

The Annual Meeting of the Parish Council was held on Monday 11th May 2026 at 7.30pm in the Pavilion, Englefield Road, and was attended by the following:

Chair: Cllr. Clifford

Councillors Present: Cllr. Paul, Cllr. H.Hopkinson, Cllr. A.Hopkinson, Cllr. Hopcroft, Cllr. Pert, Cllr. Coker, Cllr. Ferguson & Cllr. Seto.

Others In Attendance: Blaire Brodie - Assitant Clerk, District Councillor Macro & Cheryl Evans, West Berks Council.

Minutes: Di Hughes – Operations Manager/Clerk

MINUTES

Agenda Item	Minute	Action Agreed	Vote (If required)
1.	<p><u>Election Of Chair & Vice-Chair</u></p> <p>a. Cllr. Clifford was nominated and accepted the role of Chair.</p> <p>b. Cllr. Paul was nominated and accepted the role of Vice-Chair.</p>	-	<p>Nominated: MP Seconded: IH All in favour</p> <p>Nominated: IH Seconded: HH All in favour</p>
2.	<p><u>Apologies</u> Cllr. Church.</p>	-	-
3.	<p><u>Declaration Of Interest & Dispensations</u> Cllr Hopcroft declared an interest in Agenda Item 10, as one of the applicants is known to him.</p>	-	-
4.	<p><u>Minutes Of The Previous Meeting</u> It was agreed that the minutes of the meeting held on 9th March & 13th April 2026 be approved as a true record.</p>	-	<p>Nominated: HH Seconded: SC Eight in favour One abstained</p>
5.	<p><u>West Berks Council Representative – Safer Roads</u> Cheryl Evans, WBC Senior Road Safety Officer, attended the meeting and provided an update regarding the 20 mph speed limit in the Parish, associated data, and future enforcement plans.</p> <p>Other matters discussed included the installation of new speed awareness signs near both Theale Primary and Theale Green schools, funding for additional speed awareness signs, and educational schemes such as Bike ability. Possible future road safety considerations were also discussed, such as school crossing patrols and other matters relating to road safety within the Parish.</p>	-	-



6.	<p><u>Open Meeting & Public Forum</u> None.</p>	-	-
7.	<p><u>Monthly Reports</u></p> <p>a. District Cllr. Macro apologised for not sending a written report in advance of the meeting but noted, having attended the Annual Community Meeting, that not much had changed since then. He provided a verbal update which included:</p> <ul style="list-style-type: none"> • Members' bid • CCTV at the mini recycling centre • The cycle path from the Lakeside Development to Station Road • The Tesla supercharger application being withdrawn <p>Cllr. Hopcroft advised District Cllr. Macro of restricted visibility for pedestrians walking up The Green when attempting to cross the A340. Visibility is restricted due to SGN marketing boards, and Cllr. Hopcroft believes this could lead to an accident between a pedestrian and a vehicle.</p> <p>b. Cllr Clifford gave a verbal report.</p> <p>c. The Clerk gave a verbal report.</p> <p>d. Cllr. Hopkinson had attended the AWE Local Liaison Committee.</p> <p>Cllr. A Hopkinson & Cllr. H Hopkinson have met with cricket for the first liaison meeting of this season.</p>	-	-
8.	<p><u>Appointment Of Committees</u></p> <p>a. The Council agreed that the following committees are required to support their functionality in 2026–2027:</p> <ul style="list-style-type: none"> • Finance Committee • Staffing Committee • Community Events & Engagement Committee <p>c. The following members were appointed to the new committees:</p> <p>Finance Committee: Cllr.Paul, Cllr.Ferguson, Cllr.Coker & Cllr.Seto</p> <p>Staffing Committee: Cllr.Paul, Cllr.Coker, Cllr.Seto & Cllr.Clifford</p> <p>Community Events & Engagement Committee: Cllr. A Hopkinson, Cllr. H Hopkinson & Cllr. Hopcroft</p>	-	<p>Proposed: AH Seconded: IH All in favour</p> <p>Proposed: AH Seconded: HH All in favour</p>

	It was agreed that if Cllr Church wishes to join any of the committees, he may be co-opted at a later date.		
9.	<p><u>Representatives On Outside Bodies</u> Council appointed members as representatives on the following outside bodies:</p> <ul style="list-style-type: none"> a. AWE Local Liaison Committee – Cllr. A Hopkinson b. Dr Ellerton’s Charity – Cllr. I Hopcroft c. Tilehurst People’s Local Charity – Cllr. Seto d. Theale Village Hall Committee – Cllr. Clifford e. WB Community Climate Forum – Cllr. Hopcroft f. Theale & Tilehurst Cricket Club – Cllr. Coker, Cllr. H Hopkinson & Cllr. A Hopkinson 	Clerk to forward information to Cllr. Seto regarding Tilehurst Peoples Charity and to advise outside bodies of names of representatives for 2026 – 2027.	Proposed: MP Seconded: SF All in favour
10.	<p><u>Planning Matters</u> All planning matters were attached as an appendix and sent to the members in advance of the meeting. These are also available for members of the public to view on the TPC website.</p> <p><u>Planning Applications:</u> 26/00456/FUL - John Lewis, Arrowhead Road - Objection</p> <p>Theale Parish Council object to this application for the following reasons: Due to the likely increase in traffic and the absence of sufficient consideration for the parking and management of associated vans.</p> <p>25/02146/OUTMAJ - Whitehart Meadow, High Street - Objection</p> <p>Theale Parish Council wish to formally object to the proposed development on the following grounds:</p> <ol style="list-style-type: none"> 1. <u>Loss of Rural Character and Visual Impact</u> The proposed development would have a significant adverse impact on the rural character and appearance of the area. The scale and positioning of the buildings would negatively affect the outlook and amenity of existing residents and fail to integrate appropriately within the surrounding landscape. The mature hornbeam trees and established hedgerows make an important contribution to the character, screening, and environmental value of the site and should not be removed. Furthermore, the submitted Landscape and Visual Impact Assessment (LVIA) appears to underestimate the long-term visual harm the development would cause. 2. <u>Noise and Residential Amenity</u> Existing residents would experience considerable disruption from construction traffic, construction noise, and the ongoing increase in vehicle movements 	Clerk to respond to WBC.	Proposed: BP Seconded: MP All in favour

	<p>associated with the development. In addition, future occupants would be exposed to substantial motorway noise, as well as potential noise impacts from nearby pylons and proposed heat pumps, raising concerns regarding the suitability of the site for residential occupation and the quality of living conditions.</p> <p>3. <u>Wildlife and Ecological Concerns</u> The proposal would result in significant harm to local wildlife habitats and ecology. The loss of yet more green space, hedgerows, and natural habitat corridors would negatively affect biodiversity and disturb protected and existing local species. The environmental impact of the development has not been adequately addressed.</p> <p>4. <u>Drainage, Flooding, and Water Infrastructure</u> There are serious concerns regarding drainage and sewerage infrastructure, as already highlighted by Thames Water. The site is known to have a high water table and is located within, or close to, a flood plain, increasing the risk of flooding and surface water issues during and after construction. It has not been clearly demonstrated that the existing drainage and sewerage systems have the capacity to accommodate the proposed development without causing additional problems for neighbouring properties and residents.</p> <p>5. <u>Highway Safety and Access Issues</u> The proposed access arrangements are inadequate. In particular, the current access point from the High Street, just past Woodfield Way, is presently closed with a barrier restricting entry. Increased traffic movements would place additional pressure on local roads and create highway safety concerns for residents, pedestrians, and cyclists, particularly those using the motorway bridge crossing.</p> <p>6. <u>Lack of Social and Affordable Housing</u> The development does not appear to provide meaningful social or affordable housing provision, offering limited community benefit while placing additional strain on local infrastructure, services, and the surrounding environment.</p> <p>For the reasons outlined above, we urge West Berks Council to refuse planning permission for this development.</p>		
11.	<p><u>Finance & Accounts</u> All finance matters were attached as an appendix and sent to the members in advance of the meeting. These are also available for members of the public to view on the TPC website.</p>		

	<p>a. Quotes Digital ID - £545.00 – Not approved Purchase passes as needed from eBay or similar.</p> <p>RoSPA - £326.40 – Deferred and will be discussed as part of agenda item 15.</p> <p>b. Noted.</p> <p>c. Council noted a couple of formulas were incorrect. The spreadsheet was updated in the meeting and then all the invoices were approved for payment.</p> <p>d. Noted.</p>	<p>Clerk to purchase as discussed.</p> <p>Cllr Seto & Cllr Paul to authorise payments.</p>	<p>Proposed: HH Seconded: MP All in favour.</p> <p>Proposed: HH Seconded: MP All in favour.</p>
12.	<p><u>Correspondence Received</u> Correspondence where relevant is being sent to members via email.</p>	-	-
13.	<p><u>Grants & Funding</u></p> <p>a. Bus Shelter Grant 2026 – Department for Transport Council agreed to apply for funding for four new bus shelters through the Department for Transport’s Bus Shelter Grant 2026 scheme. Should funding be limited, the agreed priority order for installation is:</p> <ol style="list-style-type: none"> 1. Outside The Bull, towards Reading 2. Outside The Volunteer, towards Newbury 3. Outside the Library, towards Reading 4. Outside the new development, towards Reading <p>b. Members’ Bid Council agreed to support District Councillor Macro’s bid for £4,000 in funding towards the purchase of an additional speed awareness sign. The proposed location is on The Green, for vehicles entering the village from the A340. If the bid is successful, Council will then consider what additional match funding may be required to complete the purchase.</p>	<p>Clerk to contact WBC in response to the email received.</p> <p>Clerk to submit the application.</p>	<p>Proposed: HH Seconded: SF All in favour.</p> <p>Proposed: HH Seconded: SF All in favour.</p>
14.	<p><u>Removal of the Mini Recycling Centre, High Street, Theale</u> Council discussed the response received from West Berkshire Council regarding the request to remove the mini recycling centre. It was noted that CCTV has now been installed and that the situation appears to be under monitoring. It was agreed that Council would respond to the most recent email as follows:</p> <ul style="list-style-type: none"> • Thank you for the additional measures. • How will the success of the CCTV monitoring be measured? • Council will review the impact of this area on the Parish at the end of August. 	<p>Clerk to respond to WBC.</p> <p>Clerk to add tis item to the September agenda for review.</p>	<p>Proposed: MP Seconded: JS All in favour</p>
9.35pm	Cllr. Pert left the meeting.		

15.	<p><u>Staffing Update</u> In advance of the meeting Council had received information regarding matters discussed at the Staffing Committee meeting.</p> <p>a. Cllr. Paul, Chair of the Staffing Committee updated members of the planned operational changes in Autumn 2026 and the rationale.</p> <p>b. Council agree that something needs to be in place for the new contract but have asked the Clerk to investigate this software further. Cllr. Seto & Cllr. Hopkinson have offered to support with this matter.</p>	Clerk to investigate further and bring back to council before the end of the summer.	-
9.58pm	Council paused the meeting as per the Standing Orders to decide if they should lift the standing order and go past 2.5 hours and continue discussions.		Proposed: IH Seconded: PC Six in favour Two against
16.	<p><u>Date Of Next Meeting</u></p> <p>a. 2026 – 2027 meeting schedule is deferred until the new committee meeting dates are set.</p> <p>b. Monday 8th June @ 7.30pm</p>	-	-

The meeting closed at 10.02pm

Chair:  Date: 8/6/26