

PLANNING REF : 261608
PROPERTY ADDRESS : Shinfield Parish Council
: School Green, Shinfield, Berkshire
: RG2 9EH
SUBMITTED BY : Kalsi-Spiller Mara
DATE SUBMITTED : 02/10/2026

COMMENTS:

considered in isolation and must instead be assessed in the context of the wider activities taking place on the site, the enforcement history, the impact on protected trees, drainage considerations, ecological constraints and the apparent commercial use of the property.

Ongoing Enforcement Investigations

The Council notes that the property is currently the subject of number of open planning enforcement investigations, including:

RFS/2025/090264 - Tree works application 223088: required replanting not undertaken.

RFS/2025/090266 - Construction of extended area of hardstanding.

RFS/2025/090896 - Storage of vehicles and containers.

RFS/2025/090984 - Unauthorised workshop.

RFS/2026/091040 - Matters arising from refusal of application 252320.

RFS/2026/091137 - Removal of protected trees to facilitate hardstanding at the rear.

RFS/2026/091195 - Extensions to existing outbuilding.

The Parish Council is concerned that, when viewed collectively, these investigations indicate a pattern of development and activity that may be inconsistent with the lawful residential use of the site. In particular, the investigations relating to vehicle storage, containers, workshop activities, hardstanding and outbuilding extensions appear directly relevant to the development now seeking retrospective planning consent.

The Council therefore requests that the Local Planning Authority fully considers the relationship between the current application and the ongoing enforcement investigations before any determination is made.

Commercial Use of the Site

The Parish Council understands that the site is being used as an operational base for a taxi business, including:

Storage of a substantial number of vehicles.
Use of garages and workshops for vehicle maintenance and repair.
Facilities being used by drivers associated with the business.
Activity levels significantly beyond those typically associated with a single residential dwelling.
The Council notes that an active enforcement investigation exists regarding the storage of vehicles and containers on the site.

Taken together, these matters raise serious questions as to whether the use of the site remains predominantly residential in character and whether the outbuildings and extensions remain genuinely ancillary and incidental to the enjoyment of the dwellinghouse.

The Council therefore considers that the proposed retention of the outbuilding extension should not be assessed solely as a physical alteration but should also be considered in the context of the wider operational activities taking place on the site.

Protected Trees

The Council notes that the site is surrounded by trees protected by TPO-1682-2019, which protects all trees of all species within Area A1.

Given the scale of hardstanding, vehicle movements, parking, workshop activity and associated development that has taken place on the site, the Council requests that careful consideration is given to:

The impact on protected trees and their root protection areas. Soil compaction arising from vehicle movements and parking.
The effect of drainage alterations on tree health.
Any previous tree losses, removals or damage associated with the development and use of the site.
Particular regard should be given to the ongoing enforcement investigation concerning the alleged removal of protected trees to facilitate additional hardstanding.

Drainage and Flood Risk

The Parish Council notes that mapping indicates the presence of a drainage feature along the northern boundary of the site adjacent to the M4 motorway corridor.

The Council is concerned that the cumulative effect of additional hardstanding, buildings, vehicle storage and site intensification may have altered natural drainage patterns and increased surface water runoff.

The Council therefore requests that the Local Planning Authority satisfies itself that:

Surface water runoff rates have not been materially increased.

The drainage feature remains unobstructed and fully functional. Adequate access for maintenance has been retained. Vehicle-related pollutants cannot adversely affect the drainage network. The cumulative urbanisation of the site has not increased flood risk on or off site.

Ecological Considerations

The Council understands that bat surveys are required for planning applications involving roof modifications or demolition.

As this application includes the retrospective retention of a roof space conversion, the Council requests confirmation that:

Appropriate ecological assessment has been undertaken. Potential impacts on bats and their roosting habitat have been properly assessed. Any necessary mitigation measures have been secured. Any licensing requirements have been satisfied where relevant.

Boundary Adjacent to the M4 Motorway

The application includes temporary fencing along the north-eastern boundary adjoining the M4 motorway corridor.

While the Council raises no specific visual amenity concerns regarding fencing in this location, it requests that the Local Planning Authority ensures that:

The fencing is wholly contained within the applicant's land ownership. It does not encroach onto land associated with the strategic highway network. It does not interfere with drainage infrastructure serving the motorway corridor. It does not impede access required for maintenance purposes. Given the proximity of the strategic highway network and the drainage feature along this boundary, the Council considers that consultation with National Highways should be undertaken if there is any possibility that the development affects motorway land, drainage infrastructure or operational requirements.

Conclusion

The Parish Council considers that the application raises concerns extending well beyond the roof conversion, outbuilding extension and boundary fencing described in the submission.

Given:

The extensive and ongoing enforcement history associated with the site;
Concerns regarding the apparent commercial use of the property as a taxi business;

The storage of vehicles and containers;
The presence of workshop and driver facilities;
The cumulative impact of development and hardstanding;
The presence of protected trees covered by TPO-1682-2019; Potential drainage and flood risk implications;

The ecological implications of the roof conversion; and
The site's relationship with the adjoining M4 motorway corridor,
Shinfield Parish Council objects to Planning Application 261608 and requests that Wokingham Borough Council fully investigates these matters before any planning permission is granted.

The Council considers that the application should be assessed in the context of the overall use and development of the site and the outcome of the current enforcement investigations, rather than as a standalone retrospective householder proposal.
Shinfield Parish Council objects to this application.

The Parish Council considers that the retrospective works cannot be