

Minutes of the Meeting of the Finance and Planning Committees of Charvil Parish Council held on 11th August 2025 at Charvil Village Hall

Present Katrin Harding (Chair), Matt Walker, Jane Hartley, and Narinder Ryatt
Apologies for Absence Pat Sutlieff
Absent Lee Cripps, Stephen Lucas, and Mark A'Bear

25/8654 Open Forum

No residents attended

25/8655 Declarations of Interest

Councillor Harding reported that she is on the Borough Executive, and Councillor Hartley reported that she is a member of the Wokingham United Charities Committee

25/8656 To note the Minutes of the Full Council Meeting of 21st July 2025

These were noted and will be approved at the September meeting,

Finance

25/8657 To receive and approve the financial reports

It was resolved to approve these which was passed unanimously.

25/8658 Authorisation of Payments

It was resolved to recommend approval of the payments of invoices, which was carried unanimously.

£31.50 to A1 Locksmiths

£65.58 to the Assistant Clerk

£29,760 to Berkshire Asphalt

£2073.71 to Berkshire Pension Fund

£152.28 to British Gas

£116.97 to Cathedral Leasing

£388.69 to Everflow

£87.39 to Grundon

£110.34 to the clerk

£36 to the Media Assistant

£756 to PKF Littlejohn

£740.62 to Prime Water Solutions

£ 72.32 to Smartest Energy

£1321.85 to Sunshine Commercial Services Ltd

£1543.15 to Tactical Facilities Management Ltd
£18 to Taurus Elite Security
£20.40 to Unity Bank
£215.30 to Viking Payments
£ 5849.41 in Payroll

To note the successful conclusion of Audit for 2024-25

This was noted.

25/8659 Planning

The following Planning Applications were considered:

- 251717 Application to vary condition 2, 3, 4 and 5 of planning consent 241190 for proposed erection of a first-floor side extension. Condition 2 refers to approved details, 3 to high level windows, 4 to window glazing, 5 to external materials. Variation is to allow changes to layout and fenestration at 45 Gingells Farm Road – no Parish Council comment
- 251742 Application for the proposed erection of a part first- floor, part single-storey side extension and part single, part two- storey rear extension with balcony and 1no. lantern rooflight following demolition of existing single-storey rear extension. Erection of porch canopy, removal of front chimney, changes to fenestration, erection of a detached outbuilding and new front gate and walls at Stoneyhurst, Milestone Avenue no Parish Comment
- 251752 Consultation from Oxfordshire County Council for the following proposal: Planning application for the winning and working of mineral as a southern and eastern extension to Sonning Quarry using existing consented ancillary facilities, office, weighbridge, welfare, wheelwash facilities and internal access roads within Phase C, existing site access points onto Playhatch Road, and the A4155; together with retention and operation of plant site and ancillary facilities, to include the concrete block making operations and ready mixed concrete plant situated south of Playhatch Road along with retention and use of field conveyor including bridges over Playhatch Road and Spring Lane and an unnamed watercourse parallel to Spring Lane; together with retention of existing crossing points over Berry Brook and other watercourses; with progressive restoration using indigenous and imported materials to agricultural land and nature conservation habitat at Sonning Quarry – The clerk was asked to comment that the had no objection providing there is no adverse impact on flooding on the south side of the Thames, but the application had already been determined before the consultation closing date.
- 251762 Application for the proposed change of use of agricultural land for parking associated with adjacent commercial buildings in B2 and B8use. (retrospective) at Newlands Farm – The clerk was asked to comment as follows:
- Charvil Parish Council would like to raise several concerns about this application.*
- 1. By allowing this hard standing to be used for light industrial use, rather than agriculture, the likelihood is that there will be more commercial vehicles traversing the shared use cycle/walkway. This is a major route to the Piggott secondary school from Charvil and Sonning and the Parish Council has concerns that increased vehicle use will further endanger the children using this route.*
 - 2. The Parish Council also has concerns about the pattern used by the landowner of conveniently changing business practices to increase the hard standing area in the flood plain. The original barns and hard standing that had been raised so they didn't flood, was allowed to have a change of use because they were allegedly no longer needed for the farm, only for a further area of hard standing (similarly raised) to be given permission in 2022 because they did need hard standing for the farm after all , and now this is being turned over to the commercial enterprises*

that are growing on the site. It is unlikely this hard standing would have been given permission if it had been for commercial use originally.

If this retrospective planning permission is granted, the Parish Council would like to see conditions attached that no further areas of hard standing are allowed due to the impact of flooding on nearby properties, and that vehicle movements are restricted to avoid the main school traffic.

- 251813 Householder application for a proposed single storey side and rear extension, following the removal of a tandem garage block at 84, Old Bath Road – no Parish Council comment

To consider and approve the draft CIL Terms of Reference on CIL co-funding process

It was resolved to approve the draft Terms of Reference and to suggest adding “other expenditure” and duration of benefit to the summary box

Other Matters

- 25/8660 To agree the youth proposal to invite some sixth formers to become involved with the work of the Council**

It was resolved to approve this proposal which was passed unanimously

- 25/8661 To approve the clerk seeking grants for the playground from various bodies including Awards for All, Polehampton Trust, The Wokingham United Charities Board and Rotary**

It was resolved to approve this which was passed unanimously.

The meeting ended at 8.35pm