

WALTHAM ST LAWRENCE PARISH COUNCIL

Parish Clerk, Neville Hall, Milley Road, Waltham St Lawrence, RG10 0JP

Clerk to the Council: Mrs MJ Streater
 Telephone: 07956 217783
 Email: parishclerk@wslpc.uk



Minutes of a meeting of Waltham St Lawrence Parish Council held on Tuesday, 10th March 2026 in Neville Hall, Waltham St Lawrence.

*Present: Mark Hipgrave, Isabelle Crawley-Boevey, David Yarnton, Rupe Patel, Sarah Goodchild
 MJ Streater (Clerk).*

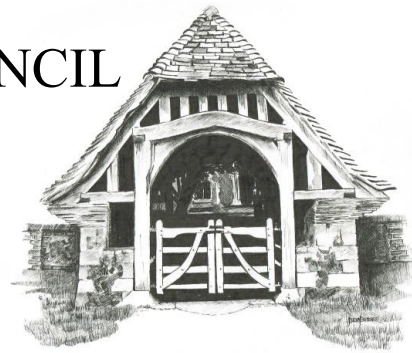
Also present: Borough Cllr Hunt, Borough Cllr Blundell and 17 members of the public

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| | In the absence of Cllr Kay, Cllr Hipgrave assumed the Chair. | |
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| | <p>PUBLIC QUESTION TIME:</p> <p>A member of the public thanked the Parish Council (particular thanks to Cllr Patel, David Crawley-Boevey and Jeff Smith of JS Grounds and Gardens) for the clearance of the Burial Ground and Memorial Garden. The same member of the public commented that the layout of memorial plots in the Memorial Garden appear to be going astray. Cllr Patel commented that part of the ongoing Burial Ground review was to ensure correct spacing is adhered to, both in the burial area and the Memorial Garden. In addition, new software was being investigated to modernise the entire process of recording details.</p> <p>School Road was raised; Cllr Hunt was asked to update the residents. Cllr Hunt explained that there is a new Enforcement Officer (Brian Benzie), who has been to site. Cllr Hunt has drawn his attention to the statement made by the Tree Planning team that the hedgerow was protected. Brian Benzie is to follow this up.</p> <p>Two new residents joined the discussion (who had recently purchased a plot in School Road), and left the room with Cllr Hunt to understand more fully what the article 4 notice means for their plot. The level of activity on the plots appears to be increasing but, as yet, there is no clear understanding of who owns the plots as all are being sold by auction.</p> <p>All were requested to continue being vigilant and report any new activity to the Clerk for onward transmission to Brian Benzie.</p> <p>A member of the public asked whether there was any progress on having the wall at Andrews Yard lowered/removed. Cllr Goodchild explained that a new resident is due to move in imminently, and a conversation will then be had.</p> <p>The filling in of the pond behind Baskerville House was raised. The Chairman explained that Planning permission is not required to fill in a pond.</p> <p>A member of the public raised the New Licence request by The Oaks. Cllr Hunt confirmed that all residents have an opportunity to object to the application. The member of the public confirmed that expert advice is being sought, which will be circulated via either Cllr Goodchild or the Clerk. This will then be disseminated to residents.</p> | Cllr Goodchild/Clerk |
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| FC/161/3/2026 | APOLOGIES: Noted from Cllr Kay, Cllr Williams | |
| FC/162/3/2026 | MINUTES: The minutes of the meeting held on Tuesday, 10 th February 2026, were approved by the Council and signed by the Chairman. | Clerk |
| FC/163/3/2026 | DECLARATIONS OF INTERESTS: Morland House: Cllr Patel declared an interest. Cllr Hipgrave declared he had attended a residents' meeting to provide general planning advice Cllr Goodchild declared she had facilitated a residents' meeting by Chairing it and posted an objection as a resident Cllr Crawley-Boevey declared she had posted an objection as a resident With the exception of Cllr Patel, all confirmed that they would approach the application, in their role as a Parish Councillor, with an open mind Lewins: Cllr Crawley-Boevey: | |
| FC/164/3/2026 | SIGNIFICANT MATTERS ARISING FROM THE PREVIOUS MINUTES: None | |
| FC/165/3/2026 | PLANNING APPLICATIONS: Reference 26/00450/FULL Address Land At Binfield Paddocks, Twyford Road, Binfield Proposal Noise Abatement and Landscape Screen Bund (Part Retrospective). Parish Council Comments: The Parish Council has no concerns about the application in principle, but do have concerns about potential future flooding. Reference 26/00461/CPD Address Lion House, Milley Road, Waltham St Lawrence RG10 0JR Proposal Certificate of lawfulness to determine whether the proposed construction of new outbuilding in rear garden is lawful. Parish Council Comments: Noted Reference 26/00333/FULL Address Temple Grove, Brook Lane, Waltham St Lawrence, RG10 0NX Proposal 1no. gazebo structure and pool following demolition of existing outbuilding (Retrospective) Parish Council Comments: No Objection Reference 26/00128/FULL Address Billingbear Park Golf Club The Straight Mile Wokingham RG40 5SJ Proposal Phased development of the site, comprising construction of padel tennis and pickleball courts (Phase 1); construction of a putting course (Phase 2); and demolition of existing marquee to the rear of the clubhouse and replacement with | Clerk Clerk Clerk |

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| | <p>new extension and construction of a simulator building (Phase 3); together with car parking alterations and hard and soft landscaping. Parish Council Comments: The Parish Council has no objection to the extension of the padel courts or the club house, but has grave concerns regarding the size/scale of the golf simulator, given its proximity to the ancient woodland. The Parish Council requests that conditions be inserted to protect the ancient woodland.</p> <p>Reference 26/00505/CONDIT Address Hilarion Shurlock Road Waltham St Lawrence Reading RG10 OHP Proposal Details required by Condition 5 (Biodiversity Enhancements) of planning permission 24/02690/FULL for a Part garage conversion, relocation of front entrance door with new canopy, single storey rear link extension, 1no. pergola, new parapet wall to existing annex and alterations to fenestration and the external finish. Parish Council Comments: Noted</p> <p>Reference 26/00404/FULL Address Blueys Farm Twyford Road Waltham St Lawrence Reading RG10 OHE Proposal Change of use of the 4no. existing barns from equestrian to a sui generis use (Class E and B8) with mixed use of storage, workshop and office escape staircase; Barn 2 - new first floor; Barn 3 - new first floor; Barn 4 - new wall to the front elevation) and alterations to the external finish and fenestration. Parish Council Comments: No Objection, subject to maintaining dark sky conditions, therefore prohibiting security lighting or any other similar style of lighting</p> <p>Reference 26/00175/OUT Address Land Adjacent To Morland House, Hungerford Lane, Shurlock Row Proposal Outline application for Access only to be considered at this stage with all other matters to be reserved for the construction of up to 9 Dwelling houses and associated access and landscaping. Parish Council Comments: Strongly Objects: for narrative see report from ET Planning Ltd.</p> | <p><i>Clerk</i></p> <p><i>Clerk</i></p> <p><i>Clerk</i></p> <p><i>ET Planning Ltd</i></p> |
| <i>FC/166/3/2026</i> | TREES IN A CONSERVATION AREA: None | |
| <i>FC/167/3/2026</i> | <p>PLANS THAT HAVE ARRIVED IN THE LAST COUPLE OF DAYS:</p> <p>Reference 26/00530/FULL Address The Cottage The Straight Mile Shurlock Row Reading RG10 OQN Proposal Replacement detached outbuilding ancillary to the main dwelling. Parish Council Comments: No Objection.</p> <p>Reference 26/00544/FULL Address Hilarion Shurlock Road Waltham St Lawrence RG10 OHP Proposal Single storey front extension with canopy. Parish Council Comments: No Objection</p> <p>Cllr Crawley- Boevey left the discussion Reference 26/00500 TCA</p> | <p><i>Clerk</i></p> <p><i>Clerk</i></p> |

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| | Address Lewins Shurlock Row RG10 OPR Proposal T 1, T2, T3 and T4 - Ash - fell. Parish Council Comments: No Objection, subject to approval by the Arboricultural Officer. Cllr Crawley-Boevey rejoined the discussion | <i>Clerk</i> |
| <i>FC/168/3/2026</i> | Matters dealt with under Delegated Authority The previous month's late received planning applications as noted on the agenda, which were commented on under the delegated authority, were noted. | |
| <i>FC/169/3/2026</i> | OTHER PLANNING MATTERS: <ul style="list-style-type: none"> School Lane Article 4: See above under public questions To determine whether to request an enforcement review of the Andrews Yard wall: see above under public questions Update on CIL query re 2 new houses on Milley Road: No further update: Clerk will continue to liaise with Cllr Hunt. Reference 25/02482 Full Oak Tree Farm (Four new dwellings) – refused inappropriate development in the green belt. | <i>Clerk</i> |
| <i>FC/170/3/2026</i> | ENFORCEMENT NOTICES & APPEALS: <ul style="list-style-type: none"> Reference: 25/50300/ENF Address: Winterbrook West End Road Waltham St Lawrence RG10 ONL Nature of Complaint: Formation of hardstanding within root protection zone of TPO protected trees: Noted as ongoing Reference: 26/50018/ENF Address: Pool Lane Farm Broadmoor Road Waltham St Lawrence Reading RG10 OJA Status: Pending Consideration Type: Unauthorised Construction | |
| <i>FC/171/3/2026</i> | FINANCE <ul style="list-style-type: none"> Online Payments of £2,751.15 (Clerk Salary and PAYE/NI, JS G&G BG Clearance, SLCC Membership, 2 Glasdon Bins, Accordis retainer) were approved by the Council and signed by the Chairman. An additional late received invoice for replacement defibrillator pads was approved. (Community Heartbeat £171.54). The Clerk confirmed that Barrie Dancer has agreed to conduct the Internal Audit. | <i>Clerk</i> <i>Clerk</i> |
| <i>FC/172/3/2026</i> | REPORTS FROM REPRESENTATIVES: Report from the Clerk: <ul style="list-style-type: none"> The planned Clerks Forum had to be cancelled, new date in June Website remains non-compliant re minutes, agendas and meeting dates. To be addressed under Communications | |

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| | <ul style="list-style-type: none"> • A question was raised as to whether the third party equipment stored in the Neville Hall is covered by the Parish Council insurance policy. Zurich have confirmed no. The Clerk was requested to formally notify John Kiss that the Silver Band need to be advised to take out their own insurance policy if it is not already in place. • Residents continue to be reticent to use the reporting structure operated by RBWM for potholes etc. Cllr Goodchild volunteered to rerun a piece in the Lychgate, highlighting that resident comments/reports carry more weight. • APM attendees were discussed and confirmed as: Parish Council, Village Charities, Neville Hall Management Team, Village School as usual. Invitations to speak would be extended to: <ul style="list-style-type: none"> ○ An update on work undertaken on Ditches (ANB), ○ Speedwatch, ○ The Church – Friends of WSL initiative ○ The Bell, plus ○ The Art Club. <p>Clerk to send out invite and stress 10 mins each maximum.</p> <p>Reports from Borough Councillors:</p> <ul style="list-style-type: none"> • Cllr Blundell briefly outlined the financial situation for RBWM which is not particularly healthy. Given the need for spending on adult and child social care, this is unlikely to improve in the short term, and thus, Parishes should plan on continuing to spend on urgent projects. • Cllr Blundell committed to determining if this was likely to have an impact on the budgets available to WSL Primary School. <p>Allotments:</p> <ul style="list-style-type: none"> • Cllr Crawley-Boevey had circulated proposed updated Rules and Regulations for the Allotments, which had not been reviewed for many years. This included proposed rental at £40 per annum for a full plot, which is comparable with neighbouring Parishes. These were approved by the Council. • Letter to be drafted to all plot holders with the new document. <p>Communications:</p> <ul style="list-style-type: none"> • Website amendments: Cllr Goodchild confirmed that Accordis are willing to undertake website amendments when required. (Training to be received from Creativworks) • File storage: Cllr Goodchild to agree on a date with Accordis for Councillor training. <p>Highways:</p> <ul style="list-style-type: none"> • The broken pieces of fencing have been removed on Twyford Road, but as yet no sign of further safety initiatives discussed with RBWM. <p>Speedwatch</p> <ul style="list-style-type: none"> • One new site approved, one awaited. Requirement to target Hungerford Lane. • Cllr Yarnton presented some information that confirms 28% of motorists were recorded as speeding. Further analysis is ongoing to enable the data to be turned into an actionable plan. A question was raised if the Council should purchase another SID. Remains unclear if this would be cost-effective. <ul style="list-style-type: none"> • Cllr Yarnton to endeavour to produce useful stats for the APM 28th April | <p><i>Clerk</i></p> <p><i>Cllr Goodchild</i></p> <p><i>Clerk</i></p> <p><i>Cllr Blundell</i></p> <p><i>Cllr Crawley-Boevey</i></p> <p><i>Cllr Goodchild</i></p> <p><i>Cllr Crawley-Boevey</i></p> <p><i>Cllr Yarnton</i></p> |
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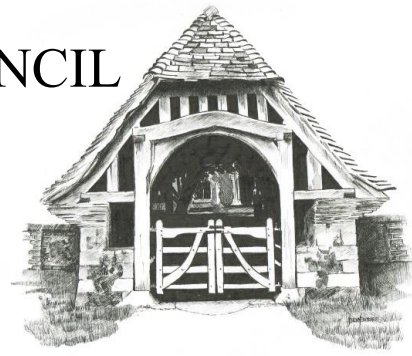


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| | <p>Burial Ground:</p> <ul style="list-style-type: none"> Major improvement in Memorial Garden, with 10 bags of refuse removed. New Terms and Conditions will be available for May signoff Grave top up to begin as soon as spoil is delivered by Neil Curtis. New Software being investigated to manage the site <p>Bridleways & Footpaths:</p> <ul style="list-style-type: none"> Ongoing maintenance continues by RBWM No response by resident in Brook Lane re hedge trimming. Cllr Crawley-Boevey to chase RBWM re follow-up to the letter sent. <p>Ditches:</p> <ul style="list-style-type: none"> Flood Manager Ben Crampin is to meet with Cllr Yarnton to discuss possible funding One response to financial assistance request letters; Cllr Yarnton to follow up <p>Parish Maintenance:</p> <ul style="list-style-type: none"> A new litter bin has been purchased for Broadmoor Road. The resident has committed to empty. Requires siting: Cllr Crawley-Boevey offered to contact the volunteer group | <p><i>Cllr Patel/Chairman</i></p> <p><i>Cllr Crawley-Boevey</i> <i>Cllr Yarnton</i></p> <p><i>Cllr Crawley-Boevey</i></p> |
| <i>FC/173/3/2026</i> | Reports from Representatives who attended meetings representing the Parish Council: None | |
| <i>FC/174/3/2026</i> | Correspondence: None | |
| | AOB: None | |
| <i>FC/175/3/2026</i> | Date of next site visit: Meeting 9 am Saturday, 11 th April 2026 Date of next meeting: 7pm Tuesday 14 th April 2026 Neville Hall The meeting closed at 8.40pm | |

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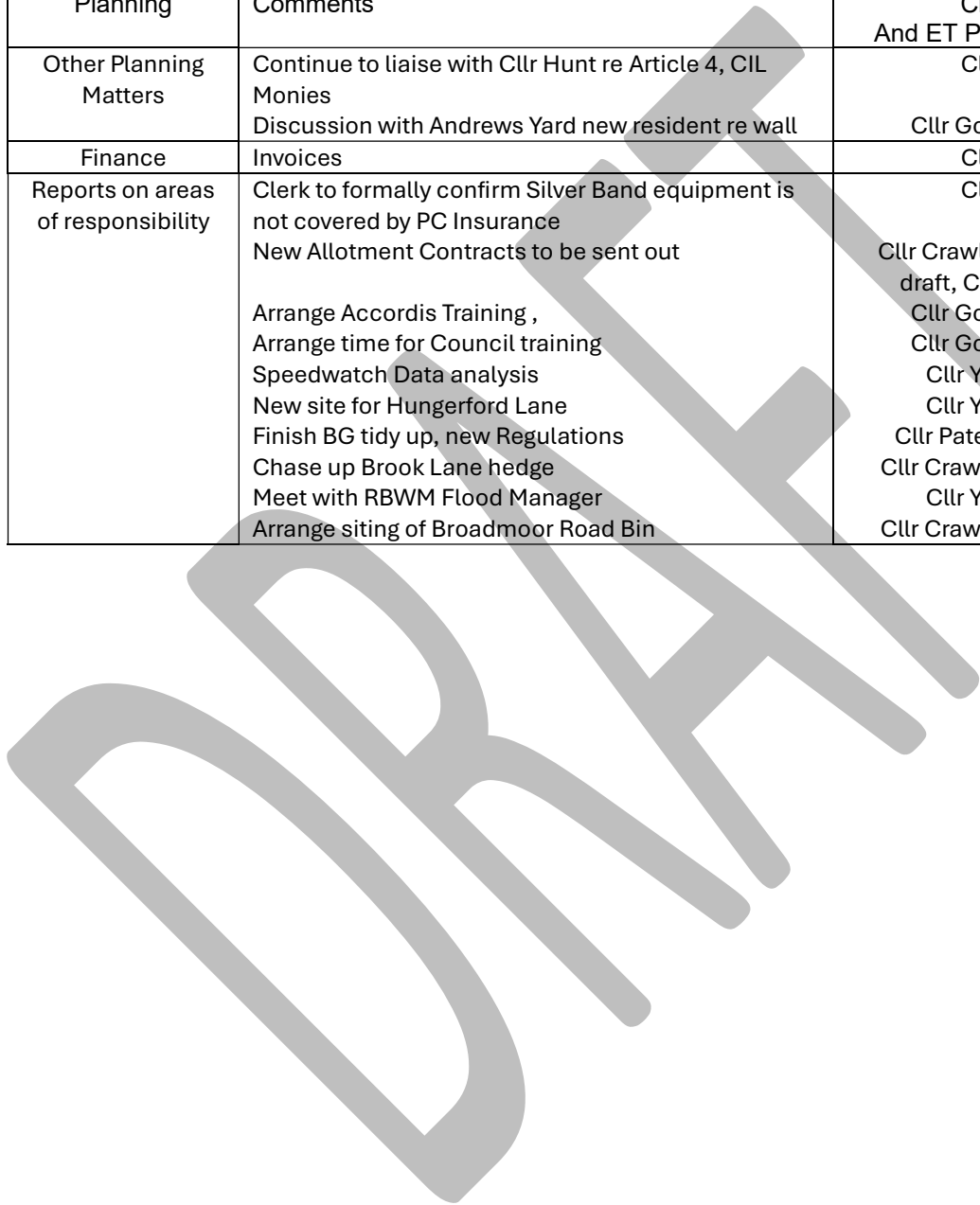
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Outstanding Actions March 2026

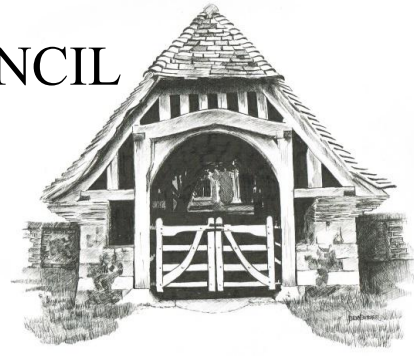
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| Public Question Time | Disseminate information regarding objection to new Licence Application, The Oaks | Cllr Goodchild/Clerk |
| Planning | Comments | Clerk And ET Planning Ltd |
| Other Planning Matters | Continue to liaise with Cllr Hunt re Article 4, CIL Monies Discussion with Andrews Yard new resident re wall | Clerk Cllr Goodchild |
| Finance | Invoices | Clerk |
| Reports on areas of responsibility | Clerk to formally confirm Silver Band equipment is not covered by PC Insurance New Allotment Contracts to be sent out Arrange Accordis Training , Arrange time for Council training Speedwatch Data analysis New site for Hungerford Lane Finish BG tidy up, new Regulations Chase up Brook Lane hedge Meet with RBWM Flood Manager Arrange siting of Broadmoor Road Bin | Clerk Cllr Crawley -Boevey draft, Clerk send Cllr Goodchild Cllr Goodchild Cllr Yarnton Cllr Yarnton Cllr Patel/Cllr Kay Cllr Crawley-Boevey Cllr Yarnton Cllr Crawley-Boevey |



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