Charvil
Parish Council
Chairman: Matt Walker

Clerk to the Council
Miranda Parker
Charvil Village Hall
The Hawthorns
Charvil, Reading
Berks RG10 9TT

www.charvilparishcouncil.gov.uk

Minutes of an Extra-Ordinary Meeting of the Council held on 1st July 2026 in Charvil Village Hall at 8pm

Present Matt Walker, Pat Sutlieff, Katrin Harding, Jane Hartley, and Alan Simpson. Lee Cripps offered to stand down from this meeting because of a declaration of a pecuniary interest in all major items on the agenda, which was accepted by the clerk.

Apologies for Absence Mark A'Bear

Absent

26/8907 Open Forum

No residents attended

26/8908 Declarations of Interest

There were no interests declared.

By virtue of the confidential nature of the business to be contracted the press and public were excluded from the remainder if the meeting under Section 2 of the Public Bodies (Admission to Meetings) Act 1960

26/8909 To finalise the Parish Council position regarding planning application 253071, reserved matters on land west of Park Lane, as per concerns laid out in the attached document

The purpose of this discussion is not to outline the Council's position on the revised consultation received today, but rather some wider issues that have come out of the discussions over the last few months.

The first point is to re-iterate the importance of planning officers communicating material points through the clerk, not councillors or residents.

The second point is the legal weight that is now attached to the Neighbourhood Plan, and the Council would like to see evidence of how this has been considered on the issues of inter-connectivity both within the site, and with the rest of the village; and on the issue of the need recognised in the plan for smaller marker-value homes.

The third point is around the need identified by the Council for a teen facility, rather than a LEAP. The S106 agreement suggests that play provision should either be provided onsite, or within the local area. From the Council perspective, it is of greater importance to have the right facility even if it cannot be provided onsite, than the wrong facility on the site; there are two play areas very close to the new development, and while they do not provide for teenagers, much of what is being suggested would duplicate existing facilities. The Council would like to work with the Borough to find a suitable site for what the village youngsters would

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like and fill the void that exists. Similarly with the agreements for allotments, which are not currently included in this plan.

The fourth point is around the adoption of the public areas in the development; the Council believes it would be in the best interests of everyone if these could be adopted either by the Borough or Parish Council, rather than managed by a management company.

Topics that were not included in this list were around the proposed crossing on Park Lane, and any safety improvements that would benefit Park Lane, as these are not relevant to this application.

26/8910 To prepare an agreed approach for the residents' meeting on 13th July

There was some discussion about whether this meeting was needed at all, but it was decided that although it needs careful framing, it is important that the Parish Council takes the opportunity to explain how we have got to where we have, and that it must represent what is best for the whole village, rather than vocal residents.

The context for the Parish Council's position is the fact that over 90% of those who voted, supported the Neighbourhood Plan, which had been worked on in great depth and with much consultation with the community, and this has framed the position taken by the Council on this application, which has not always pleased some of the interested parties.

This will be an opportunity to explain what can and cannot be done regarding this application, and to identify where the current plans comply with the Neighbourhood Plan, as well as where it fails to.

It will also be an opportunity to address the issue of play and youth provision, and what we can do to maximise the positives for the village.

This is likely to be the final submission, and this meeting will help develop the planning comments that will be finalised on 20th July.

It was agreed that the clerk should invite the Borough Councillors, the planning officer, Bellway homes, and Stephen Conway, although it is expected that many of these people will not feel able to attend.

26/8911 To approve the idea of arranging two separate meetings with both the planning officer and Bellway once the revised plans have been made public

It was agreed that there was little point in trying to engage with Bellway at this point, but that the Council should push for a meeting with the planning officer to discuss the points raised in the agenda item above.

26/8912 To agree who should have delegated responsibility to communicate with the two main parties in the absence of the clerk for the week commencing 6th July

It was agreed that the two councillors with delegated responsibility on this matter are Councillors Walker and Simpson, with Councillor Harding in reserve.

There being no further business the meeting closed at 9pm

Chairman's Signature .....