

Chieveley Parish Council

MINUTES OF THE PARISH COUNCIL MEETING

held on Tuesday 10 June 2025 in Chieveley Village Hall, High Street

Members present: Cllr. Sandie Allan
Cllr. Maurice Beard
Cllr. Rob Crispin (Deputy Chair)
Cllr David Cowan
Cllr. Lesley Derry
Cllr. Lesley Dick (Chair)
Cllr. Eric Friend
Cllr. Matthew Gilman
Cllr Sarah Hutchison

In attendance: 1 members of the public

2506.1 APOLOGIES FOR ABSENCE

Apologies for absence were received from District Cllr Heather Codling and District Cllr Paul Dick

2506.2 DECLARATIONS OF INTEREST ON AGENDA ITEMS

There were no declarations of interest or requests for dispensations.

2506.3 PUBLIC PARTICIPATION

The member of the public attending the meeting provided additional background information on planning application [25/01066/PIP](#) | Land Adjacent to Latchets, 86 Beedon Common. Cllrs sought clarification on some aspects, following which the member of the public left the meeting.

2506.4 MINUTES

It was **UNANIMOUSLY RESOLVED** that the Minutes of the Parish Council meeting held on 13 May 2025 were a true record of the meeting.

2506.5 MATTERS FROM THE MINUTES NOT COVERED ELSEWHERE

VILLAGE GATES [Ref: 2505.5]: WBC had advised that the gates would be despatched on 2 June and that installation would be undertaken by Volker 4-5 week after receipt.

CLERK RECRUITMENT [Ref: 2505.5]: A Clerk had been appointed and would take up the position in September (following school holidays). As part of her handover, she had agreed to work some ad hoc days before starting in September.

2506.6 PLANNING APPLICATIONS AND NOTICES

(i) The following new planning applications were considered:

[25/00942/LBC](#) | The Old House, High Street, Chieveley | Various internal alterations. It was **RESOLVED** to submit a response of **NO OBJECTION**.

[25/01106/HOUSE](#) | The Old House, High Street, Chieveley | Proposed new pool house within the curtilage of the main house incidental to the function of a dwelling. It was **RESOLVED** to submit a response of **NO OBJECTION**.

[25/01150/HOUSE](#) | The Old House, High Street, Chieveley | Proposed new outbuilding within the curtilage of the main house incidental to the function of a dwelling. Proposed replacement metal entrance gates. It was **RESOLVED** to submit a response of **NO OBJECTION**.

[25/01151/LBC](#) | The Old House, High Street, Chieveley | Proposed new outbuilding within the curtilage of the main house incidental to the function of a dwelling. Proposed replacement metal entrance gates. It was **RESOLVED** to submit a response of **NO OBJECTION**.

[25/01066/PIP](#) | Land Adjacent to Latchets, 86 Beedon Common | Application for Permission in Principle for 1 x 3-bedroom dwelling on land adjacent to Latchets 86 Beedon Common. Although the proposed dwelling would be outside the settlement boundary, it would be part of a small cluster of dwellings (although fewer than 10) and, until late 1990s, there had been a dwelling on the site. It was therefore **RESOLVED** to submit a response of **NO OBJECTION**.

[25/00206/FULMAJ](#) | Priors Court Farm, Priors Court Road, Hermitage | PROPOSAL: Section 73 application to vary condition 2 (hours of operation) and remove condition 6 (occupation limitation) of planning permission 16/0117/COMIND (As varied by application ref's - 16/02874/COIND and 19/02374/COMIND) for B8 warehouse, to include mezzanine storage, car and lorry parking, landscaping and other ancillary works. Additional drawings / amended plans were considered. The original permission included important conditions relating to both local economy/occupancy and hours of operation. The Council acknowledged that the restrictive occupancy condition may have served its intended purpose and recognised that the event-hire business needed to operate at weekends. The proposal to remove both conditions would be inconsistent with the original permission and unacceptable; retention of one condition would suffice. It was **RESOLVED** to submit a response of **NO OBJECTION** to this latest proposal to modify the hours of operation, emphasising a preference for no deliveries outside the hours of 07:00 to 19:00 Monday to Friday and 07:00 to 18:00 on Saturdays, Sundays, Bank or Public Holidays.

[25/01081/FUL](#) | Buildings and Land to Rear of Londis Stores High Street, Church Lane, Chieveley | Demolition of industrial units and pigsty and construction of 4No. residential dwellings and parking provision. It was **RESOLVED** to submit a response of **OBJECTION** on the following grounds:

- Current limited parking in Church Road and the High Street frequently causing congestion
- Pedestrian safety, especially children using Church Road to walk to the nearby school
- Reduced/eliminated parking for Church users – many of whom were elderly with mobility issues
- The development plans were not in keeping with Chieveley's Village Design Statement and Parish Plan

The proposed design of the development would not 'enhance or better reveal the significance' of the Conservation Area (National Planning Policy Framework, NPPF para 206). The built form presented appeared bland and the flat roof elements were out of character with other buildings nearby. The Heritage, Planning, Design and Access Statement did not explain how the proposal would enhance the Conservation Area. The removal of existing buildings would be necessary for any re-development, so was not a notable achievement of the design.

Specific concerns that underline the poor design included:

- There was no design, access or heritage statement accompanying the application, so no evidence of how the relationship with adjacent buildings and the Conservation Area had been addressed, or how the Conservation Area would be enhanced.
- Reference to previous concerns in relation to application 23/01577/FUL about flood risk, archaeology, noise, lighting and contaminated land.
- The arboriculture assessment identified impacts on the root zone of trees 1 and 2 in the neighbouring property. While mitigation measures were identified (piled foundations vs trenched foundation) there was no obvious conclusion that these measures would avoid harm to the trees.

[25/00960/HOUSE](#) | Rose Cottage, Old Street, Beedon Common | An application to demolish two existing prefabricated garages and the construction of a new double car port and garage/workshop with a new gate and fence to front boundary, solar panels to be installed on the flat roof of the new workshop. It was **RESOLVED** to submit a response of **NO OBJECTION**.

(ii) The following planning decisions taken by WBC were noted:

[25/00666/HOUSE](#) | 17 The Green, Chieveley | Loft conversion including installation of 1No flat roof dormer to the rear elevation, & 2No roof-lights to the front elevation, to form additional habitable space (revised design).

APPROVED

[25/00724/HOUSE](#) | Mystra, Downend, Chieveley | Retrospective oil tank relocation. **APPROVED**

[25/01107/LBC](#) | The Old House, High Street, Chieveley | Proposed new pool house within the curtilage of the main house incidental to the function of a dwelling. **DECISION:** Listed building consent not required as works do not physically impact the listed building.

2506.7 FINANCE

(i) Payments for approval

It was **UNANIMOUSLY RESOLVED** to approve the payments shown in **Appendix 1**

(ii) Insurance

It was noted that the insurance policy was renewed on a Fixed Rate Agreement for three years. This reduced the amount to be paid and was confirmed with councillors by email on 15 May 2025.

2506.8 ANNUAL GOVERNANCE ACCOUNTABILITY RETURN 2024/25 (AGAR)

It was **UNANIMOUSLY RESOLVED** that Cllr Derry should sign and submit the AGAR statements as the 'Acting Clerk' for the Parish Council. [Proposed by Cllr Cowan; Seconded by Cllr Hutchison]

The Annual Governance Statement Section 1 and Section 2 were **APPROVED** for submission to the Appointed External Auditor, PKF Littlejohn. [Proposed by Cllr Crispin; Seconded by Cllr Allan].

2506.9 FOR INFORMATION ITEMS

Since the last meeting of the Parish Council, the following information had been made available to Councillors:

- (i) [WBC Residents Bulletin 2025-05-22](#)
- (ii) [WBC Leader makes annual address to Council](#)
- (iii) [Connecting Communities in Berkshire June 2025](#)
- (iv) PRJ25-586 - Project Notification - Footway Improvement Programme 2025-26 (email)
- (v) [Five councils launch two-unitary proposal for Oxfordshire and West Berkshire](#)

2506.10 COUNCILLORS' REPORTS

- (i) Cllr Gilman: A meeting with WBC (Gareth Dowding) and District Cllr Paul Dick to discuss the road narrowing near Graces Lane had been arranged for 17 June.
- (ii) Cllr Gilman: On 5 July, two cars had been broken into and clothes stolen, milk had been stolen from outside Quackers and there had been an attempted burglary on an adjacent house.
- (iii) Cllr Cowan: The SIDs licence agreement with WBC would be signed and returned to WBC (Cheryl Evans) to facilitate progress with the project – primarily agreement on SID locations.
- (iv) Cllr Hutchison: Boxford Parish Council had held an open meeting for defibrillator training. This would be discussed at the July meeting.

2506.11 DATE OF NEXT PARISH COUNCIL MEETING

8 July 2025 @7.30pm in Curridge WI Hall

Chieveley Parish Council

10 June 2025 meeting

PAYMENTS FOR APPROVAL

Jun-25					
FEE	31-May-25	Unity Trust Bank		UTB Service Charge	6.00
BACS	17-May-25	Lesley Derry	B&Q Receipt	Parish Council extension cable	20.00
BACS	26-May-25	Tactical Facilities Management	SI-3600	Dog waste collections	123.76
BACS	31-May-25	Chieveley Village Hall	CVH-2025622	Hall hire for CPC meeting	43.33
BACS	03-Jun-25	F C Lawrence	18-Jan-00	Long Lane bus shelter cleaning	15.00
				June Total	208.09