£868	Meadows Day, Reading Walks Festival, Classrooms, other events
Photographic and AV Supplies	£0	£0	See Communications line
Professional fees - Estates	£40,158	£42,880	Consultant fees - Ecology, Arboriculture, al, EPR 42,880 (20/24)
Professional fees - Farm		TBC	
Rents Payable	£116,324	£13,800	Ranger's Accommodation
Security	£6,000	£6,000	Recharge to Campus Security Budget (2021 last Transfer)
Local Authority & Natural England Fees	data unavailable	TBC	
Staff Costs			
Ranger Salary & Costs	TBC	£51,896	Excludes cost of other farm staff giving assistance
Staff Uniforms and PPE	£283	£283	Boots, gloves, T shirts, fleeca jackets, waterproof HVis coat, shorts/trousers, hats.
Technical	£5,755		See Technical staff transfers below
Technical staff transfer to/from projects	£231,448	£17,000	Partial recovery of Estates staff costs 200 hrs per year. (Actual time spent is much greater)
Mobile phone		£300	iPhone costs pa
Other Costs			
Conservation herd, livestock cost	data unavailable	£0	Treated as neutral cost on basis of sale price almost covering costs.
Total	£3,296,146	£250,855	
Overheads		£40,138	Would normally be 16% to 20%
Grand Total	£3,533,348	£291,003	
Average pa	£347,544.74		

Costs relate to the SNG Suite but only Langley Mead has been operational for 10 years, The Ridge phase 1 (2018) phase 2 (2021), Extn (2023), Sang Link (2018), Langley Mead Ext phase 1 2024. Economies of scale arise if the SANGs are operated a suite, costs would be much higher if managed separately ie a Ranger for each SANG. Estimate does not account for the inflationary increase that would be usually assumed.

Letter from a resident in Grazeley to Wokingham Borough Council

I am writing to you as a resident of Grazeley to respectfully request the extension of the existing footpath that currently runs past Grazeley Primary School. This path currently terminates abruptly, near a junction in the road (see streetview [here](#)). I propose that this footpath be extended to connect directly to the MereOak Park and Ride facility.

There are numerous compelling reasons why this footpath extension would be of significant benefit to the residents of Grazeley and the wider community, aligning with several of Wokingham Borough Council's stated objectives, particularly those outlined in the new Local Transport Plan 2025.

Firstly, the lack of public transport access from Grazeley is a major issue for villagers. Extending the footpath to MereOak Park and Ride, located approximately 1.1 miles from the school, would provide a vital link to the bus network, offering residents access to Reading town centre and other destinations. This would be particularly beneficial for those without access to a car, improving social inclusion and reducing isolation. The Local Transport Plan 2025 emphasizes enhancing public transport access and interchanges, and this project would directly contribute to this goal, fostering thriving villages.

Secondly, the current situation at Grazeley Primary School regarding traffic and parking is a significant concern. The limited car park is often overwhelmed, leading to congestion on the surrounding lanes during drop-off and pick-up times. A safe and accessible footpath to the park and ride would encourage parents and children from Grazeley and potentially the neighbouring village (which has shops and amenities) to walk to school, thereby reducing the number of vehicles and alleviating parking pressure at the school. This aligns with the LTP's objective to create healthy and safe places and enable and increase active travel. Issues surrounding school parking and the safety implications of congestion for pedestrians are well-acknowledged concerns that this footpath could help mitigate.

Thirdly, extending the footpath would significantly enhance pedestrian safety. The current lack of a continuous, dedicated path means that anyone wishing to walk towards the area of the park and ride or the neighbouring village must do so along roads, which can be narrow and lack verges, posing a significant risk to pedestrians, including children and the elderly. Providing a safe, segregated footpath is crucial for encouraging walking and ensuring the safety of all road users. Ensuring safer streets for all is another key objective of the LTP 2025.

Furthermore, this infrastructure improvement would promote active travel, contributing to improved public health and well-being within the community. Enabling more people to walk for commuting, accessing services, or leisure aligns with the health and wellbeing objectives of the Local Transport Plan and the council's wider vision for a healthier borough. A continuous path would also facilitate leisure walking, connecting Grazeley residents to potential walking routes accessible from the park and ride.

I urge the council to investigate the feasibility of extending the footpath from Grazeley Primary School to the MereOak Park and Ride as a priority project. I believe the evidence presented demonstrates a clear need and that this scheme aligns strongly with the council's strategic transport and community objectives.

Thank you for your time and consideration of this important matter. I look forward to hearing from you regarding the possibility of this footpath extension.



Article in RDG.TODAY, Sunday, April 27, 2025

by Staff Writer

A329 among roads with planned speed limit reductions



Parts of the A329 and A327 are set to go down to a 30 mile per hour speed limit to improve safety.

Wokingham Borough Council has published a number of speed limit changes and parking restrictions it plans to introduce across the borough.

Executive member for active travel, transport and highways Martin Alder is set to make a decision on each change on May 2.

The council wants to formally introduce a 30mph speed limit along parts of the A329 Reading Road in Winnersh and Wokingham, as well as London Road.

This speed limit could also be introduced for **Hollow Lane in Shinfield, the A327 Arborfield Road in Shinfield**, Bearwood Road in Barkham, the A327 Reading Road, New Mill Lane and Park Lane in Finchampstead.

A report says these restrictions are 'necessary and expedient to avoid danger to persons or other traffic using these roads.

A consultation on the changes received dozens of letters of support and few objections.

One supporter of the change on the A327 Reading Road: "Having lived on this road for 28 years and seen numerous accidents including fatalities I am delighted to hear the proposal of the long overdue speed limit."

Another resident said she 'worries for the safety of my daughter to cross this road several times a day'.

The slower speeds are 'crucial' to ensure better safety for pedestrians and cyclists, the report says.

The council also wants to introduce a 40mph speed limit to a section of Toutley Road and Longdon Road in Winnersh.

These roads currently have a 30mph speed limit which the council says is 'not reflective of the road's function'.

"Increasing the limit to 40mph brings it in line with the road's physical design and typical driving behaviours, promoting consistency for road users," a report says.

Double yellow lines are also being proposed for a number of roads across the borough.

These are Blackthorne Close, Mays Lane, Sheperd's House Lane, Rushey Way, Colleton Drive, Greenacres Avenue and Hart Dyke Close.

Other locations proposed are Fishponds Road, London Road, Murray Road, Fairwater Drive and Rowan Drive.

The council wants to introduce single yellow lines at Dunaways Close, Mill Lane, Sheperd's House Lane, Caroline Drive and St Helier Close.

Finally, there are plans for a no stopping at a school entrance marking on Easthampstead Road, Goodchild Road, School Road and Seaford Road.

These have all been requested by residents about councillors to improve road safety and reduce traffic.

Executive member for active travel, transport and highways Martin Alder is set to make a final decision on May 2.