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 the Meeting of the Council held on 20th July 2026 in Charvil Village Hall at 8pm

Present Lee Cripps, Jane Hartley, Pat Sutlieff, Alan Simpson, and Mark A'Bear. Borough Councillors Smith, Akhtar and Cook all attended, as did the new media assistant

Apologies for Absence Matt Walker

Absent Katrin Harding

26/8907 Declarations of Interest

Councillor Hartley 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.

26/8908 Open Forum

As well as the above, a journalist and two residents attended. One resident thanked the Parish Council for the Public Meeting on the proposed Park Lane development the previous week. Holly Kearn, the new administration, be and media assistant was welcomed to the Parish Council.

26/8909 To approve the Minutes of the Full Council Meeting of 15th June 2026

The Minutes were approved and signed.

26/8910 To note the Clerk's report

This was noted.

Finance

26/8911 To receive and approve the financial reports

It was resolved to approve these which was passed unanimously.

26/8912 Authorisation of Payments

It was resolved to recommend approval of the payments of invoices, which was carried unanimously.
£80 to A1 Locksmiths
£43.90 to the Assistant Clerk
£183.60 to Berkshire Electrical Servies Ltd
£1892.67 to Berkshire Pension Fund
£189 to CCB
£79.50 to DBS Services
£324 to Drain and Able
2752.80 to Earth Anchors
£320.69 to Everflow
£93.28 to Grundon
£4486.07 to HMRC Cumbernauld
£187.12 to the clerk

Chairman's Initials..... Date.....

£182.40 to Parish Online
£266.66 to Smartest Energy
£69.66 to SSE Contracting Ltd
£1269.50 to Tactical Cleaning & Hygiene Services Ltd
£191.78 to Tactical Facilities Management Ltd
£19.80 to Taurus Elite Security
£15.85 to Unity Bank
£5010.15 in Payroll

26/8913 To consider the following grant applications; ARC Counselling, Charvil art Group, Home-Start Wokingham, Keep Mobile and Link Visiting Scheme

It was resolved to award £500 each to ARC, Home-Start Wokingham and Keep Mobile. Charvil Art Group and the Link Visiting Scheme were not successful on this occasion.

26/8914 To note the receipt of one application for the sports sponsorship fund, but the applicant was ineligible as they were not of county standard or above.

This was noted.

Planning

26/8915 To consider the following planning applications

261494 - APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 640/1994, GROUP 1T1, Sycamore – Fell, T2, Sycamore – Fell, T3, Sycamore – Fell at 25, Gingells Farm Road – no Parish Council comment

261586 - Application to vary condition 10 of planning consent 173248 for the Full application for the proposed expansion of the existing caravan site. Condition 10 refers to Caravan occupancy, and the variation is to remove condition 10 at The Homestead, Park Lane The clerk was asked to comment as follows:

The Parish Council is concerned that the removal of condition 10 in a site outside the village's development limits could set a precedent for further residential development of the site, which has been identified as an important commercial site in the recently adopted Neighbourhood Plan.

Further, while we appreciate that if this condition remains in place, it will mean that at least four of the occupants would need to be rehomed, if it is removed, then there is a danger that as they fall vacant, they could be rented out at higher rents than currently, pricing out the type of people who currently live there.

Condition 11 of planning application 173248 states that these caravans should only be allowed to be in situ as an ancillary of A Better Service; if they are no longer required by this business, surely, they should be removed?

253071 Application for approval of Reserved Matters pursuant to Outline Planning Consent 232704 comprising details of 75 homes, together with associated internal access roads, parking, public open space, landscaping and sustainable drainage systems (SuDS). Details of appearance, landscaping, layout and scale to be considered on land West of Park Lane

The clerk was asked to comment as follows:

The Parish Council welcomes the opportunity to comment further on the third version of the Reserved Matters application. The comments below build on our earlier representations and are cross-referenced against the commitments already secured through the Section 106 Agreement, the approved Reserved Matters conditions, and the Charvil Neighbourhood Plan, so that the Borough Council can see precisely where each request sits against an existing obligation, and where it is a new ask. Each point identifies, specifically, the action we consider falls to the Borough to take.

1. Footway connections to The Hawthorns and Canberra Lake Way

The Parish Council remains disappointed that a separate footway from the development to either The Hawthorns or Canberra Lake Way has not been included in this submission. We recognise the site-specific constraints already identified — the minimum 2 metre path width cannot be achieved within the current land ownership at the Hawthorns/Canberra Lake Way junction. The verge alignment was not supported on safety grounds, and the alternative alignment would require a private landowner's agreement — but we do not consider these constraints close off the issue. We ask that the current layout be reviewed to explore whether the long, blind cul-de-sac can be improved from a design and accessibility perspective even where the CLW link itself cannot be secured immediately.

Reference: *Reserved Matters Condition 18 (Walking Strategy); NHP Design Code AM02 (Cycling Networks & PRoW); prior officer commitment that any approved layout will not unnecessarily prevent future connectivity being safeguarded.*

REQUEST TO THE BOROUGH

Confirm, before the Walking Strategy is approved under Condition 18, how the layout will be tested against the officers' own commitment to safeguard future connectivity — and act upon the updated Land Registry/title deed for the Hawthorns/CLW junction, so that the alternative path option is kept open rather than foreclosed by this consent.

2. Play provision for teenagers

We understand the developer's reluctance to provide a pump track or other teenage facility on this site. However, we consider that a further conventional playground represents a missed opportunity: our own recent resident survey found little public support for another playground, but strong and consistent support for a good-quality pump track (254 expressions of support, with the pump track/BMX option alone attracting 160 responses). We would welcome the opportunity to work with the Borough and the developer to identify a suitable off-site location for a pump track within the village.

Reference: *S106 Schedule 8 (Play Area — on-site provision or Play Area Contribution in lieu, at the Owner's election); Reserved Matters 30 June 2026 submission (LEAP mix agreed with the Cleaner and Greener Officer); NHP Policy 1 (Village Facilities); Charvil Parish Council resident survey, 15–22 July 2026.*

REQUEST TO THE BOROUGH

Facilitate a three-way discussion between WBC, the developer and the Parish Council on whether an off-site Play Area Contribution could fund a village pump track as an alternative to further on-site playground equipment and confirm how the Cleaner and Greener Officer will take the survey evidence into account when approving the final play specification.

3. Walking and cycling links to local facilities and Twyford Station

It is a requirement of both the Reserved Matters conditions and the S106 Agreement that the developer ensures walking and cycling provision from the site is properly linked to bus stops, local shops and other facilities, and to Twyford Station, and demonstrates how these routes will be improved. We do not consider this requirement has yet been adequately addressed in the submitted details, and we would like to see an explicit commitment to align any proposed changes with the priorities set out in the Local Cycling and Walking Infrastructure Plan (LCWIP) so far as they relate to Charvil, and Park Lane in particular.

Reference: *Reserved Matters Condition 18 (Walking Strategy — routes to Twyford Station, bus stops and local shops, to be approved by the LPA before first*

occupation); S106 Schedule 6 (My Journey Contribution — pedestrian/cycle links and bus infrastructure improvements); NHP Design Code AM02; WBC Local Cycling and Walking Infrastructure Plan and Local Transport Plan 4 (Park Lane identified as a priority corridor).

REQUEST TO THE BOROUGH

Require the developer to resubmit Walking Strategy details that explicitly demonstrate alignment with LCWIP priorities for Charvil and Park Lane before Condition 18 is discharged and confirm how S106/CIL receipts from this development will be aligned with LCWIP delivery in this corridor.

4. Adoption of open space

The Parish Council is satisfied with the quantum and type of open space proposed but remains concerned that its ongoing management could default to a private management company rather than being adopted by the Borough or Parish Council. We do not consider this to be in the best interests of new residents or the village, and we would like the opportunity to adopt these areas ourselves, in the interests of village cohesion. We understand WBC is actively supporting similar adoption arrangements elsewhere in the Borough (for example, at Shinfield) and would ask that the same approach be applied here.

Reference: *S106 Schedule 7 (Open Space — Owner to offer transfer to the Council or a body nominated by the Council, failing which Schedule 10 provides for a Management Company); Reserved Matters Condition 36 (Open Space quanta).*

REQUEST TO THE BOROUGH

Confirm in writing, ahead of the Owner's Schedule 7 transfer offer, whether WBC will accept the open space itself or formally nominate Charvil Parish Council to receive the transfer, so that a management company arrangement is not allowed to arise by default.

5. Local spend of S106 contributions

The Parish Council is concerned that other financial contributions secured under the S106 Agreement may ultimately be allocated to facilities outside Charvil. We would urge the Borough to work with the Parish Council to ensure that, wherever the terms of the S106 Agreement allow, contributions generated by this development are spent within the village itself, where the need they are intended to address has arisen.

Reference: *S106 financial contribution schedules generally (including the Play Area and My Journey/Travel Plan contributions referred to above), which are typically expressed by reference to the development's local catchment.*

REQUEST TO THE BOROUGH

Provide a clear statement of WBC's intended allocation policy for each financial contribution secured under this S106 Agreement, and confirm the mechanism by which the Parish Council can be consulted before funds are committed to projects outside Charvil.

6. Impacts on land managed by the Parish Council east of Park Lane

The Parish Council continues to have concerns about the possible impacts of development on this site on the area it manages to the east of Park Lane as well as on Park Lane itself, and expect the further surveys promised to be objective, thorough, and to include investigations into possible wider areas than just the site, including the road, the car park at East Park Farm, the tennis courts and the sports pitches. The Council would like to see the results of any surveys and investigations so it can be satisfied that its interests on East Park Farm will not be compromised as a result of this development.

26/8916 To note the following planning refusal

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

26/8917 To note Enforcement action on land adjacent to Lands' End House

This was noted.

Environment

26/8918 To consider what tree planting should be organised for the autumn/winter, and to decide who would be willing to lead on this

It was agreed that three should be replacement trees planted at St Patrick's Recreation Ground, Chiltern Drive, and any other areas that Queen's Green Canopy trees have died. In addition, it has been suggested to see whether it is feasible to create some shade by planting some trees near to the playground at Vale View. None of the Councillors present were willing to lead on this, so it was suggested to find someone who knows about tress to act in a consultancy role, r ask Econet, ask on social media, or have something at the fete.

26/8919 To note the footpath walk took place on 29th June and was the best attended ever

This was noted.

Highways

26/8920 To hear an update on Speed watch and to consider how to conduct a recruitment drive

Councillor A'Bear reported on the latest figures, that there had been 102 violations over hours of operations and four sessions. Currently there are four active volunteers, and there really need to be twice as many to make the group sustainable. It was suggested that social media posts that highlight the impact of speeding, such as there is 90% chance of fatality if a person is hit at 40MPH, and that it is all about changing behaviours in the long term. The Borough Councillors suggested that there is a mobile unit that will do much of the leg work for the volunteers, and it might be an idea if the local parishes could perhaps purchase one and share it, to reduce the number of volunteers needed. Other issues raised were the need for police influence to put pressure on highways where appropriate, such as where the speed humps on Park Lane have been softened too much. It was also suggested that all speed data should be sent to Tony Griffiths of the traffic police.

26/8921 To consider relocating the Speed Indicator Devices

It was agreed that one should be relocated between the mini-roundabout and the Wee Waif on Old Bath Road, and the other on Waingels Road.

26/8922 To consider the Goods Vehicle Variation Application for Bells and Two-Tone Fire and Rescue Ltd

The clerk was asked to write to the Highways department because of concerns around increasing the numbers of goods vehicles on a road that is becoming increasingly residential, and whether it is appropriate for more to be allowed at this site.

Amenities

26/8923 To decide whether to purchase a replacement football goal to replace the one that disintegrated behind Vale View, and if so, where to locate it

It was agreed that the Council should look to purchase one, and if possible, to put it in the space behind Vale View as before.

Chairman's Initials..... Date……..

26/8924 Borough Councillor's Report

Councillor Akhtar reported that he was continuing with his litter picks, collecting many alcohol bottles, and someone had left paint, which ended up all over the road. There has also been the issue of the electric bikes and scooters travelling at high speed through the cut-through between Pennine Way and East Park Farm, and that he would be inContact with the police, and that possibly the opening up of the path to accommodate mobility scooters should be revisited. There has been some suggestion that these electric vehicles could be linked to crime. Finally, there are concerns about the cycle path from Sonning to Piggott because of the parked vehicles on Milestone Avenue causing a hazard.

Councillor Cook has been most involved in the issues around the Bellway application, but also the concerns around the data centre at the Thames Valley Business park, and also the path from the bottle banks is not wide enough for a wheelchair, and this needs to be remedied. Councillor Smith suggested that the Countryside service should be approached to sort this out.

Items for Consideration

26/8925 To consider the proposal for a Community Hub working group

The proposal put forward by Councillors A'Bear and Walker was approved.

26/8926 To finalise parish plans for the fete

All councillors agreed to attend, although Councillor Sutlieff will only attend to clear up due to immunity issues. The idea would be to encourage engagement with councillors on speed watch, the community hub, the pulse survey, amongst other things. They will need the QR code for the survey, and the use of a white board for questions. Councillor A'Bear will provide a giant Jenga game, and the clerk would purchase a giant quoits game. Councillor Hartley will provide a jar of sweets.

26/8927 To consider the proposal to have a reciprocal arrangement with Twyford Parish Council whereby a representative of each council attends each other's Full Council meeting, and if approved, to decide who should represent Charvil

It was agreed to accept this proposal. Councillor Simpson would be the main representative, and the first issue would be around Twyford Station. There should be a standing item on the agenda for feedback.

26/8928 To consider the proposal to install more defibrillators in the village

It was agreed there should be one at the Heron and at the Accord building, and that all should also have a bleed kit. It was also agreed that the idea of a solar powered cabinet should be investigated for the north of the village. It was also agreed that the council should push for joint funding and that it would approach the Lions, the Round Table and the Rotary Club. It was also agreed to promote how to use a defibrillator, and this could also be something that could be promoted at the fete.

26/8929 To note the "outstanding actions" report and hear any updates

These were noted. The chair reported that he would send out the start, stop, continue process imminently.

26/8930 To consider and approve the proposal for holding a people's emergency briefing in the village hall

This was approved, and the Council would help advertise the event.

26/8931 To note any agenda items for next month

The community art people would be invited.

Chairman's Initials..... Date…….

26/8932 To decide on any items to be advertised on social media from this meeting

Topics to be advertised include the fete, speed watch, the emergency briefing, the community hub, the Bellway application and the closing date of 26th July, the Thames Valley Police meeting, tree planting, and the defibrillators

There being no further business the meeting closed at 10.pm

Chairman's Signature .....