

Chieveley Parish Council

MINUTES OF THE PARISH COUNCIL MEETING

held on Tuesday 14th October 2025 at 7.30pm in Curridge WI Hall

Members present: Cllr. Sandie Allan
Cllr. David Cowan
Cllr. Rob Crispin
Cllr. Lesley Derry
Cllr. Matthew Gilman
Cllr Sarah Hutchison
Cllr Eric Friend

Members absent: Cllr. Maurice Beard

Parish Clerk: Lynn Dennison

2510.1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Lesley Dick (Chair), and District Cllr Paul Dick. These were accepted.

2510.2 DECLARATIONS OF INTEREST ON AGENDA ITEMS

Cllr. Matthew Gilman declared an interest in Generic Email proposal

2510.3 PUBLIC PARTICIPATION

There were no questions, comments or representations.

2510.4 MINUTES

It was unanimously **RESOLVED** that the Minutes of the Parish Council meeting held on 8 Sept 2025 were a true record of the meeting.

2510.5 MATTERS FROM THE MINUTES NOT COVERED ELSEWHERE

Highways plan to put a new bollard for outside Chieveley Primary School and they requested we agreed on what colour it should be, Black or White. It was agreed that it should be white. Clerk will reply to highways to let them know.

2510.6 PLANNING APPLICATIONS AND NOTICES

(i) The following new planning applications were considered:

[25/00985/FUL](#) | Land South Of Dunedin Long Lane | Retrospective continued use of land for a kiln dried log business; including retention of various moveable structures such as log kiln, storage units and caravan (non-residential); widening/altering the existing access | **Consultation Deadline** Mon 27 Oct 2025 .It was **RESOLVED** to submit a response of objection, (system issues, can't access WBC at the moment)

[25/02173/FUL](#) | Old Kiln Quarry New Oxford Road Chieveley | Retrospective: Butchery with associated works and building operations | **Consultation Deadline** Tue 28 Oct 2025. It was **RESOLVED** to submit a response of objection, see appendix 3 for details, (system issues, can't access WBC at the moment)

[25/02220/HOUSE](#) | The Old House High Street Chieveley | Section 73: Application Reference Number: 25/01150/HOUSE Condition Number(s) conditions 2 Omit Proposed Site Plan PL402B, add Proposed Site Plan PL402C, add proposed Oil Tank Covering Letter PL430. And Condition 9: Add PL431 Soft Landscaping Schedule to discharge this condition | | **Consultation Deadline** Fri 24 Oct 2025. It was **RESOLVED** to submit a response of no objection.

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

[25/01457/FUL](#) | Sawpit House Long Lane Cold Ash | Replacement dwelling (revision to approved application Ref. 21/01829/FUL) | Application **REFUSED**: 18 Sep 2025

[25/01868/COND](#) | The Old House High Street Chieveley Newbury | Application for approval of details reserved by condition 5 (External doors/windows) of approved 25/01106/HOUSE. | Application **APPROVED**: 19 Sep 2025

[25/01869/COND](#) | The Old House High Street Chieveley | Application for approval of details reserved by condition 8 (External doors/windows) of approved 25/01150/HOUSE | Application **APPROVED**: 19 Aug 2025

[25/01997/COND](#) | The Old House High Street Chieveley | Approval of details reserved by Condition (10) Lighting Strategy of planning permission 25/01150/HOUSE: Proposed new outbuilding within the curtilage of the main house incidental to the function of a dwelling. Proposed replacement metal entrance gates. | Application **APPROVED**: 29 Sep 2025

[25/01162/HOUSE](#) | The Old House High Street Chieveley | Removal of existing modern rear extension. New extension | Application **APPROVED**: 29 Sep 2025

[25/01933/COND](#) | The Old House High Street Chieveley | Application for approval of details reserved by conditions 4 (Tree protection), 5 (Arboricultural Method Statement) , 6 (Biodiversity method statement) and 7 (Written Scheme of Investigation) of approved 25/01150/HOUSE. | Application **APPROVED**: 03 Oct 2025

[25/01910/LBC](#) | The Old House High Street Chieveley | Removal of a modern concrete infill step at the top of a basement landing to improve accessibility into the cellar. | Application **APPROVED**: 8 Oct 2025

2510.7 FINANCE

(i) Income and Expenditure

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

It was **RESOLVED** to approve the go ahead to purchase 2 SID's with 6 Year Warranty

It was **RESOLVED** to approve the expenditure for SID's as listed below.

(ii) Credit (charge) card

Clerk noted they are awaiting access to bank accounts and will apply for credit card once fully set up

2510.8 AGAR

It was noted that AGAR have signed off our accounts with no issues raised in final report and certificate

2510.9 GENERIC EMAIL ADDRESS

A Proposal on new email.gov.uk email address and website were presented by Cllr Gilman and discussed. It was agreed that we should investigate other options specifically Parish Online.

Action: Clerk to investigate Parish Online works and bring to next meeting

Action: IT & Email policy was reviewed, and it was **RESOLVED** to accept new policy and upload to website

2510.10 TRAFFIC AND SPEEDING

Receive: Report on CSW activities and road safety in Chieveley – Due to holidays, Sept was a quiet month.

6 SID's sites approved, agreed to raise "report a problem" with WBC about road sign
WBC agreed to clean signs where accident was.

RTA reported – SID to be placed here to try and help

Note: Update on Graces Lane

2510.11 FOR INFORMATION ITEMS

- i. District Parish Conference – circulated 4th September
- ii. Upstream Autumn Newsletter – Circulated 7th September
- iii. NALC Newsletter – Events – Circulated 9th September
- iv. NALC Chief Executive Bulletin – Circulated 11th September
- v. West Berkshire Town and Parish Climate Forum – Circulated 11th September
- vi. NALC Newsletter – Events – Circulated 16th September
- vii. Invitation to West Berkshire Town and Parish Councillors for upcoming Electric Vehicle (EV) Webinar – Circulated 16th September
- viii. Matthew Barber – Local Update – Circulated 24th September
- ix. West Berk Council – News Releases Social Care – Circulated 26th September
- x. West Berk Council – News Releases update Thatcham – Circulated 26th September
- xi. West Berk Council – News Releases Soil – Circulated 26th September
- xii. West Berk Council – News Releases Co-location plan confirmed to support Resource Centres - Circulated 26th September

2510.12 CLERK'S & COUNCILLORS' REPORTS

Report from Clerk:

- (i) **Long Lane Bus Shelter** – member of the public raised issue with worked carried out by SSE by the bus shelter and hadn't cleared up cut holly bush and left bin on the ground. – Raised with WBC and now resolved.
- (ii) **Grundon Meeting:** it was **RESOLVED** to invite them to come to our next meeting at the earlier time of 7pm. Clerk to also invite Hermitage
- (iii) Curridge AED Grant request to be discussed at next Finance Committee meeting to be held before next CPC meeting.
- (iv) Clerk noted that SID's will be covered in our current insurance but will confirm that this includes Vandalism

Reports from District Councillors:

None received

Reports from Councillors

Curridge: Cllr Eric: Discussed a dangerous bend on Sandy Lane. They will use "request a problem" with WBC to see if they could do anything.

Chieveley: Cllr Cowan: Burial Ground update – Diocesan have updated that they are hoping to run a local consultation session next month. Potentially in Chieveley Hall.

Chieveley: Cllr Hutchison – Discussed an issue with a Fig tree hanging over the footpath on Chieveley High St. They will use "report a problem" with WBC.

APPENDIX 1

Oct-25					Payments
FEE		Unity Trust Bank		UTB Service Charge	6.00
BACS	24-Sep-25	Tactical Facilities Management	SI-4146	Dog waste collections	123.76
BACS	28-Sep-25	F C Lawrence	69	Long Lane bus shelter cleaning	15.00
BACS	16-Sep-25	PKF Littlejohn LLP	SB20251917	External Audit	250.00
BACS	30-Sep-25	Lynn Dennison		Clerk Salary	1,124.63
BACS	30-Sep-25	HMRC	475/GA56604	Clerk Employee's Tax	140.31
BACS	30-Sep-25	SME Accounting Services Limited	2477	Clerk Payroll	12.00
BACS	14-Oct-25	Sainsbury's Stationary		Clerks Stationary	13.40
				October Total	1,685.10

APPENDIX 2

[25/00985/FUL](#) | Land South of Dunedin Long Lane | Retrospective continued use of land for a kiln dried log business; including retention of various moveable structures such as log kiln, storage units and caravan (non-residential); widening/altering the existing access

Chieveley Parish Council reviewed this application at its meeting on 14th October and wishes to object for the following reasons.

This is a significant development outside of any previously developed area in the National Landscape. It already affects the character of the National Landscape to the south of Curridge.

The harm and impact on the National Landscape has been understated because the tree removal required on the B4009 is not taken into account.

Chieveley Parish Council previously submitted an objection on May 2025 with concern regarding sight lines on the B4009. Our concern over these has to be restated and West Berkshire Council must take note of the drastic action proposed with this application so that the access can be used safely. A Highways Technical Note dated 22 August has now been submitted by the applicants, with a sightlines plan. Sightlines to south look straight forward but the plan shows that sightlines to the north are entirely obstructed by the trees on the verge pictured attached (Google June 2025).

The Highways note says this is acceptable because: the sightlines drawing ' shows 'All land required for the splays is either contained within the extent of the public highway or falls within the ownership of the Applicant. Any consent granted can therefore include a condition that requires the visibility splays to be kept clear of all obstructions above 600mm of carriageway level'.

In other words ' the sightlines are only acceptable because they can and will cut down all the trees on the west side of Long Lane. The latest note from West Berks Highways also says this is acceptable if so conditioned.

This means the application has not been properly presented of in some cases assessed to date. Notably:

The block plan shows a planted area but does not show the tree removal on Long Lane.

There's a sustainability statement that says: To improve wildlife habitat and species conservation and connectivity [Policy] - this is not relevant to the proposal. [It is relevant if they are reducing this connecting habitat, they just have not assessed it]

The ecology team comments from May say no objection but there is no possible way for the ecology team to have taken into account the tree removal along Long Lane.

The tree removal would also affect the assessment of Biodiversity Net Gain which is notably absent. (Please can you advise how this can be absent for such an application anyway?)

The development does not respond positively to the local context, nor will it conserve and enhance local distinctiveness, sense of place and setting of the National Landscape. It will not conserve and enhance of the natural beauty of the landscape. On the contrary it will be harm the local character which will become markedly more industrial. It does not Policy SP2

Therefore, the Parish Council continues to object to this proposal not least because the sightline plan appears to show that all the existing trees on one side of Long Lane must be removed to achieve sightlines; the ecological impact of that has not been assessed by the applicant or the West Berks ecologist; and the proposal will be much more visible and harmful to the National Landscape as a result

APPENDIX 3

[25/02173/FUL](#) | Old Kiln Quarry New Oxford Road Chieveley | Retrospective: Butchery with associated works and building operations | Consultation Deadline Tue 28 Oct 2025

Chieveley Parish Council objected to this application because:

- The description of development is inadequate and as described could be either Use Class B2, or Class E, or even both (as discussed further below), which will give rise to disproportionate harm to the National Landscape, now and in the future, by virtue of the wide range of permitted development that is likely to result.
- The development has the character of a B2 Industrial meat processing facility and it does not need a rural location in the National Landscape. It is out of character with the landscape, harms the North Wessex Downs National Landscape, and is not in accordance with Local Plan Policy SP2 or the weight that should be given to conserving and enhancing National Landscapes in the NPPF.
- A B2 development of this type would not normally be permitted in this location and this should not be permitted simply by virtue of being retrospective. The applicants are well aware of the need to obtain planning permission for development.

'Butchery' Could be Use Class E or B2

Firstly, the description of the development and the use stated on the application form is not a term defined in Planning. This is ambiguous and highly problematic. A 'butchery' is something that most people would expect to find (like a bakery), on a high street, within a supermarket or at a farm shop. It is often associated with a place where meat is butchered *and sold* to the public. If they knew anything of the Planning Use Classes, most people would put 'butchery' in Use Class E. There is nothing in the application about selling venison directly to the public from the application site and so to describe the use as 'butchery' on the application form and in the Planning Statement, with the breadth of uses including retail associated with that term, seems wholly inappropriate.

Another document submitted with the application 'Our Five Year Vision' states that Oakland Park is: '... a future proofed, fit-for-purpose game meat processing facility to handle seasonal game with appropriate chilling, cutting and packing areas'. That seems much more accurate and entirely clear. This application is for a meat processing facility and should be considered as such i.e. unequivocally Use Class B2 - General Industry.

It is of great concern to Chieveley Parish Council that this is clarified, the impact and harm to the character of the National Landscape of permitting Use Class E with the associated permitted development rights for conversion to residential in this location, would be profound.

Impact on the National Landscape (Assuming Use Class B2 Only)

This is a substantial development which is out of character with the National Landscape. As described by the applicants above, it is unequivocally industrial in character with prominent signage along the access road, security gates at the Services and main site, palisade security fencing, which is not in the least bit rural, and the vehicles, chilling, cutting and packing areas around the main building. The rural business associations argued in the Planning Statement are tenuous at best. Any meat processing facility whether it be beef, lamb, pork or any meat products, which are all grown locally, could make the same argument. Despite that, industrial-scale meat processing facilities of this type are not, generally, located in open countryside and would not be expected to be permitted in National Landscapes.

It seems inconceivable that a fresh application for a B2 unit of this type would normally be permitted in the National Landscape and Heatmaps 1 and 2 in the Five Year Vision document show that both the supply to and sales from the facility cover most of central southern England. So, there is no reason why this should be located in the National Landscape.

This should not be permitted simply because it's retrospective. The Fairhurst Estate is fully aware of how the planning system works and how planning decisions can be manipulated by building first and then seeking retrospective permission after (see list of other retrospective applications from this applicant below).

Local Plan Strategic Policy SP2 should be applied. This development will not conserve or enhance the special landscape qualities of the National Landscape. The introduction of palisade fencing and a significant B2 Industrial development is out of character and provides no positive response to the local context. It does not conserve or enhance local distinctiveness and significantly harms the sense of place in this part of the National Landscape that is accessed by a well-used bridleway and does still have natural beauty and some sense of remoteness.

It's hard to see how allowing a B2 development of this character can be reconciled with the conservation and enhancement of the natural beauty of the landscape being the primary consideration for development proposals.

The Planning Statement asserts this is not 'major development' but that is a matter for the Council to decide. The criteria in Policy SP2 don't only relate to scale but to character. A B2 Industrial development of the nature and appearance of this proposal is significantly out of character with this location, in the National landscape, and is capable of being 'major development'.

Paragraphs 187 to 191 of the National Planning Policy Framework must also be taken into account.

In the event of the venison and game business failing, the harm of permitting this would be exacerbated by the continued use of any other use in Class B2 General Industry or, by virtue of permitted development, B8 Storage and Distribution.

Other recent retrospective applications from the Fairhurst Estate in Chieveley.

- [\(Retrospective\) Two storey extension to the rear of the dwelling](#)
1 Deer Park Cottages Curridge Road Curridge Thatcham Berkshire RG18 9EF
Ref. No: 18/02010/HOUSE | Received: Mon 16 Jul 2018 | Validated: Wed 18 Jul 2018 | Status: Decided
Applicant Name Fairhurst Estates
- [\(Retrospective\) Two storey extension to the rear of the dwelling](#)
2 Deer Park Cottages Curridge Road Curridge Thatcham Berkshire RG18 9EF
Ref. No: 18/02008/HOUSE | Received: Mon 16 Jul 2018 | Validated: Wed 18 Jul 2018 | Status: Decided
Applicant Name Fairhurst Estates
- [Retrospective - The erection of a 19.5m wide x 36.6m long general purpose building.](#)
Barn Opposite Arlington Grange Curridge Road Curridge Thatcham Berkshire
Ref. No: 11/00780/FUL | Received: Fri 08 Apr 2011 | Validated: Fri 08 Apr 2011 | Status: Decided
Applicant Name Fairhurst Estates
- [Creation of pond and embankment.](#) (Retrospective after the pond was built and following failed PD application 17/01829/CERTE)
Ref. No: 19/00317/FUL | Status: Refused
Applicant Name - Mr S Fairhurst. Covering letter: 'Vine Cottage and the surrounding land is part of the Fairhurst Estate and has been owned within family ownership for many years'.