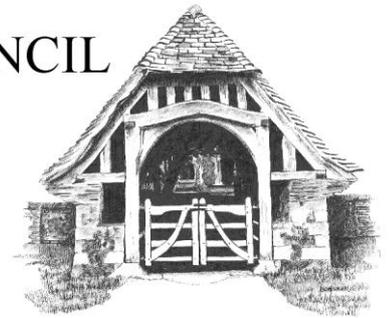


WALTHAM ST LAWRENCE PARISH COUNCIL

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 Email: parishclerk@wslpc.uk



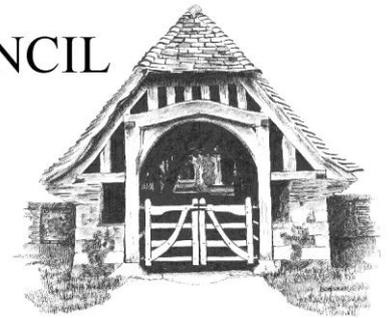
Minutes of a meeting of Waltham St Lawrence Parish Council held at 7pm on Tuesday 9th September in the Neville Hall Waltham St Lawrence.

*Present: Mike Kay (Chairman), Mark Hipgrave (Vice Chairman), Isabelle Crawley-Boevey, Rupe Patel, Charles Williams, MJ Streater (Clerk).
 Also present 10 members of the public.*

	<p>Public Question Time:</p> <p>Several members of the public were present to raise their concerns on the latest development in School Lane where a 5ft gap has been cut (on 9.9.2025) in the mature hedge. This has been reported to the tree team at RBWM and the Enforcement team. A resident confirmed that he been advised by the tree team during the issue of TPO's on the oak trees that the hedgerow was likely to be covered under the 1997 legislation. The legality of a new access on to the highway was discussed; no individual had specific details on this.</p> <p>The Chairman confirmed that the latest information is, that the Article 4 has been approved in principle by the planning team at RBWM, however it has not yet been formally issued.</p> <p>A member of the public first commended the work done on behalf of the Parish Council by ANB Groundcare, in clearing the ditches along Broadmoor Road. He questioned whether the Parish Council could relook at the project from many years ago regarding introducing a footpath between the Star and Halls Lane. The Chairman responded that this project this has been looked at a few times, but rejected preiously on the grounds of cost (more than six figures) and therefore suggested that it will be beyond the Parish Council budget capability, and currently beyond RBWM given their financial situation. However, enquiries will be made.</p> <p>A member of the public raised the number of signs around the village and in particularly raised the end of weight restriction sign at the end of The Street in Waltham St Lawrence. The Chairman commented that this sign related to the weight restriction along Milley Road and is to protect the village from significant HGV traffic.</p> <p>Simon Muir attended from Angel Farms, having made a generous offer to help clear the pond in Shurlock Row. The Chairman thanked Simon for the kind offer and after brief reference to the other Councillors, accepted his offer, and requested that he have discussions with ANB Groundcare regarding coordinating re works</p>	<p>ACTION</p> <p>The Clerk was requested to continue liaising with residents, Cllr Hunt and RBWM</p>
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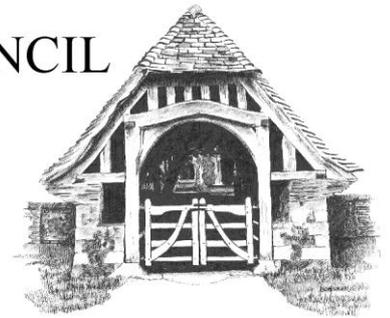
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	required to address the blocked culvert at the pond. This was agreed. Simon requested an email confirming the instruction to proceed.	Clerk
FC/69/9/2025	Apologies: Noted from Cllr Goodchild, Borough Cllrs Hunt and Blundell.	
FC/70/9/2025	Minutes: The minutes of the meeting held on Tuesday 5 th August 2025 were approved by the Council and signed by the Chairman.	
FC/71/9/2025	Declarations of Interests: Cllr Patel Ref: 25/02236 Full St Lawrence Nurseries	
FC/72/9/2025	Significant Matters Arising from The Previous Minutes: - The Parish Council discussed the interviews that had been undertaken with a view to co-option to fill the current vacancy. It was noted that the 3 candidates interviewed were all very strong, all offering different skill sets and were all considered capable of contributing positively to the Parish Council affairs. It was unfortunate that there was only one vacant position to fill. David Yarnton was proposed, seconded and elected unanimously. He signed the appropriate documentation and joined the remainder of the Parish Council meeting. Cllr Yarnton: Declared an interest Ref: 25/02211 TCA South Lodge	Clerk
FC/73/9/2025	Planning Applications: Reference: 25/02043/OUT Address: Land Between Beaully House and Oakmont Lane Milley Road Waltham St Lawrence Reading Proposal: Outline application with all matters reserved for the erection of 1 no. self-build dwelling house with associated access. Parish Council Comments: We note that the history does not record 23/02289 being refused, where the Parish Council commented: 1 The site lies well outside the Recognised Settlement boundary of WSL so that normal infilling would not apply in this Green Belt location 2 The proposal constitutes inappropriate development in the Green Belt, which is by definition harmful. No Very Special Circumstances have been demonstrated that would outweigh the	

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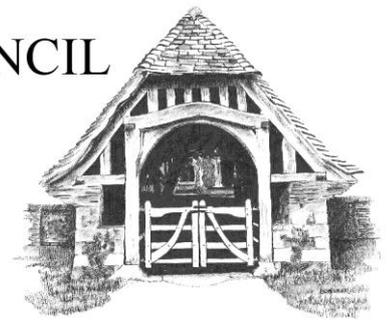
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	<p>harm caused to the Green Belt and the proposal would result in a significant loss of openness. 3 The application is in conflict with the RBWM Local Plan.</p> <p>Parish Council Comments: We note that the history does not record 23/02289 being refused, where the Parish Council commented:</p> <p>1 The site lies well outside the Recognised Settlement boundary of WSL so that normal infilling would not apply in this Green Belt location 2 The proposal constitutes inappropriate development in the Green Belt, which is by definition harmful. No Very Special Circumstances have been demonstrated that would outweigh the harm caused to the Green Belt and the proposal would result in a significant loss of openness. 3 The application is in conflict with the RBWM Local Plan.</p> <p>The Parish Council see no reason that the reasons for previous refusal have changed.</p> <p>Reference 25/02054/CLU Address: SK Equestrian Whitfields Farm Hungerford Lane Shurlock Row RG10 ONY Proposal: Certificate of lawfulness to determine whether the existing commercial equestrian use, including stabling, livery, turnout paddocks, menages and ancillary parking is lawful. Parish Council Comments: Noted</p> <p>Reference 25/01940/FULL Address: Cedar House The Straight Mile Shurlock Row Reading RG10 0QP Proposal: Demolition of existing storage shed and alterations to internal layout and fenestration to the existing detached outbuilding and use as ancillary residential annex. Parish Council Comments: No Comment.</p> <p>Reference 25/01388/FULL Address: Oak Tree Farm Twyford Road Binfield Bracknell RG42 5QD Proposal: Engineering works related to the resurfacing and installation of drainage associate with the existing use of the land for residential and equestrian purposes (part retrospective). Parish Council Comments: The Parish Council strongly objects to the retrospective planning application as it is not representative of the ongoing works.</p> <p>We note that the RBWM Enforcement team decided to defer enforcement action pending this application.</p> <p>We believe that this application bears very little resemblance to what appears to have been happening at Oak Tree Farm, as there is no mention of the huge amount of material that has been imported with large numbers of daily HGV movements over a period of at least 6 months.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
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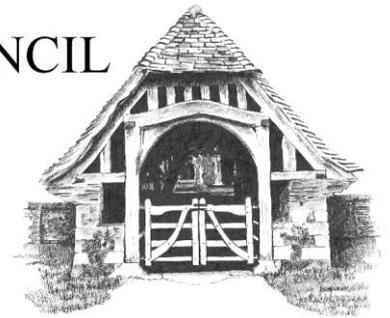
	<p>The application makes no reference to any imported material nor to taking access from Binfield Road for trucks delivering spoil, which is clearly a very major omission and not a requirement to improve drainage. There has been no control over the quality of the spoil imported with the associated increased likelihood that it contains contaminants. Undertaking the works without reference to planning pre-approval or control has resulted in a lack of consideration of, and destruction of, the pre-existing ecology and habitat of the site.</p> <p>The existing and proposed drainage plans and level plans, show drainage being applied to the “paddock” measuring 120mx138m. The level plans show an overall increase in levels across the site of 0.5m with the fall (1%) unchanged. The addition of 0.5m to the ground level implies the import of 8,280m³ of soil, although there is no mention in any of the submitted documents of any import of material. This amount is a small fraction of the amount that we believe has been imported onto the site. RBWM have previously visited the site and therefore will have evidence that the level of the land has been significantly raised.</p> <p>The covering letter from Solve Planning refers to proposals for re-grading work to level the site and facilitate drainage works. Again, there is no mention of importing material. Similarly, the planning statement makes no reference to importing material.</p> <p>The Parish Council would not have an objection to the drainage works as detailed in the application, without the importation of third-party spoil, but this has little resemblance to the work that has been continuously undertaken since 2024. It is considered extremely important that any planning approval granted should clearly specify the limited quantity of imported material permitted.</p> <p>We note that the application refers to use as a paddock suitable for horses. This is contrary to the publicly available social media release by the owner highlighting that the works are to convert the site into a cricket facility.</p> <p>https://www.youtube.com/watch?v=iGZ-M3P_scQ</p> <p>To this end we request that the Planning Officer visit the site to ascertain if the retrospective application matches the works already carried out.</p> <p>cc RBWM Enforcement</p> <p>Reference 25/02142/FULL</p> <p>Address Bucklers Hungerford Lane Shurlock Row Reading RG10 0NY</p> <p>Proposal Single storey side/rear extension following the demolition of the existing conservatory.</p> <p>Parish Council Comments: No Objection</p>	<p><i>Clerk</i></p>
<p>FC/74/9/2025</p>	<p>Trees in a Conservation Area:</p>	

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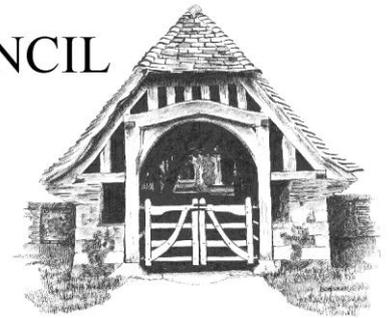
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	Withdrawn	
FC/77/9/2025	<p>Enforcement Notices and Appeals: The Parish Council noted that Reference: 25/50127/ENF Address: 3 Church Farm Cottages Halls Lane Waltham St Lawrence RG10 0JG Nature of Complaint: installation of a new drive and removal of tree in a Conservation Area Decision Reason: Justification from Officer Had been investigated and satisfactorily concluded. The Parish Council the following cases are still being investigated by the Enforcement team: Reference: 25/50173/ENF Address: 4 Church Farm Cottages Halls Lane Waltham St Lawrence RG10 0JG Type: Unauthorised Change of Use Reference: 25/50068/ENF Address: Street Record School Road Waltham St Lawrence Reading RG10 0NU Type: Unauthorised Change of Use</p>	
FC/78/9/2025	<p>Finance:</p> <ul style="list-style-type: none"> On line payments of £25,072.86 were approved: (net of VAT) (ANB £19,850.00 ditches, ANB £605.00 Burial Ground gate, ANB £375.00 Milley Road playing field gate, ANB £168.00, Braywick parish maintenance £1,240.00, Creativ Works annual file update £60.00, Clerk August salary £728.18, August NI HMRC £46.68, Memorial Garden £100.00, ANB posts around the pound £1900.00) Clerk salary proposed annual salary review approved in line with national scale rates back dated to 1st April. 	Clerk
FC/79/9/2025	<p>Reports from Representatives: Report from the Clerk:</p> <ul style="list-style-type: none"> The Clerk highlighted the need for the Council to review IT and GDPR before the next audit in 2026. Training in IT compliance is available 8.10.25 online through BALC. The Clerk was requested to attend together with Cllr Goodchild if available; Clerk to supply notes. The Clerk presented proposed dates for 2026. These were approved by the Council. These will be circulated for the purpose of booking Neville Hall and for Lychgate publication. 	<p>Clerk/Cllr Goodchild</p> <p>Clerk</p>

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	<ul style="list-style-type: none"> • Cllr Yarnton to work with Cllr Patel to refocus the Shurlock Row team, and galvanise increased activity • Cllr Patel to meet with TVP Wed 10.9.25 to look at additional Police support to prevent noise and speed on Broadmoor Road. <p>Reports from Representatives who attended meetings representing the Parish Council. There were none.</p>	<p><i>Cllr Yarnton</i></p> <p><i>Cllr Patel</i></p>
<i>FC/80/9/2025</i>	Correspondence: In future the Clerk will ensure that she summarises correspondence received for Councillors.	<i>Clerk</i>
<i>FC/81/9/2025</i>	AOB: None	
<i>FC/82/9/2025</i>	<p>Date of next site visit: 9am Saturday 4th October 2025, Neville Hall</p> <p>Date of next Meeting: 7pm Tuesday 7th October 2025, Neville Hall</p> <p>The meeting closed at: 9.06pm</p>	

DRAFT