

Chieveley Parish Council

MINUTES OF THE PARISH COUNCIL MEETING

held on Tuesday 8 July 2025 in Chieveley Village Hall, High Street

Members present: Cllr. Sandie Allan
Cllr. Lesley Derry
Cllr. Lesley Dick (Chair)
Cllr. Eric Friend
Cllr. Matthew Gilman
Cllr Sarah Hutchison

Members absent: Cllr. Maurice Beard

In attendance: Lynn Dennison, incoming Parish Council Clerk
1 member of the public

2507.1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr David Cowan, Cllr. Rob Crispin (Deputy Chair); District Cllr Paul Dick.

2507.2 DECLARATIONS OF INTEREST ON AGENDA ITEMS

There were no declarations of interest or requests for dispensations.

2507.3 PUBLIC PARTICIPATION

There were no questions, comments or representations.

2507.4 MINUTES

It was **UNANIMOUSLY RESOLVED** that the Minutes of the Parish Council meeting held on 10 June 2025 were a true record of the meeting.

2507.5 MATTERS FROM THE MINUTES NOT COVERED ELSEWHERE

VILLAGE GATES [Ref: 2505.5]: WBC (Volker) had installed the replacement gates at the Village entrance on Graces Lane.

CLERK RECRUITMENT [Ref: 2505.5]: Lynn Dennison would start as the Clerk to Cheveley Parish Council on 3 September.

AGAR [Ref: 2506.08]: The AGAR had been submitted, and the Notice of Public Rights had been published on the 'mychieveley' website.

2507.6 PLANNING APPLICATIONS AND NOTICES

(i) The following new planning applications were considered:

[25/01293/HOUSE](#) | Lark Rise, Oare | Two storey and single storey addition to detached dwelling. It was **RESOLVED** to submit a response of **NO OBJECTION**.

[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. Additional drawings/amended plans for the above application have been received, which include the Heritage, Planning, Design and Access Statement. Consultation deadline: 3 July 2025; extension denied but any comments may be taken into account as the determination date is 18 July 2025. The application will be considered at the WBC Planning Committee.

It was **RESOLVED** to submit a response that referred to the following:

- The poor design of the proposed development was out of character and did not conserve or enhance the Chieveley Conservation Area. Any enhancement would be a relate only to the removal of existing and former buildings
- The Appeal Inspector had clear reservations about the proposed materials and would have imposed conditions if he had been minded to allow the appeal
- Roofing materials were not in keeping with the Village Design Statement
- The Parish Council continued to believe that a better-quality design would enhance the conservation area.

[25/01163/LBC](#) | The Old House, High Street, Chieveley | Removal of existing modern rear extension. New extension. It was **RESOLVED** to submit a response of **NO OBJECTION**.

[25/01162/HOUSE](#) | The Old House, High Street, Chieveley | Removal of existing modern rear extension. New extension. It was **RESOLVED** to submit a response of **NO OBJECTION**.

(ii) The following information relating to a previous planning application was considered:

[21/02113/COMIND](#) | Land South Of Radnalls Farm, Green Lane, Chieveley | Construction of 2 no. agricultural buildings, formalisation of field access and construction of new track and hardstanding yard area. Construction of 10. no pigeon lofts, bird pond and siting of temporary agricultural worker's dwelling. Additional drawings/amended plans had been submitted and included:

- 1 Amended plans comprising: Block Plan - whole site; Block Plan - Farmyard Area; Block Plan - Access Area; Proposed Site Sections Plan; and Site Levels Plan. To avoid any confusion, all drainage details are now shown within the drainage strategy report and have been removed from the layout plans
- 2 A new Manure Management Plan.
- 3 An amended Drainage Statement
- 4 An amended Flood Risk Assessment
- 5 An amended Shadow Appropriate Assessment together with an amended Lambourne Nutrient Budget Calculator.

It was **RESOLVED** to submit a response that referred to the following:

- The latest plans did not address CPC's principal objections, submitted most recently in September 2024
- WBC should note that the manure management plan assumed no impact from manure nutrient on the River Lambourn SAC because manure would be exported to neighbouring farms, which are also in the catchment of the River Lambourn SAC. It was noted that, in June 2025, the High Court quashed permission for a chicken farm in Shropshire because of inadequate waste management plans, not addressing the potential impacts
- Size and frequency of vehicles transporting the manure using a prohibitively narrow lane.

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

[25/00588/HOUSE](#) | Meadowview, Chapel Lane, Curridge | Construction of a new Basement area below the front Driveway, including the Garage. Application **APPROVED**: 9 June 2025

[25/00434/FUL](#) | Chieveley Manor, Church Lane, Chieveley | Development of 60m x 40m sand school to serve a long-standing equestrian holding. The arena is surrounded by BNG enhancement. It will be fenced in post and rail. There is an access track to the field alongside the northern boundary. Application **APPROVED**: 10 June 2025

[25/00929/CERTE](#) | 6 Snelsmore Barns, Snelsmore | Certificate of Lawfulness of Existing Use for 12 x Solar PV panels to South Facing Roof. Application **APPROVED**: 23 June 2025

[25/00206/FULMAJ](#) | Priors Court Farm, Priors Court Road, Hermitage | Section 73 application to vary condition 2 (hours of operation) and remove condition 6 (occupation limitation) of planning permission 16/01117/COMIND (As varied by application ref's - 16/02874/COIND and 19/02374/COMIND) for B8 w warehouse, to include mezzanine storage, car and lorry parking, landscaping and other ancillary works. Application **APPROVED**: 1 July 2025 [see decision notice]

[25/00942/LBC](#) | The Old House, High Street, Chieveley | Various internal alterations. Listed building consent **GRANTED**: 1 July 2025

[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. Application **REFUSED**: 2 July 2025 [see decision notice]

[24/02505/CERTE](#) | Old Kiln Quarry New Oxford Road Chieveley | Application for a Lawful Development Certificate for an Existing Use - Erection of fencing and gates as means of enclosure. Land use deemed to be **LAWFUL**: 3 July 2025

2507.7 FINANCE

(i) Payments for approval

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

Information relating to the salting of additional roads within the Parish of Chieveley 2024/25 was noted.

(ii) Bank Reconciliation

The Q1 Bank Reconciliation (1 April 2025 – 30 June 2025) was received.

(iii) Savings Account for CRC

It was **RESOLVED** to set up a separate savings account for Parish Council contributions to the Recreational Centre playground replacement fund, which had previously been ring-fenced within the Parish Council's current and savings account. This would also allow the funds to be held within an account attracting a higher rate of interest.

It was **AGREED** to review the Parish Council instant access savings account and consider whether some funds could be held in a higher interest account.

(iv) Credit Card

The Unity Corporate MultiPay Card (a charge card), offered by Unity Trust Bank to its members, attracted a one-off £50 set-up fee and a card fee of £3 per month. It would allow the clerk to make day-to-day purchases online, with monthly settlements of the spending. Spending limits could be set.

The administration charges were felt to be excessive and councillors agreed to investigate alternative card providers suitable for a Parish Council and report back at the next meeting. **Action: All**

2507.8 TRAFFIC AND SPEEDING

The Report on CSW activities and road safety in Chieveley and Curridge was received. The CSW group would participate in the National Action Day on 11 July 2025

The signed Traffic Management Equipment (TME) licence had been sent to Cheryl Evans, Senior Road Safety Officer at WBC, on 25 June 2025. Cllr Gilman agreed to liaise with Cheryl Evans to progress the implementation plan and detailed quote.

Action: Cllr Gilman

2507.9 AED TRAINING

Defibrillator training had recently been provided to local residents by both Boxford Parish Council and Peasemore Parish Council. Feedback from the events had been positive. The training had cost about £350 for an unlimited number of participants. Cllr Dick (Chair) would research the possibility of similar training for Chieveley Parish.

Action: Cllr Lesley Dick

2507.10 FOR INFORMATION ITEMS

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

- i The Downs School Community Forum: 15 July 2025 [circulated 30 June]
- ii Police & Crime Bulletin: June 2025 [circulated 24 June]
- iii Change to Garden Waste subscription prices
- iv Newbury and Thatcham Repair Café
- v Citizens Advice West Berkshire – Annual Report
Note: AGM on 22 July at 2.30pm via Zoom
- vi Upstream – Summer 2025 issue

2507.11 COUNCILLORS' REPORTS

(i) Reports from District Councillors:

The Parish Report for May 2025 from District Cllr Paul Dick was received.

(ii) Reports from District Councillors:

Cllr Gilman (Chieveley) provided a brief report of the recent PPG meeting. The Medical Practice had recruited several new members of staff to improve efficiency and planned to convert the large room at the Compton Surgery. Additional funding had been received as a following recent quality inspections.

Cllr Friend (Curridge) asked if WBC had stopped clearing road gutters. It was suggested that he raise the matter on WBC's 'report a problem' portal.

Cllr Allan (Oare) requested that the Small Grant Awards application form for 2025/26 be published online as soon as possible.

Cllr Lesley Dick (Curridge) reported the absence of a post box in Curridge, presumed stolen. She agreed to investigate and report back.

Cllr Derry reported that it was now a mandatory requirement for Parish Councils to have a generic email account hosted on an authority owned domain. She agreed to circulate the advice published by HALC and add it to the September agenda.

2507.12 DATE OF NEXT PARISH COUNCIL MEETING

9 September 2025 @7.30pm in Chieveley Village Hall

APPENDIX 1

Jul-25 payments					
FEE	30-Jun-25	Unity Trust Bank		UTB Service Charge	6.00
BACS	18-Jun-25	West Berkshire Council	27-Oct-21	Salting additional roads within the Parish	1,580.58
BACS	25-Jun-25	Tactical Facilities Management	SI-3712	Dog waste collections	123.76
BACS	30-Jun-25	Chieveley Village Hall	CVH-2025643	Hall hire for CPC meeting	43.33
BACS	July	F C Lawrence		Long Lane Bus Shelter	15.00
July Total					1,768.67