



Arborfield & Newland Parish Council
The Parish Office
The Pavilion at Arborfield Park
Swallowfield Road, Arborfield
Berkshire RG2 9JR
Email: parishclerk@arborfieldparish.gov.uk
Parish Clerk: Hilary Carless

**Parish Council Meeting
Tuesday 22 April 2025 at Arborfield Pavilion 7:30pm**

I hereby give notice that a meeting of Arborfield and Newland Parish Council will be held on Tuesday 22 April 2025 at 7.30pm at the Pavilion, Arborfield Park. Members of the Council are hereby summoned to attend for the purposes of transacting the business as set out below.

Hilary Carless

Parish Clerk to Arborfield & Newland Parish Council

Public Attendance

Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda. **If you would like to ask a question at this meeting, please contact the Parish Clerk by 12 noon on the day of the meeting via email at parishclerk@arborfieldparish.gov.uk.** (If you are unable to attend you are entitled to send in a written representation). Subject to standing order 3(f), a member of the public shall not speak for more than three minutes. In accordance with standing order 3(e), a question shall not require a response at the meeting nor start a debate on the question. The chairman of the meeting may direct that a written or oral response be given.

AGENDA

Questions from members of the public in respect of the business on this agenda

- 185/24** To receive and accept any apologies for absence
- 186/24** To receive any declarations of interest on items on the agenda
- 187/24** To approve the minutes from the Parish Council meeting held on Tuesday 18 March 2025 – [Appendix A](#)
- 188/24 To receive reports from:**
- a) The Borough Councillor – [Appendix B](#)
 - b) The Clerk - [Appendix C](#)
 - c) Police – [Appendix D](#)
- 189/24 To consider updates from the Working Groups:**
- a) Road Safety Audit Working Group
 - b) Community Governance Working Group
To approve the draft submission to WBC in response to the Community Governance Review 2025 – [Appendix E](#)
 - c) Scrutiny Report Working Group
 - d) Neighbourhood Plan Working Group

190/24 To receive reports from external meetings attended by Councillors

- a) WBC training on Updated National Planning Policy Framework and Progress of the Local Plan – 26 March 2025 – Cllr Bailey – [Appendix F](#)
- b) Community Vision launch – 1 April 2025 – Cllr Betts - [Appendix G](#)
- c) Fields Neighbourhood Action Group – 3 April 2025 – Cllr Stevens
- d) Loddon Garden Village consultation meeting – 3 April 2025
- e) Borough Parish Liaison Meeting – 7 April 2025 – Cllr Starkey – [Appendix H](#)

191/24 Planning

- a) To consider and agree recommendations on planning applications received before 16 March 2025 to include:

- I. **250735 – Site Address:** Land to the north of School Road, Arborfield Cross **Description:** Outline application for the proposed residential development of up to 70 dwellings together with associated access, landscaping, open space and associated works. (All matters reserved except for means of access.) **Deadline: 24 April 2025 – [Appendix I](#)**
- II. **250396 – Site Address:** Barn 1, Newlands Farm, Sindlesham Road, Arborfield, Wokingham, RG2 9JH **Description:** Householder application for the proposed single storey side and rear extension, including a roof lantern. **Deadline: 25 April 2025**
- III. **250410 – Site Address:** Windwhistle, Reading Road, Arborfield Wokingham RG2 9HN **Description:** Householder application for the proposed two storey front and rear extensions. Plus, the erection of a new outbuilding and changes to fenestration. Following the demolition of the existing single storey rear extension and existing outbuilding. **Deadline: 27 April 2025**
- IV. **250733 – Site Address:** Land at Ducks Nest, Eversley Road, Arborfield **Description:** Hybrid application comprising a Full application for the change of use of land from agricultural land to provide an area of Suitable Alternative Natural Greenspace (SANG), including the details of associated landscaping, planting, drainage measures, parking, walking routes and other works associated with the creation of the SANG, and an Outline application with all matters reserved other than access into the site for a residential development of up to 135 dwellings, open space, internal accesses and parking, drainage measures, landscaping and all other associated works. **Deadline: 9 May 2025**
- V. **250785 – Site Address:** Newlands, Mole Road, Sindlesham **Description:** Full application for the change of use of land to equestrian and creation of a riding arena with associated engineering works. (Retrospective) **Deadline: 3 May 2025**

VI. 250819 – Site Address: Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY
Description: Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 56 dwellings within parcels P13a and P13b with access via the Nine Mile Ride Extension spur road (primary) and Park Lane (secondary), associated internal roads, parking, landscaping, footpaths and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.
Deadline: 13 May 2025

b) Any Planning matters considered urgent.

192/24 To agree the following with regards to the Nightingale Fields allotment site:

- a) Allotment Policy – Appendix J
- b) Tenancy Agreement – Appendix K
- c) Price per pole – Appendix L

193/24 To approve a response to the Footpath Review Pilot Campaign by the British Horse Society – Appendix M

194/24 To discuss how the Parish Council can support Arborfield Royal British Legion

195/24 To approve the scattering of ashes at Arborfield Park

196/24 Finance and General Purposes

- a) To approve and sign payments for April 2025 – Appendix N
- b) To receive the bank reconciliation for the month of March
- c) To note the successful completion of the interim internal audit – Appendix O
- d) To ratify the purchase of the bus shelter light – Appendix P
- e) Any other F&GP matters considered urgent

197/24 Any Risk Management matters considered urgent

198/24 Any items for consideration to include items for the next meeting agenda. For information only.

- Policies for: Investment Strategy and Business Continuity

199/24 Date of next meeting - The Annual Parish Council Meeting will be held on Tuesday 20 May 2025