

An Ordinary Meeting of the Parish Council was held on Monday 13th July 2026, at 7.30pm in the Peter Gooch Room, The Pavilion, Englefield Road, and was attended by the following:

Chair: Cllr. Paul

Councillors Present: Cllr. Seto, Cllr. H.Hopkinson, Cllr. A.Hopkinson, Cllr. Hopcroft, Cllr. Feguson, Cllr. Coker & Cllr. Church.

Others In Attendance: Blaire Brodie - Assitant Clerk & District Cllr Macro.

Minutes: Di Hughes – Operations Manager/Clerk.

MINUTES

Agenda Item	Minute	Action Agreed	Vote (If required)
1.	<u>Apologies</u> Cllr Clifford & Cllr. Pert.	-	-
2.	<u>Declaration Of Interest & Dispensations</u> Cllr. Coker declared an interest as a member of Theale & Tilehurst Cricket Club and confirmed that he would abstain from voting on any matters relating to the Club's new agreement.	-	-
3.	<u>Minutes Of The Previous Meeting</u> - It was agreed that the minutes of the meeting held on 8th June 2026 be approved as a true record. - At the June meeting, Council requested that further research be undertaken and quotations obtained for consideration at a future meeting regarding a new website and website hosting provider. The Assistant Clerk presented a quotation from Aubergine. Council agreed that Cllr. Seto, whose professional background is in IT, would review the quotation and report back to Council with his suggestions at the next meeting.	Cllr. Seto to report back to council at the August meeting.	Proposed: SC Seconded: MC All in favour Proposed: MP Seconded: HH All in favour
4.	<u>Open Meeting & Public Forum</u> No members of the public were present. Cllr. Paul advised that a local resident had raised concerns about a cut-through that had appeared in the fence between The Falcon Public House and Woodfield Way. The		-



	Clerk provided an update, having received information from a resident of Woodfield Way. The resident had met with the local MP's Chief of Staff on site, spoken with the brewery, and contacted West Berkshire Council's Planning Enforcement Team. Cllr Ferguson raised a welfare concern regarding a resident who appeared to be living in a white camper van on The Green. She stressed that she was not seeking to have the individual moved on but requested that a welfare check be considered. Cllr Ferguson also raised concerns about the number of vehicles parked on The Green throughout the day. It was suggested that some motorists may be parking there before walking to the railway station, as parking charges at the station are relatively expensive.	The Clerk will contact the Thames Valley Police Neighbourhood Policing Team to request a welfare check on the individual living in the camper van on The Green.	
5.	<u>Monthly Reports</u> a. District Cllr Alan Macro circulated a written report to Council in advance of the meeting. He also provided a verbal update on the proposal to establish Ridgeway Council in 2027 and updated members on the ongoing issues relating to The Falcon Public House. b. Cllr Paul Clifford was not present, and no report had been received. c. The Clerk provided a brief verbal update. d. None.	-	-
6.	<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. a. Planning applications: 26/01228/FUL – Horseman Coaches, The Green The Parish Council considers that the site is not of a sufficient size to accommodate the level of activity proposed, resulting in an unacceptable impact on neighbouring residential properties and the surrounding area. The Council has received concerns from residents living on The Green, who report that current operations at the old Horseman Coaches site already generate significant disturbance from 5.30am. The Parish Council's concerns include:	Clerk to submit response to WBC.	Proposed: AH Seconded: SF All in favour

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	Increased noise pollution arising from vehicle movements and site operations. Air pollution resulting from vehicles idling on the site. Insufficient on-site parking, leading to staff parking on the public highway and creating additional congestion and inconvenience for local residents. The overdevelopment of a site that is too constrained to safely and effectively accommodate the intensity of the proposed use. For these reasons, Theale Parish Council believes the proposal represents an over-intensive use of the site and would have an unacceptable impact on the amenity of neighbouring residents. The Parish Council therefore objects to this application. 26/01213/FULMAJ – Theale Golf Centre, North Street Theale Parish Council does not object to this application; however, it wishes to make the following comments and requests that these matters are carefully considered by the planning department. Ecology and biodiversity: The Council would welcome reassurance regarding the proposed netting and the measures that will be put in place to ensure it does not adversely affect birds, bats, insects or other wildlife. Public safety: The Council has concerns regarding the area of deep water adjacent to a public footpath. Clarification is requested on how public safety will be managed, including whether appropriate fencing or other barriers will be installed to restrict access and whether suitable lifesaving equipment will be provided. Lighting: Whilst the Council notes that LED lighting is proposed, further information is requested regarding the level of illumination and the potential impact on neighbouring residential properties and local wildlife. The Council would also like clarification on the proposed operating hours and the time at which the lighting will be switched off each evening. Noise: The Council has concerns about the potential for noise disturbance, particularly where groups of people may congregate in the pod area. Unlike a traditional golf course, where players are dispersed over a wide area, the proposed development could result in larger groups gathering in one location, increasing the potential impact on nearby residents.	Clerk to submit response to WBC.	Proposed: MC Seconded: HH All in favour
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PMC

	b. Planning decisions, appeals, withdrawals & correspondence received: 25/00319/FUL - Land south of Church Street and west of 24 Roundhead Road, Theale - Appeal ref 6001969. Appeal is dismissed. 26/00039/ADV - 33A - 33B High Street, Theale - West Berkshire District Council GRANTS advertisement consent for the development referred to in Part 1 in accordance with the submitted application form and plans.		
7.	<u>Finance & Accounts</u> All finance reports were circulated to Members in advance of the meeting as an appendix. These documents are also available for members of the public to view on the TPC website. a. Council approved the quotation from TVS for a Building Condition Survey to the sum of £4,250. b. The Amazon Prime subscription was due for renewal. Members noted that the subscription had generated significant savings over the previous 12 months, and Council approved its renewal. c. Council authorised refunds to stallholders at the Village Fete and Beer & Live Music Festival, as the pitches had been successfully resold and there was no financial loss to the Council. d. Noted. e. Council authorised the invoices for payment, with the exception of the Vision ICT renewal. It was agreed to defer renewal of the Vision ICT contract until the next meeting to allow Members sufficient time to consider the quotation for a new website provider. f. No internal transfers were made during the month. However, Cllr. Paul and Cllr. Seto were requested to authorise a transfer before the invoices were paid to ensure sufficient funds were available. g. Council agreed to delegate authority to the Clerk to pay invoices should the August meeting be inquorate and therefore cancelled. Delegated authority was limited to a maximum total expenditure of £18,000, with no individual exceeding £2,500.	Cllr Paul & Cllr Seto will authorise the payments.	Proposed: AH Seconded: SF 7 in favour 1 abstained Proposed: MC Seconded: JS All in favour Proposed: SF Seconded: HH All in favour Proposed: IH Seconded: JS All in favour Proposed: HH Seconded: IH All in favour Proposed: SF Seconded: HH All in favour

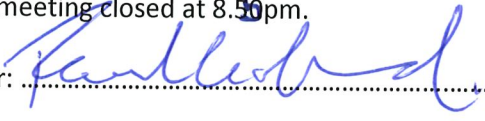
Paul

8.	<u>Correspondence Received</u> Correspondence where relevant is being sent to members via email. Council received a letter and brochure from West Berkshire Council regarding Service Delivery Offers for Town and Parish Councils. As the documentation had only been received on the day of the meeting, it was agreed that it would be circulated to members for consideration and discussed at the September meeting, ahead of the budget-setting process for 2027/28.	Council asked for this matter to be added as an agenda item to the September meeting.	-
9.	<u>Theale & Tilehurst Cricket Club Contract</u> Cllr. Hopkinson presented Council with a draft agreement for Theale & Tilehurst Cricket Club. The intention is for the agreement to be finalised in time for the Club's AGM in November and, subject to approval by both parties, to take effect from the start of the 2027 cricket season (April 2027). Cllr. Paul commented that, whilst she was generally supportive of the proposal, she felt the draft agreement lacked sufficient detail and could leave the Council exposed to unnecessary risk. Drawing on her professional experience, she suggested amendments and additions that would strengthen the document and provide greater protection for the Council. Cllr. Hopkinson thanked Cllr Paul for her comments and explained that drafting agreements was not an area in which she had previous experience, and that the document presented was intended as an initial draft. It was agreed that an editable version of the draft agreement be uploaded to SharePoint to enable members to review the document and provide comments. The draft agreement will then be considered further by Council, with the aim of reaching agreement before the Cricket Club's AGM in November.	Cllr Paul to upload her annotated copy of the draft agreement to SharePoint. All members to add their comments and suggested amendments to the same document to ensure feedback is consolidated in one place.	-
10.	<u>Event Dates For Your Diary</u> Council were reminded by the Clerk of the remaining events dates for 2026: Sunday 8th November – Remembrance Day Parade Saturday 28th November – Christmas Market	-	-
11.	<u>Date Of Next Meeting</u> Monday 10th August It was noted that Cllr. Hopcroft, Cllr. H Hopkinson & Cllr. A Hopkinson will all be on holiday and unable to attend the	-	-

Paul

	August meeting. This will mean that the Community Events Committee meeting will be cancelled as it will not be quorate and that the Council meeting will be bough forward and now start at 7.30pm.		
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The meeting closed at 8.50⁵⁰pm.

Chair:  Date: 10/8/26