

WALTHAM ST LAWRENCE PARISH COUNCIL

The Old School, The Street, Shurlock Row, Berkshire RG10 0PR

Clerk to the Council: Mrs MJ Streather

Telephone: 07956 217783

Email: parishclerk@wslpc.uk



Minutes of the Waltham St Lawrence Parish Council Meeting held on Tuesday 8th July 2025

Present: Cllr Kay (Chairman), Cllr Patel, Cllr Williams, Cllr Goodchild, Cllr Crawley-Boevey, and MJ Streather (Clerk).

Also present: Borough Cllr Hunt, Borough Cllr Blundell and 3 Members of the Public.

Summonsed to attend: Cllr Kay, Cllr Hipgrave, Cllr Patel, Cllr Goodchild, Cllr Williams, Cllr Crawley-Boevey.

	<p>Public Question Time: A trustee of the WSL Charities asked whether the Parish Council had confirmed their decision regarding the siting of the memorial bench seat to Charlie Belcher. At an inspection at the end of the meeting it was agreed that between the entrance gate to Church Farm and the Lychgate was the preferred spot. This was felt to be the best place to spread out structures around the pound and is understood to be funded by the Village Charities via a legacy from Pam Wolstenholme. Another suggestion regarding a plaque on the pound (which Charlie rebuilt a number of times), as discussed by the Parish Council, may be considered in the future.</p> <p>A member of the public requested an update on the Article 4 request at School Lane. TPO's have been awarded on the requested trees. Cllr Hunt confirmed that whilst she is still chasing, there is no definite news. It was confirmed by Cllr Hunt that Article 4 does not prevent planning, it merely puts in an additional requirement for a full planning application. A question was raised as to whether there was an Enforcement or Appeal Notice against this. This is quoted on the RBWM Planning Portal: Reference: 25/50068/ENF Address: School Road Waltham St Lawrence Reading RG10 0NU Status: Pending Consideration Type: Unauthorised Change of Use</p> <p>A member of the public queried who was responsible for fallen and low hanging tree branches in the Parish. The Chairman referred to Highways responsibility, also the RBWM 'report-it' system. Clerk was requested to liaise with the member of the public about accessing the 'report-it' system.</p>	Clerk
	Apologies: Were noted from Cllr Hipgrave	
	<p>Minutes: The minutes of the previous meeting held on Tuesday 10th June 2025 were approved by the Council and signed by the Chairman.</p>	Clerk
	Declaration of Interests: Cllr Goodchild declared an interest in Exton House.	Clerk
	Significant Matters Arising from the Previous Minutes: There were none	
	<p>Planning Applications: Reference 25/01555/CONDIT Address Old Gunsbrook House, Twyford Road Waltham St Lawrence RG10 0HE Proposal Details required by Condition 2 (Wall Plate); Condition 3 (Brick Infill) and Condition 4 (Insulation) of listed building consent 24/02817/LBC for the consent to reinstate dormer window and infill opening and the retention of flat roof on west elevation. Parish Council Comments: Noted.</p> <p>Reference 25/01554/CONDIT Address Old Gunsbrook House Twyford Road Waltham St Lawrence RG10 0HE Proposal Details required by Condition 2 (Wall plate); Condition 3 (Brick Infill)</p>	Clerk

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Parish Council Comments: Noted.	
Reference 25/01557/VAR	
Address Old Gunsbrook House Twyford Road Waltham St Lawrence	
0HE	
Proposal Variation (under Section 19) of Condition 5 (Approvals) to substitute those plans approved under 24/02817/LBC for the construction of a dormer window and infill opening and the retention of flat roof on walls. See amended plans.	
Parish Council Comments: Noted.	
Reference 25/01526/CONDIT	
Address Old Oak Farm Pool Lane Waltham St Lawrence	
Proposal Details required by Condition 2 of planning permission (Allowed on Appeal) for Retrospective consent for the siting of a residential building to be occupied for human habitation by a traveller family.	
Parish Council Comments: Noted	
Reference 25/01451/FULL	
Address Little House Milley Road Waltham St Lawrence	
Proposal Single storey rear extension	
Parish Council Comments: No Objection subject to it not being considered as a development.	
Reference 25/01431/FULL	
Address 2 Marlborough Cottage Milley Road Waltham St Lawrence	
Proposal Detached outbuilding ancillary to the main dwelling	
Parish Council Comments: No Objection.	
Tree Planning Applications:	
Cllr Goodchild withdrew from the meeting.	
Reference 25/01563/TCA	
Address Exton House The Street Shurlock Row Reading	
Proposal (T1) Bay and (G1) Junipers - Fell.	
Parish Council Comments: No Objection subject to approval by the Planning Officer.	
Cllr Goodchild re-joined the meeting	
Plans that have arrived in the last couple of days:	

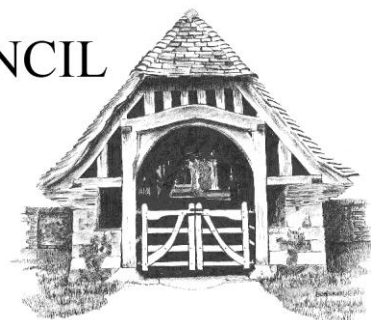
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	<p>periods, residents have had sewage backing up within properties. It is suspected that Thames Water may not be taking into account the amount of waste water from surface drainage, which they have acknowledged, which results in the serious issues faced by residents. Similar problems historically occurred in Waltham St Lawrence, which it is believed is now resolved following the redirection of waste water from Knowl Hill. Morland House and The Old Butchers Shop had issues during winter of 24-25. In addition there was reference to visibility splays in the application which have nothing to do with the Conditions regarding surface water drainage. It is requested that the visibility splays should be removed.</p> <p>Reference 25/01599/OUT Address Land South of Weycock Cottage Milley Road Waltham St Lawrence Proposal Outline application with all matters reserved for 1no. single dwelling. Parish Council Comments: A previous application for a single dwelling on this land in 2022 was refused and we don't believe there is any reason to change that position. Our comments on the previous application was i) that the site is outside the previous recognised settlement boundary of the Waltham St Lawrence and in the Green Belt. The development represents inappropriate development which by definition is harmful to the Green Belt and contrary to GB2, and ii) the proposed access to the site is via a restricted byway which is illegal for use by motorised vehicles.</p> <p>The current application shows a plan with a proposed access from Milley Road and a visibility splay. The Plan says that there is a verge maintained by RBWM, whereas in reality there is no verge and the proposed visibility splay shown highlighted in green would require neighbouring property's land (Boundary hedges and garden) to be cut back by 2.4m. The proposed access is on the inside of a bend on a narrow section of road, opposite an entrance to Adkins Road and with very poor visibility. We also note that the Design and Access Statement provided with the application makes reference to access being taken from Nut Lane on page 3, which is conflicts with the proposed access plan presented.</p> <p>We note that the Design & Access Statement tries to make the case that application site could be considered as grey belt land. We strongly believe that this site is not at all what was intended by this new designation and that the reasons for refusing the previous application on the basis of inappropriate development within the Green Belt are still equally valid today.</p> <p>Reference 25/01698/FULL Address Bentleys Shurlock Row RG10 0PL Proposal Part single part two storey side/rear extension and 1 no. detached garage, following demolition of existing elements. Parish Council Comments: Clerk to request an extension.</p>	Clerk
	Other Planning Matters: None	
	<p>Enforcement Notices and Appeals: 25/50068/ENF Plots at School Lane unauthorised change of use Pending Consideration See above, awaiting Article 4 confirmation 25/50027/ENF Oak Tree Farm Unauthorised Building Pending Consideration Planning Application is awaiting validation by RBWM. Clerk requested to follow up with Enforcement. 25/50142/ENF The Oaks floor plans not in accordance with app plans No further action (Justification from Officer) Alcohol Licence application has been withdrawn</p>	Clerk

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	<p>25/50127/ENF 3 Church Farm Cottages New Drive and removal of tree in Conservation Area Pending Consideration Andrews Yard Wall No response from Enforcement Callin's Cottage, Beenham's Heath Appeal A Callins Cottage, Beenham's Heath Appeal B Reasons:</p> <ul style="list-style-type: none"> (i) whether the appeal site would be a suitable location for the proposal in terms of vulnerability to flooding, (ii) the effect of the proposal to historic significance, (iii) the effect of the proposal to ecology and biodiversity, and (iv) whether the proposal would be acceptable in terms of achieving climate change objectives. 83 considerations referred to by the Inspector. 	
	<p>Finance</p> <ul style="list-style-type: none"> • Online payments were approved of: £7,052.63 (Payroll June, HMRC, Braywick Heath June, Dog Bins May and June, Ditch Clearance, SID Poles, Office Stationery) • Invoice for noticeboard repairs £860 though not yet received is approved as it is in line with the quote. 	Clerk
	<p>Reports from Representatives: Clerk:</p> <ul style="list-style-type: none"> • Clerk to liaise with PKF regarding claim of missing signature • Cil Payments to end of March to be supplied to RBWM • File loading on website to be discussed offline. <p>Borough Councillors:</p> <ul style="list-style-type: none"> • Nothing to report beyond Cllr Hunt's invaluable help to both sets of residents with questions. <p>Communications:</p> <ul style="list-style-type: none"> • New Councillor recruitment look to interview in September. In the meantime, the position is to be promoted across the village media and noticeboards. <p>Allotments:</p> <ul style="list-style-type: none"> • Cllr Crawley-Boevey and Clerk to liaise re available plots. Confirm in the rules the status of non-residents. <p>Burial Ground:</p> <ul style="list-style-type: none"> • Recent issue in the Burial Ground yet to be fully resolved, meeting w/c 14th July with the grave diggers. Further update at the August meeting. • Grave tidying now on hold until Autumn. It will be necessary to import topsoil. • Memorial Garden rose garden is looking very unloved. Refresh required, need to establish what plants to put in. <p>Drains/Ditches:</p> <ul style="list-style-type: none"> • ANB to supply full details and costs of Ditch work completed and planned. • Sill Bridge Lane/Plough Lane ditches have been done, which has identified two blocked or collapsed culverts with associated leaks. Clerk to contact South East Water and liaise with ANB to resolve. <p>Bridleways and Footpaths:</p> <ul style="list-style-type: none"> • The Chairman raised the issue of the broken kissing gate at the end of the allotments. Cllr Crawley-Boevey to investigate with PROW whether this can be reinstated, or if the Parish has to address. Also current pallet bridging the ditch is a hazard. Working parties to be asked to address Goose Nest footpath, and Downfield Lane. 	<p>Clerk Clerk Clerk/Cllr Goodchild</p> <p>Clerk/Cllr Crawley-Boevey</p> <p>Clerk/Cllr Patel</p> <p>Clerk/ANB Cllr Crawley-Boevey</p> <p>Clerk</p>

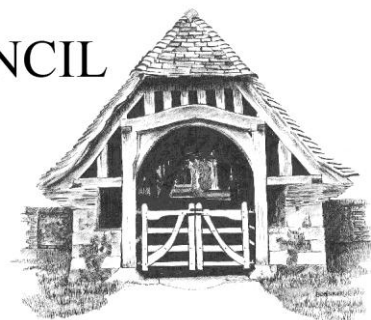
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	<ul style="list-style-type: none"> Uncut verges are still an issue. RBWM claim it is going to be done, but it does not show any sign of happening. Need more members of working party groups so that it is not always the same people. Clerk to contact Haines Hill to ask whether they could do verges and corners on Hungerford Lane and The Straight Mile. <p>Parish Maintenance:</p> <ul style="list-style-type: none"> Dog bin: to confirm a location with Church Farm for 8th bin. A review to be undertaken of the use of existing bins, particularly the two along Darvills Lane. Need to confirm whether to replace some or all posts around the Pound. At an inspection at the end of the meeting it was agreed to seek quotes to replace all posts. <p>Highways: Nothing to report</p> <p>Speedwatch:</p> <ul style="list-style-type: none"> SID Poles have been installed. The devices are to be attached. Cllr Goodchild offered to be involved in Shurlock Row. The Chairman also volunteered time. First 2 sites planned to be Broadmoor Road and Shurlock Row pond. <p>CIL Monies: To be reported to RBWM</p> <p>Working Groups: Nothing to report</p>	<p>Clerk</p> <p>Cllr Goodchild</p> <p>Cllr Patel/Cllr Goodchild</p> <p>Clerk</p>
	Reports from Representatives who attended meetings representing the Parish Council: None	
	Correspondence: Issues covered above.	
	AOB:	
	Date of Next Site Visits: 9am Saturday 2 nd August 2025; Venue: Neville Hall	
	Date of Next Parish Council Meeting: 7pm Tuesday 5 th August 2025; Neville Hall (abbreviated agenda).	
	The meeting closed at 8.45pm	