

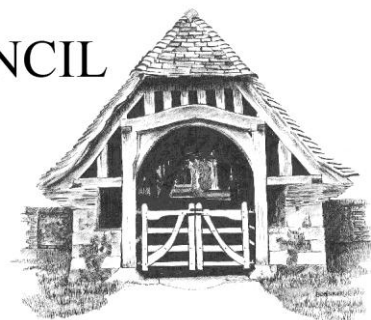
# WALTHAM ST LAWRENCE PARISH COUNCIL

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

Clerk to the Council: Mrs MJ Streater

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 Streater (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.

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|  | <p><b>Public Question Time:</b></p> <p>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.</p> <p>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:</p> <p><b>Reference:</b> 25/50068/ENF<br/> <b>Address:</b> School Road Waltham St Lawrence Reading RG10 0NU<br/> <b>Status:</b> Pending Consideration<br/> <b>Type:</b> 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 |
|  | <b>Apologies:</b> Were noted from Cllr Hipgrave                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |       |
|  | <b>Minutes:</b><br>The minutes of the previous meeting held on Tuesday 10 <sup>th</sup> June 2025 were approved by the Council and signed by the Chairman.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Clerk |
|  | <b>Declaration of Interests:</b> Cllr Goodchild declared an interest in Exton House.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Clerk |
|  | <b>Significant Matters Arising from the Previous Minutes:</b> There were none                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |       |
|  | <p><b>Planning Applications:</b></p> <p><b>Reference</b> 25/01555/CONDIT<br/> <b>Address</b> Old Gunsbrook House, Twyford Road Waltham St Lawrence RG10 0HE<br/> <b>Proposal</b> 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.<br/> <b>Parish Council Comments:</b> Noted.</p> <p><b>Reference</b> 25/01554/CONDIT</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Clerk |

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|  | <p>Address Old Gunsbrook House Twyford Road Waltham St Lawrence RG10 0HE</p> <p>Proposal Details required by Condition 2 (Wall plate); Condition 3 (Brick Infill) and Condition 4 (Insulation) of planning permission 24/02816/FULL for the reinstate dormer window and infill opening and flat roof on west elevation (part retrospective). Parish Council Comments: Noted.</p> <p>Reference 25/01556/VAR</p> <p>Address Old Gunsbrook House Twyford Road Waltham St Lawrence Reading RG10 0HE</p> <p>Proposal Variation (under Section 73) of Condition 5 (Approved Plans) to substitute those plans approved under 24/02816/FULL to reinstate dormer window and infill opening and flat roof on west elevation (part retrospective) with amended plans. Parish Council Comments: Noted.</p> <p>Reference 25/01557/VAR</p> <p>Address Old Gunsbrook House Twyford Road Waltham St Lawrence RG10 0HE</p> <p>Proposal Variation (under Section 19) of Condition 5 (Approved Plans) to substitute those plans approved under 24/02817/LBC for the consent to reinstate dormer window and infill opening and the retention of flat roof on west elevation with amended plans. Parish Council Comments: Noted.</p> <p>Reference 25/01526/CONDIT</p> <p>Address Old Oak Farm Pool Lane Waltham St Lawrence RG10 0GQ</p> <p>Proposal Details required by Condition 2 of planning permission 24/01264/FULL (Allowed on Appeal) for Retrospective consent for the siting of a residential caravan to be occupied for human habitation by a traveller family. Parish Council Comments: Noted</p> <p>Reference 25/01451/FULL</p> <p>Address Little House Milley Road Waltham St Lawrence RG10 0LA</p> <p>Proposal Single storey rear extension</p> <p>Parish Council Comments: No Objection subject to it not being considered over development.</p> <p>Reference 25/01431/FULL</p> <p>Address 2 Marlborough Cottage Milley Road Waltham St Lawrence RG10 0LF</p> <p>Proposal Detached outbuilding ancillary to the main dwelling.</p> <p>Parish Council Comments: No Objection.</p> | <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> |
|  | <p><b>Tree Planning Applications:</b></p> <p>Cllr Goodchild withdrew from the meeting.</p> <p>Reference 25/01563/TCA</p> <p>Address Exton House The Street Shurlock Row Reading RG10 0PR</p> <p>Proposal (T1) Bay and (G1) Junipers - Fell.</p> <p>Parish Council Comments: No Objection subject to approval by the Arboricultural Officer.</p> <p>Cllr Goodchild re-joined the meeting</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Clerk</p>                                                                  |
|  | <p><b>Plans that have arrived in the last couple of days:</b></p> <p>Reference 25/01653/CONDIT</p> <p>Address Bellman Hanger Shurlock Row RG10 0PL</p> <p>Proposal Details required by Condition 8 (Surface Water Drainage Scheme) of planning permission (allowed on appeal) 22/00270/FULL for the erection of 12no. dwellings with associated parking and landscaping and the retention of the existing</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                               |

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|  | <p>access road following the demolition of the existing buildings, warehouse, external storage areas and hardstanding.</p> <p>Parish Council Comments: Concerns were raised that the mains capacity of the Thames Water Sewage network has already been reached, and in previous wet 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><b>Reference 25/01599/OUT</b></p> <p>Address Land South of Weycock Cottage Milley Road Waltham St Lawrence</p> <p>Proposal Outline application with all matters reserved for 1no. single dwelling.</p> <p>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> | Clerk |
|  | <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 &amp; 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><b>Reference 25/01698/FULL</b></p> <p>Address Bentleys Shurlock Row RG10 0PL</p> <p>Proposal Part single part two storey side/rear extension and 1 no. detached garage, following demolition of existing elements.</p> <p>Parish Council Comments: Clerk to request an extension.</p>                                                                                                                                                                                                                                                                                                                                                                                                                       | Clerk |
|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |       |
|  | <b>Other Planning Matters:</b> None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |       |
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|  | <p><b>Enforcement Notices and Appeals:</b></p> <p><b>25/50068/ENF</b> Plots at School Lane unauthorised change of use<br/>Pending Consideration See above, awaiting Article 4 confirmation</p> <p><b>25/50027/ENF</b> Oak Tree Farm Unauthorised Building<br/>Pending Consideration Planning Application is awaiting validation by RBWM.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |       |

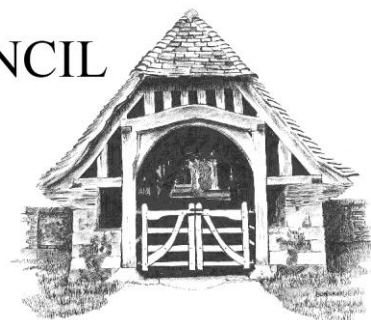
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|  | <p>Clerk requested to follow up with Enforcement.</p> <p><b>25/50142/ENF</b> The Oaks floor plans not in accordance with app plans<br/>No further action (Justification from Officer)<br/>Alcohol Licence application has been withdrawn</p> <p><b>25/50127/ENF</b> 3 Church Farm Cottages New Drive and removal of tree in Conservation Area<br/>Pending Consideration</p> <p><b>Andrews Yard Wall</b> No response from Enforcement</p> <p><b>Callin's Cottage</b>, Beenham's Heath Appeal A</p> <p><b>Callins Cottage</b>, Beenham's Heath Appeal B</p> <p>Reasons:</p> <ul style="list-style-type: none"> <li>(i) whether the appeal site would be a suitable location for the proposal in terms of vulnerability to flooding,</li> <li>(ii) the effect of the proposal to historic significance,</li> <li>(iii) the effect of the proposal to ecology and biodiversity, and</li> <li>(iv) whether the proposal would be acceptable in terms of achieving climate change objectives. 83 considerations referred to by the Inspector.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Clerk                                                                                                                                                      |
|  | <p>Finance</p> <ul style="list-style-type: none"> <li>• 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)</li> <li>• Invoice for noticeboard repairs £860 though not yet received is approved as it is in line with the quote.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Clerk                                                                                                                                                      |
|  | <p><b>Reports from Representatives:</b></p> <p><b>Clerk:</b></p> <ul style="list-style-type: none"> <li>• Clerk to liaise with PKF regarding claim of missing signature</li> <li>• Cil Payments to end of March to be supplied to RBWM</li> <li>• File loading on website to be discussed offline.</li> </ul> <p><b>Borough Councillors:</b></p> <ul style="list-style-type: none"> <li>• Nothing to report beyond Cllr Hunt's invaluable help to both sets of residents with questions.</li> </ul> <p><b>Communications:</b></p> <ul style="list-style-type: none"> <li>• New Councillor recruitment look to interview in September. In the meantime, the position is to be promoted across the village media and noticeboards.</li> </ul> <p><b>Allotments:</b></p> <ul style="list-style-type: none"> <li>• Cllr Crawley-Boevey and Clerk to liaise re available plots. Confirm in the rules the status of non-residents.</li> </ul> <p><b>Burial Ground:</b></p> <ul style="list-style-type: none"> <li>• Recent issue in the Burial Ground yet to be fully resolved, meeting w/c 14<sup>th</sup> July with the grave diggers. Further update at the August meeting.</li> <li>• Grave tidying now on hold until Autumn. It will be necessary to import topsoil.</li> <li>• Memorial Garden rose garden is looking very unloved. Refresh required, need to establish what plants to put in.</li> </ul> <p><b>Drains/Ditches:</b></p> <ul style="list-style-type: none"> <li>• ANB to supply full details and costs of Ditch work completed and planned.</li> <li>• 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.</li> </ul> <p><b>Bridleways and Footpaths:</b></p> | <p>Clerk</p> <p>Clerk</p> <p>Clerk/Cllr Goodchild</p> <p>Clerk/Cllr Crawley-Boevey</p> <p>Clerk/Cllr Patel</p> <p>Clerk/ANB</p> <p>Cllr Crawley-Boevey</p> |

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|  | <ul style="list-style-type: none"> <li>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.</li> <li>Uncut verges are still an issue. RBWM claim it is going to be done, but it does not show any sign of happening.</li> <li>Need more members of working party groups so that it is not always the same people.</li> <li>Clerk to contact Haines Hill to ask whether they could do verges and corners on Hungerford Lane and The Straight Mile.</li> </ul> <p><b>Parish Maintenance:</b></p> <ul style="list-style-type: none"> <li>Dog bin: to confirm a location with Church Farm for 8<sup>th</sup> bin. A review to be undertaken of the use of existing bins, particularly the two along Darvills Lane.</li> <li>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.</li> </ul> <p><b>Highways:</b> Nothing to report</p> <p><b>Speedwatch:</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p><b>CIL Monies:</b> To be reported to RBWM</p> <p><b>Working Groups:</b> Nothing to report</p> | <p>Clerk</p> <p>Clerk</p> <p>Cllr Goodchild</p> <p>Cllr Patel/Cllr Goodchild</p> <p>Clerk</p> |
|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                               |
|  | <b>Reports from Representatives who attended meetings representing the Parish Council:</b> None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                               |
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|  | <b>Correspondence:</b> Issues covered above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                               |
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|  | <b>AOB:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                               |
|  | Date of Next Site Visits: 9am Saturday 2 <sup>nd</sup> August 2025; Venue: Neville Hall                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                               |
|  | <b>Date of Next Parish Council Meeting:</b> 7pm Tuesday 5 <sup>th</sup> August 2025; Neville Hall (abbreviated agenda).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                               |
|  | The meeting closed at 8.45pm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                               |