



Chairman: Matt Walker

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

Minutes of the Meeting of the Council held on 15th June 2026 in Charvil Village Hall at 8pm

Present Matt Walker, Lee Cripps, Katrin Harding, Pat Sutlieff, Alan Simpson, and Mark A'Bear.

Apologies for Absence

Absent Jane Hartley

26/8880 Declarations of Interest

Councillor Harding is part of the Fete Committee, and Councillor Cripps lives next to the land west of Park Lane that is the subject of application 253071.

26/8881 Open Forum

Seven residents attended, as did Borough Councillor Leon Cook. One attended to listen, four attended to express concerns about planning application 253071, and two were concerned with planning application number 261132. The two who were concerned about 261132, Permission in principle to erect between four and six dwellings on land adjacent to Huckleberry, Waingels Road, did not feel that this application is appropriate as it is further development in the countryside, and on a site that has already been refused in the recent past. The road is busy and there is no mains drainage, and given the lack of infrastructure and nearby facilities, this plan does not make sense to them, although one admitted that part of this application includes some of his land. The other residents were pleased that the Thames Valley police had backed their view that the proposed footway was not safe enough, but they were disappointed that the Borough had insisted upon its inclusion in the revised plan. It also became clear that communications from the planning officer were coming to the attention of the parish council via resident representation, rather than through the clerk, as should be the case. Borough Councillor Cook gave his feedback at this point, that he has "listed" the application so it will have to go before the planning committee; that the current path will be removed; that some homes may be moved westwards to accommodate a wider buffer; and that some residents outside Canberra Lake Way want a path through to the new development.

26/8882 To approve the Minutes of the Full Council Meeting of 18th May 2026

The Minutes were approved and signed.

26/8883 To note the Clerk's report

This was noted.

Finance

26/8884 To receive and approve the financial reports

It was resolved to approve these which was passed unanimously.

26/8885 Authorisation of Payments

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

£36 to the Assistant Clerk

£510 to Andrea Pellegram Ltd

£1510.15 to Berkshire Pension Fund

£116.97 to Cathedral Leasing Ltd

£70 to Dominic McKeown

£51.67 to Everflow

£94.62 to Grundon

£144 to Hampshire Association of Local Councils

£192.68 to the clerk

£3000 to Paul Thomas

£1567.10 to Prime Water Solutions

£346.85 to Smartest Energy

£75.05 to SSE Contracting Ltd

£1394.56 to Sunshine Commercial Services Ltd

£1302.91 to Tactical Cleaning & Hygiene Services Ltd

£191.78 to Tactical Facilities Management Ltd

£19.80 to Taurus Elite Security

£30 to The Blue Moose

£15.85 to Unity Bank

£4691.47 in Payroll

Planning

26/8886 To consider the following planning application

261132 – Permission in Principle Application for a maximum of six dwellings on land adjacent to Huckleberry, Waingels Road

The clerk was asked to comment as follows:

1. Location. The site is outside of the settlement limits of Charvil, in the "green gap" between Woodley and Charvil. It is fully visible from Beggars Hill Road, and any development would fundamentally change the character of the area from open fields and gardens to a much more built up form. This is contrary to CP 9, CP11, and Policy Charvil 3,4 and 8. The site will be accessible from Waingels Road, a bendy road with a narrow footpath on the northern side of the highway. Most day to day services are too far away from the site, and pedestrian access sufficiently poor to suggest that anything but the private car would be used regularly, and this is contrary to CP1, and CP6, and Policy Charvil 11. A previous application on this site for a single dwelling was dismissed on appeal because it would be contrary to CP1, CP2, CP3, CP6, CP9, CP11 and CP 17. While only the policies regarding location, current land use and amount of development are material for this application, it is clear that the inspector did not feel this was a suitable location for development, and that development here would be very damaging to the character of the wider area and would eat into the green gap between settlements.

2. Current Land Use. The site is in the open countryside and is a mixture of paddocks and private gardens. These all constitute land that has not been previously developed, and as such, this is not a suitable land type for development.

3. Amount of development suggested.

As previously stated, the inspector refused one dwelling in one of the paddocks on the grounds of changing the character; four to six dwellings would cause even more harm, and would be out of keeping with this corner of the countryside, and would not be sustainable in terms of supporting active travel.

26/8887 To arrange a date for a public meeting about the planning application 253071. Reserved Matters on land west of Park Lane, given that the plan will be out for further consultation in due course

It was agreed that there would be a public meeting on Monday 13th July at 7.30pm.

26/8888 To consider and approve an agreed response to take to both Bellway and WBC planning around the wider issues concerning the Bellway development not directly relevant to the current planning application

It was agreed that the Council needs to be more explicit on what it wants from housing mix and layout.

The Council also wants some kind of controlled crossing on Park Lane, and pavements on both sides of Park Lane.

There are concerns around long cul-de-sacs and lack of connectivity with the rest of the village.

Regarding the play area, the Council wants something for teenagers.

They would also like the issues around parking to be addressed more convincingly than they have been so far.

The Council also has concerns about the management of unadopted areas and would like all the facilities agreed in the S106 agreement to be in the village, including the allotments, and other things that will impact on the wider village.

It was agreed that geology is still a very important issue for the parish council.

It was agreed that there needs to be a dialogue with Wokingham planning, and there should be a meeting with the planning officer as soon as possible.

All but one resident and the Borough Councillor left at 8.55pm.

Environment

26/8889 To note the recent issues with SSEN contractors, and the upcoming tree works by SSE in Charvil Meadows and other WBC-owned areas

The contractors made a lot of mess in the Country Park, and at Vale View where they broke the wooden and left a pile of rubble. They have tidied up at the Country Park entrance near the bottle banks but have yet to do so at Vale View. SSE have asked for permission to cut back or fell various trees in the Meadows and elsewhere. This work will be happening this year.

Highways

26/8890 To hear an update on Speed watch

Councillor A'Bear reported that they had run two sessions and explained the process to those who were not aware. He ran through the statistics and reported that one driver had been caught on both sessions. There was a discussion around the agreed sites, and Councillor A'Bear agreed to discuss these further with Lee Turnham, the police speed watch co-ordinator. Councillor Harding agreed to post the statistics on Facebook.

Amenities

26/8891 To note the Minutes of a Meeting on 8th June

The Minutes were noted.

26/8892 To approve the changes to the Amenities Committee Terms of Reference

Apart from one misunderstood point, the changes were approved. It was noted that there is a maximum of six people allowed on the committee, so Councillor Harding stood down.

26/8893 To consider moving the Amenities meeting to the first Monday of the month from the start of the next calendar year

This change was approved.

26/8894 Borough Councillor's Report

There was no report this month apart from what was said in the planning discussion.

Items for Consideration

26/8895 To consider the Terms of Reference for working groups

The circulated document was discussed, and it was agreed to omit reference to the strategic plan, and that the first working group would be on the idea of a Community Hub. Councillor A'Bear will create a template and content for this group by the July meeting.

26/8896 To consider how any possible asset transfers may work

It was explained that there has been a lot of nationwide discussion around transferring assets to parish and towns, and Wokingham are looking at this, but as yet, there are no firm proposals, but it is widely understood playgrounds will be among assets offered. The clerk suggested that the Council should be clear about what it wishes to achieve over the coming years, so that if assets are offered to them, then they will be clear as to whether they fit with the parish council's aims or not. There may also be services offered to the council, but these may be in the longer term because of existing long-term contracts. It was agreed that Councillor Harding would produce a draft plan of what we might be wanting to transfer, and what the risks may be.

26/8897 To review the Community Connect event

It was noted that the event was not particularly well attended, and that some people attended because they thought that the Bellway application would be discussed. The conclusion was that the format works, but that the advertising of the event could be improved, and one idea was to pre-advertise the main topics to drive engagement. There was support for the group category in Charvil Heroes, but the decision around the winners should be taken earlier, at the April meeting, so there is a greater chance of nominees attending the event – this year, many of the main players were already committed to other things.

26/8898 To consider Parish Council stall ideas for the fete

The idea is to have some sort of inexpensive game that is entertaining – possibly some kind of competition with a leaderboard, that runs through the afternoon – the kind of thing people will come back to repeatedly to try to win. This will also be an opportunity to complete and discuss the PULSE survey with councillors, and an opportunity to see the Speed watch equipment and to try to encourage more volunteers.

26/8899 To consider issues around fishing

It was agreed that the clerk/Chairman should continue to try to make contact with the current administrator, but also see whether Simon Bartlam of the Countryside Service can put any pressure to move this forward, as the Parish Council's main priority is to maximise the number of Charvil residents taking up this option if they are interested.

26/8900 To consider and approve the proposed Parish Council question to go to the Borough Council meeting regarding the failure to replace the main piece of equipment in The Hawthorns Park

It was agreed that this was a timely question, and to approve it, but perhaps soften the tone of the supplementary question. *Clerk's Note: the clerk missed the 10am deadline to submit the question, so it should be on the July agenda.*

26/8901 To hear any update on how to ensure production of the next Village News

The Chairman said that he had asked the outgoing Administration and social media assistant but had no reply. It was agreed that the interview panel would ask the candidates if they were interested in helping with this as overtime. If the successful candidate is not willing to get involved, then the Council agreed to outsource it despite being an additional cost.

26/8902 To consider how to recruit more councillors

It was agreed that there should be posters, something in the magazine, social media posts, and something at the fete. All publicity needs to state what the role involved and why it is important. There should also be a leaflet in the magazine, and the need for more councillors needs to be mentioned at all opportunities.

26/8903 To hear an update on recruitment of a new member of staff and to decide who should be on the interview panel

The clerk reported that there were four candidates, and it was agreed that the panel would consist of Councillor A'Bear as Chair of Staffing, Councillor Simpson, as Lead on social media, and the clerk.

26/8904 To note the "outstanding actions" report and hear any updates

These were noted. The Chair reported that as a result of the admin and social media assistant's exit interview, he would start the "Stop, Start, Continue" process.

26/8905 To note any agenda items for next month

The Fete stall, working groups, asset transfers, deciding on whether to allow a reciprocal councillor attendance with Twyford, Bellway application, defibrillators, progress on the Waingels Road application, and relocating the Speed Indicator Devices.

26/8906 To decide on any items to be advertised on social media from this meeting

Items include Speed watch and the footpath walk on 29th June

There being no further business the meeting closed at 10.15pm

Chairman's Signature