

TO ALL MEMBERS OF SWALLOWFIELD PARISH COUNCIL  
NOTICE IS HEREBY GIVEN AND YOU ARE SUMMONED  
TO ATTEND THE MEETING OF SWALLOWFIELD PARISH COUNCIL  
ON TUESDAY 13<sup>TH</sup> JANUARY 2026 AT 7.30PM  
IN THE ROSE ROOM, SWALLOWFIELD PARISH HALL, RG7 1QX



Mrs. E. Halson, Clerk  
08/01/26

Members: Mr. J. Anderson, Mr. R. Chapman, Mrs. C. Drew, Mrs. L. Edmonds,  
Mr. J. McDermott, Mrs. M. McDonald, Mr. P. Schulz, Mrs. L. Smith, Mr. S. Taylor

Note: This meeting is open to the public and press who are welcome to attend.

## A G E N D A

### 1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

### 2 DECLARATIONS OF INTEREST

To receive declarations of interest in any matters to be discussed by the Council at this meeting.

### 3 QUESTIONS OR COMMENTS FROM MEMBERS OF THE PUBLIC

To receive questions or comments from the public, including those on planning. Up to 20 minutes will be allocated for questions/comments from members of the public with a guideline of no more than 5 minutes per subject. If several members of the public wish to speak on the same subject, they are requested to nominate a spokesperson. Comments will be minuted. For more details please read the document *Guidelines for Public Participation at Parish Council Meetings* which is available on the Parish Council website or at the Parish Office.

### 4 MINUTES OF LAST MEETING

4.1 Minutes of the meeting held on 9<sup>th</sup> December - to **APPROVE** the minutes of this meeting.

### 5 CLERK'S UPDATE - available at the meeting

### 6 PLANNING

Chairman of Planning Committee: Cllr. Taylor

6.1 Current applications – for details see page 5.

6.1.1 243242 - Glasspool Farm, Part Lane, Riseley RG7 1RU

6.1.2 253049 - Glasspool Farm, Part Lane, Riseley RG7 1RU

6.1.3 253093 - Glasspool Farm, Part Lane, Riseley RG7 1RU

6.1.4 253094 - Glasspool Farm, Part Lane, Riseley RG7 1RU

6.1.5 252498 - Hall Farm, Church Lane, Arborfield RG2 9HX

## **7 FINANCE**

(Budgets/investments/reserves/grants/risk assessments/insurance)

Lead Councillor: Cllr. J. Anderson

### **7.1 Monthly Accounts**

7.1.1 November 2025 – to **NOTE** that the accounts have been circulated. It is **PROPOSED** that these are accepted.

7.1.2 December 2025 – to **NOTE** that the accounts have been circulated.

7.2 Bank Reconciliation Statements – to **APPROVE** the bank reconciliation statements.

7.3 Budget for 2026/27 – it is **PROPOSED** that the budget/reserves are **APPROVED**. Circulated.

7.4 Precept for 2026/2027 – it is **PROPOSED** that a precept of £43,056 be set and submitted to Wokingham Borough Council.

7.5 Investment Management – to **NOTE** that a summary of the topics covered in the annual review meeting have been received. Circulated.

## **8 BILLS LIST**

8.1 Jan 2026 – to **APPROVE** payments. List to be provided at the meeting.

## **9 ENVIRONMENT**

(The Marshes/Van Demans/Swallowfield Meadow/Community/Orchard/  
Biodiversity/Footpaths/Waste/NAG/RCAG)

Lead Councillor: Cllr. Louise Smith

9.1 WBC Spring Litter Pick, Saturday 21<sup>st</sup> March – it is **PROPOSED** that the council sign up to this initiative. Peter and Claire Sampson have agreed to co-ordinate the day.

## **10 ITEMS FOR FUTURE AGENDAS**

To note topics which the council would like to consider at future meetings. No discussion will take place on topics raised.

## **11 DATE OF NEXT MEETING**

11.1 Tuesday 10<sup>th</sup> February 2026 at 7.30 p.m. in the Rose Room, Swallowfield Parish Hall, Swallowfield Street, Swallowfield.

**Appendix A**

**7 PLANNING**

7.1 Current Applications

<b>Agenda Ref</b>	<b>App No</b>	<b>Type</b>	<b>Address</b>	<b>Application</b>
7.1.1	243242	Application to vary conditions	Glasspool Farm, Part Lane, Riseley RG7 1RU	Application to vary condition 4, 5, and 6 of planning consent 232273 for the change of use of land to residential for the proposed erection of 1 no. detached dwelling and garage following demolition of the existing garage and agricultural outbuilding. (Part retrospective). Condition 4, 5, and 6 refers to landscaping, bat mitigation, and ecological mitigation measures and the variation is to remove the 8-week period submission requirement following granting of planning permission by the local planning authority.
7.1.2	253049	Prior Approval Submission	Glasspool Farm, Part Lane, Riseley RG7 1RU	Prior approval submission for proposed conversion of an agricultural building to create 5 no. dwellings with associated works including partial demolition
7.1.3	253093	Prior Approval Submission	Glasspool Farm, Part Lane, Riseley RG7 1RU	Prior approval submission for the proposed change of use of 2 no. agricultural buildings to flexible commercial use, including partial demolition of both buildings.
7.1.4	253094	Prior Approval Submission	Glasspool Farm, Part Lane, Riseley RG7 1RU	Prior approval submission for proposed conversion of an agricultural building to create 5 no. dwellings, with associated building operations.

Agenda Ref	App No	Type	Address	Application
7.1.5	252498	Outline	Hall Farm, Church Lane, Arborfield RG2 9HX	<p>Hybrid planning application (part in full, part in outline) comprising outline application for: up to 2,800 residential units to include up to 100 custom and self-build plots; 2 primary schools (up to 3 forms of entry) to include early years provision and 1 secondary school (up to 12 forms of entry); one District Centre, to incorporate up to 11,000m<sup>2</sup> of Class E (Commercial, Business and Service, to include a food store of around 2,500m<sup>2</sup>), and Class F (Local Community and Learning); one Local Centre, to incorporate up to 2,400m<sup>2</sup> of Class E; a Sports Hub to include sports pitches and pavilion space; up to 4,250m<sup>2</sup> of further Class E, Class F, and sui generis development to include commercial, health care and public house; associated green infrastructure, landscaping, public open space, play areas, and ecological enhancement measures; 20 gypsy and traveller pitches; drainage and flood alleviation measures to include Sustainable Urban Drainage Systems (SUDS) and engineering measures within Loddon Valley for the River Loddon; associated highway / transport / supporting infrastructure including spine road, pedestrian and cycle connections; associated utilities, infrastructure, and engineering works, including the undergrounding of overhead lines and an electricity substation; up to 0.5ha of land adjoining St Bartholomew's Church for use as cemetery. All matters reserved other than access, incorporating: access to highways, incorporating: a new pedestrian, cycle and vehicular access to Lower Earley Way via a new 4th arm to the Meldreth Way roundabout; a new pedestrian, cycle and vehicular bridge over the M4; a new pedestrian, cycle and vehicular bridge over the River Loddon; a new vehicular access to the A327 Reading Road, via a new arm to the Observer Way roundabout; a new pedestrian, cycle and vehicular access to Thames Valley Science Park; Phase 1 of internal roads including pedestrian / cycle routes, associated infrastructure, drainage and landscaping. Application includes full permission for the delivery of proposed 40.4 hectares of Suitable Natural Greenspace (SANG), 18.35 hectares of SANG link, and provision of Biodiversity Net Gain measures, the demolition and clearance of buildings and structures at the Centre for Dairy Research (CEDAR) and at Hall Farm, the demolition of 3 existing dwellings, and the retention of specified buildings at Hall Farm as specified by the applications drawings.</p>