

An ordinary meeting of the Parish Council was held on Monday 15<sup>th</sup> April 2024 at 7.30pm in the Pavilion, Englefield Road, and was attended by the following:

Chair: Cllr Clifford

Councillors Present: Cllr Paul, Cllr Fenwick, Cllr Miles & Cllr Seto

Others In Attendance: B.Brodie, Administration Assistant, District Councillor Macro & one member of public

Minutes: Di Hughes – Operations Manager/Clerk

### MINUTES

Agenda Item	Minute	Action Agreed	Vote (If required)
1.	<u>Apologies</u> Cllr Hopcroft, Cllr Church, Cllr Coker & Cllr Gallop	-	-
2.	<u>Declaration Of Interest &amp; Dispensations</u> None	-	-
3.	<u>Minutes Of The Previous Meeting</u> This item was deferred until the next meeting.	-	-
4.	<u>Open Meeting</u> The member of public present stated they did not have anything to say they just wanted to observe the meeting and had an interest in agenda item 11.	-	-
11.	<p><u>Sale Of Playground Land, Off Roundhead Road</u> In the March meeting Council were advised that Land Registry had rejected the application to take possession of the land on Roundhead Road that they had maintained for many years. Members had resolved to try and recover historic information to further evidence/support this application.</p> <p>Since the March meeting the land was put up for sale on Rightmove via an Auction House. The land was purchased in September 2023 and the current owner is now selling the land at auction.</p> <p>The Clerk has spoken with the Auction House as well as the new landowner who can prove that they own the title deeds and that the sale at auction is lawful.</p> <p>The owner offered to sell the land to Theale Parish Council, prior to auction. He advised he was hoping to get £40,000 at auction but was open to offers above the asking price (£5,000) but nearer the suggested auction selling price.</p>		

	<p>Members agreed that they do not have the money to purchase this land.</p> <p>The Clerk spoke with our Solicitors who advises that in their opinion if council pursue the matter it will end in a costly tribunal, and they are unlikely to win.</p> <p>Local residents are aware of the auction, they have sourced information relating to this plot of land and presented it to the Parish Office. Members were made aware of this additional information but are advised that this will not be enough to stop the sale of the land at auction. However, this information may be of use if someone purchases the land and then applies for planning permission to build on the land.</p> <p>Members agreed that there is nothing they can do with regards to the sale/purchase of the land but decided to purchase a copy of the title deeds for reference in future in anticipation of future planning applications.</p>		
5.	<p><u>Monthly Reports</u></p> <p>District Councillor report – Cllr. Macro circulated a written report via email to members in advance of the meeting and took questions from the council members present regarding the Lakeside Development and the incomplete works to Theale Station.</p> <p>Chairs report - Cllr Clifford gave a verbal report.</p> <p>Councillors update – The members present gave a brief verbal update on their Council duties this month.</p> <p>Clerk report – members were advised that all matters had been communicated via email or are agenda items later in the meeting.</p>	-	-
6.	<p><u>Correspondence Received</u></p> <p>Correspondence where relevant is being sent to members via email no comments or questions were asked.</p>	-	-
7.	<p><u>Planning Matters</u></p> <p>All received planning matters were attached as an appendix sent to the members in advance of the meeting.</p> <p>24/00488/FUL, 24/00416/FUL &amp; 24/00544/HOUSE No objections or comments.</p> <p>24/00692/PACOU Theale Parish Council objects to this application due to insufficient parking/no parking provision.</p>	Clerk to respond to West Berks Council on behalf of TPC on all planning matters discussed.	Proposed: GM Seconded: MP All in favour

	<p>24/00745/FUL Theale Parish Council support this application as it protects the buildings in a conservation area and brings them back into use.</p> <p>24/00474/FUL &amp; 24/00475/ADV Theale Parish Council object to this application for the following reasons: Safety - we believe this will be a distraction to people driving on the M4. The M4 is a smart motorway with no hard shoulder and drivers looking at this signage could cause an accident. The location of the signage is close to the slip road/major junction and any distraction could cause an accident. The signage may also stop drivers seeing the Highways warning signs. The signage is not in keeping with the edge of the greenbelt area/rural landscape. The bright lights could affect the local wildlife.</p>		
8.	<p><u>Finance &amp; Accounts</u> All finance matters were attached as an appendix sent to the members in advance of the meeting.</p> <p>Members approved all the invoices for payment.</p> <p>Members noted payments made by the Clerk outside of the meeting using delegated powers.</p> <p>Members approved the quotes:</p> <p>Renewal of gas contract for the Parish Office &amp; Pavilion – members were shown a variety of quotes and agreed to accept the two-year contract with E.ON</p> <p>Additional works to street light furniture – members agreed that this works needs to be completed prior to the Christmas market/light event planned for December 2024. The Clerk was given delegated power to the value of £4,500 and tasked with ensuring clear responsibility &amp; accountability between West Berks Council, Theale Parish Council, and the Christmas Illuminations contractor.</p>	<p>Cllr Clifford &amp; Cllr Fenwick to authorise payments at the bank this week.</p> <p>Clerk to contact Every Aspect and advise of the preferred supplier and quote.</p> <p>Clerk to consult with all parties and ensure works are completed on time and on budget.</p>	<p>Proposed: ZF Seconded: MP All in favour</p> <p>Proposed: ZF Seconded: GM All in favour</p> <p>Proposed: ZF Seconded: MP All in favour</p>
9.	<p><u>Community Grants Application</u> Under Section 137 of the Local Government Act 1972 Theale Parish Council can spend money for the direct benefit of its area, or part of its area, or all or some of its residents.</p> <p>Theale Parish Council received five applications for grants from local community groups or charities this year.</p> <p>The following grants were awarded:</p> <p>£420.00 - Theale Age Concern - venue hire.</p> <p>£420.00 – Can Do It Club – operational running costs.</p>	<p>Clerk to advise applicants of grants awarded and to invite them to the Annual Parish Meeting to collect this award.</p>	<p>Proposed: ZF Seconded: MP All in favour</p>

	<p>£250.00 – Berkshire Vision – in home technology for visually impaired residents in Theale.</p> <p>£450.00 – The John Cumber Charity – outside safety lighting for the John Cumber Hall community building.</p> <p>£160.00 – Daisy’s Dream - support for children who have experienced bereavement or are preparing for loss.</p>		
10.	<p><u>Theale Car Meets</u> Members had received a copy of the minutes of the problem-solving meeting with Thames Valley Police in advance of this meeting.</p> <p>Council was asked if they would consider funding temporary CCTV of the area where the car meets are taking place. This would allow Thames Valley Police to review footage and enable police with enforcement or the issue of fixed penalty notices and section 59 notices.</p> <p>Council have not budgeted for this additional spend (£1,800 + vat) and had concerns over the quality of the imagery especially at night. Council believes this matter should be led by Thames Valley Police but may consider a contribution if other parties (West Berkshire Council &amp; Thames Valley Police) want to do a joint project to try and resolve this ongoing issue.</p>	Clerk to speak with Thames Valley Police and update members on this matter.	Proposed: ZF Seconded: MP All in favour
11.	Moved to earlier in the agenda (see above)	-	-
12.	<p><u>Energy Contract 2023</u> This matter was discussed as part of agenda item 8 (see resolution earlier in the minutes under finance &amp; accounts)</p>	Clerk to accept the new two-year contract as per the price quoted on 15.04.2023	Proposed: GM Seconded: ZF All in favour
13.	<p><u>Land North of The Green - Street naming and numbering</u> Members supported District Councillor Macros nomination:</p> <p><i>Theale was the site of a skirmish in the civil war and hundreds of men were killed:</i></p> <p><i>Theale saw action in the English Civil War, (1642–51). On 22 September 1643, soon after the First Battle of Newbury, the village was the site of a skirmish between Prince Rupert's Royalist forces and the Earl of Essex's Parliamentarians. Rupert attacked the Earl's forces from the rear as they were returning to London. According to contemporary reports, the Earl's forces – led by Colonel Middleton – held strong; up to 800 Royalist musketeers and 60 horses were killed, and at least 8 Parliamentarian units, a minimum of 800 men, were also killed, and were buried on the spot in Deadman's Lane. The Royalist forces retreated, and the Earl left Theale on the morning of 23 September, heading to Reading where his forces recovered from fatigue. Thomas Fairfax marched through Theale on 1 May 1645, en route from Windsor to</i></p>	Clerk to advise West Berks Council of Theale Parish Councils nominations.	Proposed: ZF Seconded: MP All in favour

	<p><i>Salisbury. Evidence for the encounter came to light in 1878, when a sword with the remains of an iron hilt was found near Deadman's Lane.</i></p> <p><i>Suggest the names (Prince) Rupert, (Earl of) Essex, (Colonel) Middleton and (Thomas) Fairfax.</i></p> <p>In addition, Council have suggested Cumberland as Prince Rupert was the Duke of Cumberland.</p> <p>Council agrees with the names submitted by the developer already accepted by West Berks Council.</p>		
14.	<p><u>Review Of Committee</u> This item was deferred until the next meeting as four members were absent from this meeting.</p>	-	-
15.	<p><u>Theale Parish Council Strategy 2024 – 2027</u> Council agreed timelines suggested by the Clerk and next steps with regards to site visits &amp; workshops.</p>	Clerk to suggest dates to members for site visits and to go with the majority.	-
16.	<p><u>Date Of Next Meeting</u> Monday 13<sup>th</sup> May @ 7.30pm – note this meeting will be the Annual Meeting of the Parish Council.</p>	-	-

The meeting closed at 9.52pm.

Chair: ..... Date: .....