The Old School, Shurlock Row, RG10 0PR

Clerk to the Council: Mrs MJ Streather

Telephone: 07956 217783 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 Streather (Clerk).
Also present 10 members of the public.

Public Question Time:

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.

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.

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.

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.

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

ACTION

The Clerk was requested to continue liaising with residents, Cllr Hunt and RBWM

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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	Clerk
	signed the appropriate documentation and joined the remainder of the Parish Council meeting. Cllr Yarnton: Declared an interest Ref: 25/02211 TCA South Lodge	
EC/72/0/2025	Diaming Applications:	
FC/73/9/2025	Planning Applications: Reference: 25/02043/OUT Address: Land Between Beauly 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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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.

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 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.

The Parish Council see no reason that the reasons for previous refusal have changed.

Reference 25/02054/CLU

Address: SK Equestrian Whitfields Farm Hungerford Lane

Shurlock Row RG10 0NY

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 **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.

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.

We note that the RBWM Enforcement team decided to defer enforcement action pending this application.

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.

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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. 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. The covering letter from Solve Planning refers to proposals for regrading 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. 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. 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. https://www.youtube.com/watch?v=iGZ-M3P scQ To this end we request that the Planning Officer visit the site to ascertain if the retrospective application matches the works already carried out. cc RBWM Enforcement Reference 25/02142/FULL Address Bucklers Hungerford Lane Shurlock Row Reading RG10 ONY Proposal Single storey side/rear extension following the demolition of the existing conservatory.

FC/74/9/2025 | Trees in a Conservation Area:

Parish Council Comments: No Objection

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	T		
	Cllr Yarnton d	eclared an interest and left the discussion.	
	Reference	25/02211/TCA	
	Address	South Lodge Manor Farm Manor Drive Shurlock Row	
	RG10 0PX		
	Proposal	T1 - Purple Plum - Form into multi knuckle pollard by	
	forming pollar	d knuckle at the appropriate branch unions, see photo	
	for location of	knuckles, 50-100mm stubs to be left, remove selected	
	branches back	to course, T2 - Willow - Form into multi knuckle pollard	
	by forming po	llard knuckle at the appropriate branch unions, see	
		tion of knuckles, 50-100mm stubs to be left, T3 and T4	
	•	Reduce height by 3m back to previous points.	
		Comments: No Objection subject to the approval of the	Clerk
	Arboricultural		
		e-joined the discussion.	
	- Cili Tarricorri	. Joined the diseassion	
FC/75/9/2025	Plans that hav	ve arrived in the last couple of days:	
, , , , , , , , , , , , , , , , , , , ,	Reference	25/02214/CLASSR	
	Address	Baldasarre Farm Baldasarre the Straight Mile Shurlock	
	Row RG10 0Q		
	Proposal	Change of use of part of the agricultural building to	
	Storage (class		
	• •	Comments: No Objection, but it would be appreciated	Clerk
		ess journeys could be limited through the village.	CICIK
	Reference	25/02282/TCA	
	Address:	Paradise Farm Sill Bridge Lane Waltham St Lawrence	
	RG10 ONT	r dradise raim sin bridge Lane Waitham St Lawrence	
	Proposal	Remove 3no. Conifers and 1no. Cherry tree	
	-	Comments: No Objection subject to the approval of the	Clerk
	Arboricultural Officer.		CICIK
	Cllr Patel left t		
	Reference	25/02236/FULL	
	Address	St Lawrence Nurseries Sill Bridge Lane Waltham St	
	Lawrence	of Lawrence Ivalseries on Diluge Lane Walthall of	
	Proposal:	New garden pavilion ancillary to the main dwelling.	
	-		Clerk
		Comments: Objection, this is considered to be over	CIELK
	development in a Conservation Area. Cllr Patel rejoined the discussion		
	Ciii Patei rejoi	neu trie discussion	
FC/76/9/2025	Other Plannin	og Matters:	
10,70,3,2023	Reference	g Matters: 25/01712/FULL	
	Address	Temple Grove Brook Lane Waltham St Lawrence	
		•	
	Reading RG10		
	Proposal	1no. detached outbuilding ancillary to the main	
	aweiling tollo	wing demolition of 2no. existing outbuildings.	

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	Withdrawn		
FC/77/9/2025	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		
FC/78/9/2025	Finance:		
	 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	Clerk	
	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.		
FC/79/9/2025	Reports from Representatives:		
10,73,3,2023	Report from the Clerk:		
	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/Cllr	
	•	Goodchild	
	Clerk was requested to attend together with Cllr	Goodellia	
	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	Clerk	
	purpose of booking Neville Hall and for Lychgate	CIEIK	
	publication.		

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 The Clerk advised that as and when Castle Water next invoice, she will work with Cllr Patel regarding changing supplier.

Clerk/Cllr Patel

 Thames Valley Police are to continue their initiative of visiting the Parish and will visit Shurlock Row on Wednesday 10th September.

Allotments:

- The Chairman thanked Cllr Crawley-Boevey for arranging the excellent repair works to the gate and the bridge in the allotments.
- The award at the village show was well received.
- Close attention will be paid to the details in contracts regarding plot sizes and fees paid upon renewal in April 2026.

Burial Ground

- A new sign was approved 'Dogs must be kept on leads' cost less than £100.
- Tidy up of general grave area to take place now autumn has arrived. Advantage to be taken of offer from N Curtiss & Son to provide spoil. Clerk to liaise with Cllr Patel.
- Memorial Garden also due an overhaul in terms of hedge management. Cllr Patel to liaise with working groups.

Communications:

 Cllr Goodchild is working with Simon Shaw to change the file storage of PC data to SharePoint from OneDrive.
 Meeting booked with the Clerk for Sat 27.9.25

Bridleways and Footpaths: Nothing to report **Ditches/Culverts/Drains**

- Following the excellent clearance of the key artery along Broadmoor Road, ANB gave a summary of progress to date.
- Three pinch points remain:

The holding pond at the War Memorial Sill Bridge Lane culvert
Broadmoor Road outside No 5

 The Chairman commented that it was an excellent job done to date, but this has highlighted the need to consider greater expenditure in the future budget processes, than have been previously put aside, to ensure that we can maintain the current cleared ditches and minimise recurrence of future flooding issues,

Highways: Nothing to report

Speed Watch:

Clerk/Cllr Patel
Cllr Patel

Cllr Goodchild/Clerk

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