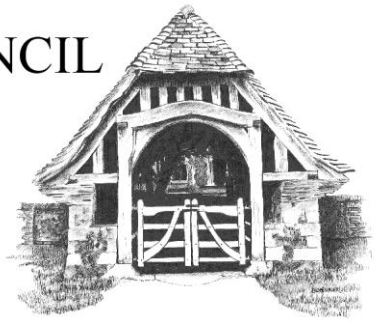
WALTHAM ST LAWRENCE PARISH COUNCIL

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

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



Minutes of the Waltham St Lawrence Parish Council Meeting held on Tuesday, 10th November 2026, in the Neville Hall, Waltham St Lawrence.

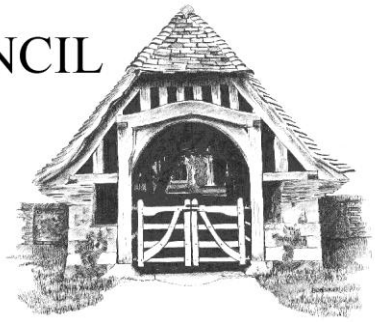
Present: Mike Kay (Chairman), Mark Hipgrave, David Yarnton, Sarah Goodchild, Charles Williams, Isabelle Ctawley-Boevey and MJ Streather (Clerk)

Also present: 2 members of the public.

	Public Question Time There were no questions.	***ACTION***
FC/120/11/2026	**Apologies noted from:** Cllr Patel, Boro Cllr Hunt and Boro Cllr Blundell.	
FC/121/11/2026	**Minutes:** The minutes of the meeting held on Tuesday, 6th October 2026, were approved by the Council and signed by the Chairman.	*Clerk*
FC/122/11/2026	**Declarations of Interest:** Cllr Kay and Cllr Hipgrave declared an interest in 26/02582 3 Paradise Cottages.	
FC/123/11/2026	**Significant Matters Arising from the Previous Minutes:** There were none.	
FC/124/11/2026	**Planning Applications:** **Reference:** **26/02473/LBC** Address: Old Gunsbrook House, Twyford Road, Waltham St Lawrence RG10 0HE Proposal: Consent for the installation of 2no. garage doors to an existing four-bay garage at Old Gunsbrook House. **Parish Council Comments:** No objection, subject to LBC **Reference:** **26/02466/FULL** Address: Old Gunsbrook House, Twyford Road, Waltham St Lawrence RG10 0HE Proposal: Installation of 2no. garage doors to an existing four-bay garage at Old Gunsbrook House **Parish Council Comments:** No objection subject to LBC. **Reference:** **26/02396/CPD** Address: Old Malt House Cottage, Shurlock Row RG10 0PL Proposal: Certificate of lawfulness to determine whether the	*Clerk* *Clerk*

	proposed improvement to the existing outbuilding to include new solar panels, 1no. ASHP and alterations to fenestration are lawful. **Parish Council Comments:** Noted.	*Clerk*
	Reference **26/02381/CPD** Address: Oak Cottage, West End Road, Waltham St Lawrence, G10 0NL Proposal: Certificate of lawfulness to determine whether the proposed outbuilding, incidental to the main dwelling following the demolition of the existing outbuilding, is lawful. **Parish Council Comments:** Noted.	*Clerk*
	Reference **26/02517/CPD** Address: Eastmere, The Street, Shurlock Row RG10 0PS Proposal: Certificate of lawfulness to determine whether the proposed detached outbuilding incidental to the main dwelling is lawful. **Parish Council Comments:** Noted	*Clerk*
	Reference **26/02428/FULL** Address: Stables Cottage, Manor Drive, Shurlock Row RG10 0PX Proposal: Conversion of workshop/garage/storage space to form two residential dwellings, rebuilding of stable roofs, extensions and part conversion of garages to habitable accommodation. **Parish Council Comments:** No objection; however, the Parish Council request that a condition be applied, requiring heavy construction traffic to avoid using Manor Drive to access the property, and to access via the Northern entrance of Manor Farm. Thereby avoiding heavy traffic passing a nursery with young children.	*Clerk*
	Reference: **26/02403/CONDIT** Address: The Manor House, Manor Drive, Shurlock Row RG10 0PX Proposal: Details required by Condition 3 (Biodiversity gain plan) of planning permission 26/01321/FULL for a Change of use of grassland to a ménage. **Parish Council Comments:** Noted.	*Clerk*
	Reference: **26/02653/FULL** Address: The Polo Centre, Billingbear Park, Billingbear Lane, Wokingham RG40 5RZ Proposal: Partial change of use of the existing equestrian storage building to provide additional seasonal grooms' accommodation, communal facilities and alterations to fenestration at first-floor level ancillary to the polo estate. **Parish Council Comments:** The Parish Council objects as they were surprised to see that this is an application for additional	*Clerk*

	accommodation, as they were unaware of any permission granted for accommodation historically; they therefore questioned whether the correct process had been followed. They are aware that permission was granted many years ago (10/00282 Full) for storage of agricultural machinery. No evidence can be found on the website of any permission granted for accommodation. If the current plan as described has historical permission for accommodation granted, the Parish Council has no objection. **Reference:** **26/02637/FULL** Address: The Polo Centre Billingbear Park Billingbear Lane Wokingham RG40 5RZ Proposal: 1no. new stable building with sedum roof following demolition of the existing 3no. stable buildings **Parish Council Comments:** The Parish Council objects due to affecting the openness of the greenbelt. We also note the new stables will not be built on the same footprint as the existing stables (to be demolished), we therefore ask that this application be refused. The Parish Council would object to replacement stables being required, having just reduced the number by 33.	*Clerk*
FC/125/11/2026	**Trees in a Conservation Area:** Cllr Kay and Cllr Hipgrave left the discussion. **Reference:** **26/02582/TCA** Address: 3 Paradise Cottages The Street, Waltham St Lawrence RG10 0JL Proposal: (T1) - Box Elder - Reduce limbs all round by approximately 1.5 - 2m, in height and spread, leaving a final height of 13m and width of 11m. (T2) - Silver Birch - Reduce the top by approximately 2m, leaving a final height of 13m and width of 10m. **Parish Council Comments:** No Objection subject to approval by the Arboricultural Officer. Cllr Kay and Cllr Hipgrave rejoined the discussion.	*Clerk*
FC/126/11/2026	**Plans that have arrived in the last few days:** Discussed under Delegated Authority	
FC/127/11/2026	**Other Planning Matters:** • Infrastructure and services questionnaire - Input to Local Plan. – Cllr Williams was requested to draft a response and circulate amongst the Council such that a response could be submitted by the deadline of 16th November.	*Cllr Williams.*

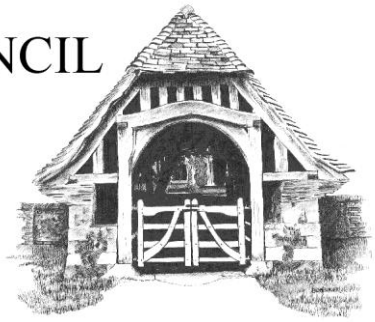


	• Oak Tree Farm - referral to Sports England due to inappropriateness of relocation • Milley Road missing CIL monies – consideration of possible PC action options. The Clerk was requested to follow up with Cllr Blundell/Cllr Hunt.	*Clerk*
FC/1287/11/2026	**Enforcement Notices and Appeals:** **Reference:** **26/50158/ENF** Address: Bellman Hanger Shurlock Row, RG10 0PL Status: Pending Consideration Type: Unauthorised Change of Use **Reference:** **26/50142/ENF** Address: The Manor House, Manor Drive, Shurlock Row RG10 0PX Status: Pending Consideration Type: Unauthorised Construction **Reference:** **26/50126/ENFCase** REOPENED Address: Street Record School Road, Waltham St Lawrence RG10 0NU Status: Pending Consideration Type: Unauthorised Construction **Reference:** **26/50051/ENF** Address: The Oaks, Martins Lane, Shurlock Row RG10 0PP Status: Pending Consideration Type: Non-compliance with Condition **Reference:** **26/50018/ENF** Address: Pool Lane Farm, Broadmoor Road, Waltham St Lawrence RG10 0JA Status: Pending Consideration Type: Unauthorised Construction **APPEALS** **Reference:** **26/60087/COND** Address: Five Oaks Farm Shurlock Road Waltham St Lawrence Reading RG10 0HP Nature: G2 Ash/Oak - prune to give up to 3m clearance directly over the garden at Hilarion Cottage. (013/2010/TPO). Appeal Type: Appeal against conditions imposed **26/02028/AGDET** Site Address: Beenhams Farm, Beenhams Heath, Shurlock Row Proposal: Notification to determine whether prior approval is required for excavations for an irrigation reservoir. THOUGH NEW APPLICATION RECEIVED Status Appeal Launched	

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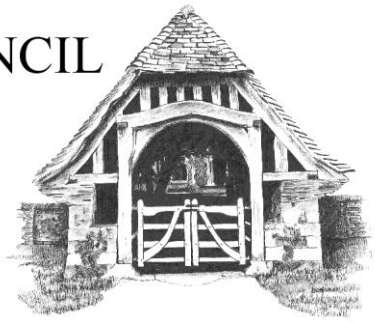
	Reference: **26/60065/REF** Address: 4 Church Farm Cottages Halls Lane, Waltham St Lawrence, RG10 0JG Nature: Change of use of the outbuilding to use for short-term holiday lets (Retrospective). Status: Appeal In Progress Appeal Type: Refusal	
FC/129/11/2026	**MATTERS DEALT WITH UNDER DELEGATED AUTHORITY:** • The Parish Council reviewed the draft report from ET Planning, incorporating content from John Russell (transport consultant) relating to Planning Application 26/02219 Land adjacent to Morland House and approved a draft to be submitted by the deadline of 6 November 2026. • The following plans arrived after the summons had been served, but were discussed and commented on under delegated authority: **Reference:** **26/02711/TCA** Address: South Lodge Manor Farm, Manor Drive, Shurlock Row RG10 0PX Proposal: T1 - Hornbeam - Reduce to 6m, T2 - Cherry - Pollard at 3m, remove deadwood, T3 - Cherry - Fell (as per photographs). **Parish Council Comments:** No objection, subject to approval by the Arboricultural Officer. Reference: 26/02687/OUT Address: Billingbear Polo Centre, Billingbear Lane, Wokingham RG40 5RZ Proposal: Outline application with all matters reserved for proposed private polo clubhouse. **Parish Council Comments:** The Parish Council objects due to the impact on the openness of the Green Belt, but no special circumstances are demonstrated. Also, its proximity to the public footpath and the overdevelopment of the site. If the Officer is minded to approve the application, they should consider removal of the existing building.	*Clerk* *Clerk*
FC/130/11/2026	**Finance:** • Online payments of £ 3980.82 (ANB bins, JSG&G Maintenance, Clerk's Salary/Tax and NI, J Russell) were approved. • Projects for consideration for the 2027-28 Budget were requested and will be discussed at the December meeting (with outline costings)	*Clerk* *All*
FC/131/11/2026	**Reports from Representatives:**	

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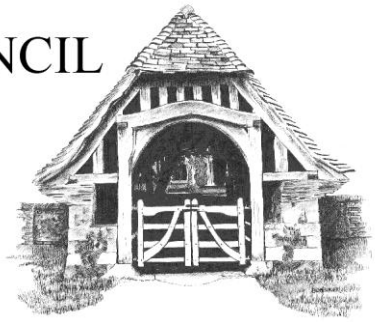
	Report from the Clerk: • Next Have Your Say 21.11.26 @16.30 at the Shurlock Inn • Small progress on School Road; the Enforcement notice 26/50126/ENF has been reopened. • Christmas 2026 Lights in WSL to be switched on 1.10.2026. • Lights in SR -Cllr Goodchild, confirmed no solution has been found due to lack of electrical power. Neighbouring residents will be approached to request the possibility of decorating private trees. The Chairman committed to have 1 last look to investigate battery options. • Pond clearance Shurlock Row: Grateful thanks to local residents who have cleared significant quantities of undergrowth from the pond area. Further digging out may be possible in 2027 when the water levels subside. **Reports from Borough Councillors:** • Nothing to report **Allotments:** • Nothing to report **Communications:** • Cllr Goodchild has circulated notes on proposed file sharing amongst the Councillors. **Bridleways and Footpaths:** • Nothing to report **Highways:** • New Chevrons have been installed on the bend on Twyford Road, this however the extent of the works done. **Speedwatch:** • TVP a date for joint activity is still awaited. • Data was presented, which is slowly building a picture highlighting where the problem areas are. Cllr Yarnton was commended for persevering with the cumbersome data. • A resident has requested that lorries abusing the 7.5T be relooked at. There are many properties close to the highway in Shurlock Row, who can physically feel the impact of large vehicles travelling at high speed. **Burial Ground** • Grave clearance still to be addressed, • Clerk was requested to encourage to 2 families with overdressed plots. Final warning. **Ditches:** • Cllr Yarnton to work with ANB to put together a plan for further ditch work required in 2027. • Cllr Yarnton to prepare a brief with ANB to pass to RBWM re clearance of the broken culvert at the War Memorial	*ANB* *Chairman* *Cllr Yarnton* *Cllr Yarnton* *Cllr Patel* *Clerk* *Cllr Yarnton* *Cllr Yarnton*

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	Parish Maintenance: • Although the Nature Reserve remains to responsibility of RBWM, local residents are very disenchanted with the level of overflowing rubbish bins. Cllr Crawley -Boevey agreed to report it as fly-tipping with a strongly worded reminder of the health and safety risks.	*Cllr Crawley-Boevey*
FC/132/11/2026	**Correspondence** • Lorry traffic on Darvils Lane, still trying to establish who has the photo evidence	*Clerk*
	AOB: None	
FC/133/11/2026	Date of next site Visits: Saturday 5th December 2026 at 9 am, Neville Hall. Date of next Meeting: Tuesday 8th December 2026 at 7 pm, Neville Hall**.**	
	The meeting closed at 9.02pm	

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