Streatley Parish Council
Minutes Of Meeting

Location: **Morrell Room, Streatley**
Date: **14th July 2025**
Start Time: **7.50pm**

Councillors Present: Mr C Smith, Mr N Barnes, Mr J Spring, Mr A Lockwood, Mrs E Jhita,

In Attendance: Miss A Biggs**,** Mrs L Coyle (WBC District councillor)

Nr	Subject	Actionee
25/086	**Preliminaries**	
i.	**Declarations of Interest** All attending Councillors declared that they held no Personal, Disclosable, Pecuniary or other interests regarding items on the agenda, in accordance with the Council's Code of Conduct.	
25/087	**Apologies for Absence**	
	Mr M Davis	
25/088	**Open Forum**	
	7 members of the public were in attendance.	
a.	John Boler, Chairman of MIGGS sought clarification as to the SPC agreement to accept a donation of two benches, to be placed against the south side of the middle and northern boundary hedges of the HoSCT land Actions were agreed as follows: I. Propose a sketch as to the exact proposed locations adjacent hedges, such that mowing would not be affected II. Hardwood 'Kennington design' benches, fixed to concrete block, to stop movement) were accepted III. Request HoSCT permission to locate benches IV. SPC will manage funds flow for supply & installation, recovering VAT V. A MIGGS donation amount will be determined based on costs once prices are obtained JB left at 20:10	MIGGS NB
b.	6 parishioners declared their concerns with the planning permission regarding Churn Lodge, including the following points; • Plan layout/Building design not in keeping with the village design statement of the current parish plan. • Building on neighbouring fence line, intrusive and overbearing. • Churn Lodge already built on another previous property's land, splitting original plot again, new plot size much smaller size than surrounding plots. • New property purely for financial gain, owner of Churn Lodge is not a resident, new building proposed is anticipated to be for rental. • Trees removed to allow proposed building. Arborologist inspection conducted after removal.	

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	• Arborologist report does not contain all trees on the plot, therefore not factual. Councillor Smith explained that the Council was a statutory consultee as to planning applications such that proposed impacts on public spaces and the surrounding parish as a whole could be raised however, all planning decisions were made by the West Berkshire Planning Authority. Detail as to the SPC considerations are minuted below. Remaining members of the public left at 20:40.	
25/089	**Minutes of Previous Meeting**	
	Council resolved that the minutes of the meeting held on 9th of June 2025, having earlier been circulated, be agreed as the correct record and were signed by Councillor Smith.	
25/090	**Update on Matters from Previous Minutes**	
a.	**24/040 e Enclosed play area** The basketball court surface is in need of repair and cleaning. Quotes for repairs are to be obtained. Installers of new playground equipment will be asked to quote for repairs.	**EJ**
b.	**24/054 h. Traffic on Streatley Hill** District Councillor Coyle continues to expedite attention to 40T weight limit imposition on Streatley Hill. Aiming to be included in 2026-2027 financial year. I. Raise a petition online. II. Contact previous SPC councillor to acquire previously collected data. III. Contact SODC and Goring PC for interest.	**LC** **NB/AL** **LC** **AL**
c.	**25/002 Parish Plan 2025-2026** I. The 2016-2026, ten-year Parish plan action list status has been updated by Councillor Spring for publication on SPC website. II. K.Morton agreed to be involved in next plan production. III. A consultation period for the 2026-2036 Parish Plan will commence around September 2025, residents will be consulted. GGN, Genie and website articles are to be developed accordingly. IV. Councillor Spring in contact with Basildon PC regarding the research survey of the Parish Plan and will aim to join in future meeting to discuss their plan.	**Closed** **Closed** **All** **Closed**
d.	**25/003 Replacement lighting Columns** Council previously approved the Enerveo quote of £2,417.62, for the disposal and replacement of 3Nr columns: No. 1 Streatley Hill, No. 2 Reading Road & No. 3 Wantage Road. Enerveo were instructed to start works but no date is known at present. Expedite start date.	**Clerk**
e.	**25/005 Pickleball** A proposal has been received from persons interested in replacing the all-weather basketball surface for a harder surface to facilitate pickleball/tennis. Further information is required regarding funding. If a funded proposal is considered feasible, parishioner views will be petitioned to determine interest level.	**EJ**

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f.	**25/006 SSE contract renewal.** Investigate SSE contract monthly payment estimate decrease potential due to conversion to LED street lamps, hence lower energy use.	**MD**
g.	**Annual review of email account** See audit report results below.	**Closed**
h.	**Repair of Gatepost at Rec ground** Council approved a quote of £294.00 (£245 +VAT) to complete the works from Arrow Fencing. Works have been completed.	**Closed**
i.	**Overflowing bins in Rec ground** Tactical Facilities have been asked to increase the number of visits per week during school holidays. A longer term solution to consider is replacement with larger bins. Contact Tactical to confirm implications of increased bin size to assess price comparison between extra visits and larger bin emptying. Research different bin sizes and prices. Look into possibility of adding recycling bins in the future.	**Clerk**
25/091	**Report of the West Berkshire District Councillor**	
	See Annex 1 Added: Resurfacing 18th July to 2nd August, (18th July 0700-1900, 19th July to 2nd August 0930-1530). 3 Weekly bin cycle as from 22nd Sept 25 - larger families and persons with medical issues will be able to apply for larger bins.	
25/092	**Planning**	
a.	**Decisions made in between meetings (papers previously circulated)**	
i.	**25/01218/FUL -** Churn Lodge, Wantage Road, Streatley, Reading, RG8 9LA. Proposed new dwelling including new landscaping and parking. SPC consider that the visual impact, of the proposed new dwelling, on the public space is inconsequential as the ridgeline is lower than that of Churn Lodge and therefore, with the current vegetation screen at the western boundary, the property will not be seen from the public space. This will be re-checked. SPC consider that there will be no impact regarding utilities or traffic. Although infill housing is not considered appropriate, plot is outside of the conservation area and precedence has been established for the land bounded by Townsend, Wallingford and Wantage roads. The proposal will be 'called in' for assessment by West Berks Council senior planning committee. Received Thu 29 May 2025, Consultation Fri 31 Jul 2025 Council do not object but notes will be considered to raise attention to the issues of neighbours.	LC CS
ii.	**25/01352/HOUSE -** Betteridge House, Streatley Hill, Streatley, Reading, RG8 9RD. Construction of single storey Orangery style extension, complete with alteration and renovation of the interiors Received Thu 10 June 2025, Consultation Wed 16 Jul 2025 (To be revised) Council do not object	

Nr	Subject	Actionee
iii	**25/01478/TPW -** The Bull, Reading Road, Streatley, Reading, RG8 9JJ. Trimming/reshaping of the old yew tree in the rear garden. Received Thu 26 June 2025, Consultation date To be advised Council do not object	
b.	**Applications for planning permission**	
i.	**25/01398/COND -** Streatley Farmhouse, Wallingford Road, Streatley, Reading, RG8 9PT. Change of use of South Barn, North Barn and Middle Barn and associated land to a mixed use. (Conditions) NOTE: WBC loaded Habitat Management Plan to planning portal on 15 July 25. Received Thu 16 June 2025, Approved Mon 14 Jul 2025	
ii.	**25/01452/HOUSE -** Townsend Farm Bungalow, Wallingford Road, Streatley, Reading, RG8 9JX. Alterations and extensions. Received Thu 25 June 2025, Consultation Fri 29 Jul 2025	
c.	**Planning matters received since the agenda was circulated (papers circulated prior to the meeting)**	
	None	
d.	**Decisions by WBC**	
i.	**25/01030/HOUSE -** 3 Stable Cottages Wallingford Road Streatley Reading RG8 9JX. Alterations and extension to No.3 Stables Cottages. Council do not object Approved 27/6/2025	**Closed**
ii.	**24/02564/FUL -** Former Stables and Garage Adjacent 1 To 3 Stable Cottages, Wallingford Road, Streatley, Reading. Demolition of the existing stable and garage, and erection of a new single-storey 2 bedroom dwelling. Council Objected Approved 10/7/2025	**Closed**
e.	**Applications debated at previous meetings still pending WBC consideration**	
i.	**25/01112/LBC** - West Streatley House, High Street, Streatley, Reading, RG8 9HY. Conservatory remedial works. Council do not object Consultation Mon 23 Jun 2025	
f.	**Other planning (and licensing) matters**	
i	None	
25/093	**Finance Matters**	
a. i. ii. iii.	**Approval of Payments transacted between meetings.** £1,364.15 SSE energy March to May £45.00 Open Spaces society membership 2025-26, Invoice 12122-25 £4.25 Lloyds monthly service charge	**Clerk**
b. i. ii. iii. iv.	**Approval of Payment Against Received Invoices.** £65.16 (£54.30 + VAT) Tactical Facilities Management Ltd, Bin emptying for June 2025 Invoice SI-3766. £228.00 (£190 + VAT) M&C Landscapes Grass cutting in June £88.44 Imogen Haig, bus shelter/bench tubs and trough plants, Invoice 2025-01 £293.99 (£244.99 + VAT) Enerveo Quarterly street lighting April-June 2025 INV 900052510	**Clerk**

Nr	Subject	Actionee
c.	**Councillor Expenses Reimbursement** None	**Clerk**
d. i. ii.	**Receipts** £95.00 Frazer Mott, use of recreation grounds. £370.88 & £1453.35 HMRC VAT Return (2024/25 Q2 (July 1st to September 30th) and Q3-4 (October 1st to December 31st/January 1st to March 31st)).	
e. i. ii. iii. iv. v. vi.	**2024-2025 Financial Year Audits** WGW, Clair Lingard conducted the Internal Procedural Audit of the 2024-25 year. Report received, remarks addressed in meeting and actions set. External Audit: Councillor Smith and Clerk presented files for submission. Annual Governance and Accountability Return (AGAR) Section 1 "Annual Governance Statement" 2024/2025 – Approved for submission Annual Governance and Accountability Return (AGAR) Section 2 "Accounting Statements" 2024/2025 – Approved for submission Dates for the public rights of inspection were approved as Monday 23 June to 1 August 2025 (revised to 30 June to 08 August), being 30 working days including the first 10 working days of July. Notice to be published AGAR external audit presented and accepted by external auditor	**Closed** **Closed** **Closed** **Closed** **Closed** **Closed**
f. i. ii.	**Other Finance Matters** Council approved the 31st May 2025 bank reconciliation statement (previously made available) Councillors acknowledge the clerk's monthly salary payment will be transacted on 1st July 2025.	
25/094	**Reports**	
a.	**Heart of Streatley Charitable Trust** Meadow Mowed.	
b.	**Website/IT** Review moving existing domain to .gov as per governmental requirement by 2027.	NB
c.	**Allotment Society.** Caravan parked on Thames waters land. ? Reported to Police (via 101 line) and WBC	
d. i. ii. iii.	**Recreation Ground** See Annex 2 for latest report. Bark levels insufficient, request M&C to quote for costs to make up to 30cm total depth. Basketball all-weather surface needs brushing to remove moss etc. Arrange a date for brushing	**Clerk** **EJ**
e.	**Neighbourhood Action Group** Next meeting on11th September. Chasing environment agency attendance.	
f.	**St Mary's Church** Church yard wall repair complete, Victorian window in ringing chamber repair complete and Stains in church tower removed.	
g.	**Traffic and Highways**	

Nr	Subject	Actionee
	Road between Compton and East Isley closing for resurfacing in end of July/start of August, traffic likely to divert through Streatley.	
25/095	**Correspondence (not dealt with elsewhere)**	
	Goring hardware store have introduced a minimum transaction limit of £30 pcm on accounts.	
25/096	**Items Raised by Councillors**	
	Councillor Lockwood agreed to accept the Deputy Chairman role. Councillor portfolios on website to be updated.	**NB**
25/097	**Open Forum**	
	No members of the public were present.	
25/098	**Meetings**	
	The next meeting will take place on Monday 8th September 2025 in the Morrell Room at 7:50pm. Future meetings: 2nd Monday of each month except August when there is no meeting. The meeting closed at 22:27.	

Annex 1

Report of the West Berkshire Councillor July 25

Road closures
I am talking to officers about the closures of Streatley Hill and Bennet's Wood (Stichen's Green) for resurfacing as the timings are not those that were including in the works schedule I was sent and I also want to know why exactly works are required in Streatley Hill given that works done so recently (particularly to the section from the Coombe to the lights).

New speed limit for Streatley Hill
Following on from the recent accident involving a vehicle and a golf buggy at the top of the hill, I chased up with officers when the new speed limit would be introduced and received the below:
"The TRO work is being carried out in order of approval so its not really possible to bring this one forward sorry but we have recently got the 4 speed limit schemes in front of this one in the system for consultation/Legal approval so we are getting through the bones in front and getting nearer to starting the latest ones".

Bull Yew Tree
You may have seen that a planning application has been made by the Bull to do works to the Yew tree. I have been in touch with the Trees Officer Jon Thomas to make sure he is aware of how important this tree is and I am confident he will be taking a very close interest to make sure that the work done is necessary and done correctly so as to ensure there is no damage to the tree.

Virgin Media Boxes
I am pushing for a date for the boxes to be moved as agreed.

Footpath 21
All being well, it looks like the footpath should be open in early September. Outstanding work required is for off ramps from the new bridges and for fencing to prevent dogs from accessing the wetlands site.

Thames Path closure
Work continues to try and identify funding to rebuild the bank, the latest is that the Thames Path Officer has identified funding for a scoping exercise – I will continue to keep you informed and I continue to push for work to be done as soon as possible!

Electrical reuse scheme
A new electrical reuse scheme for used mobile phones, tablets, laptops and desktop computers has been launched, residents can drop these items off at the Padworth and Newton Road sites and reuseable items will be passed on to the Tech Hub in Hungerford for reuse.
Electrical reuse scheme launches at West Berkshire Recycling Centres - West Berkshire Council

Local Government Reorganisation Update
Consultation on the proposal for a new Ridgeway Unitary Council, the option preferred by West Berkshire (on a cross-party basis) will close on 16 July – see Home - Two Councils
There is a proposal from Reading Borough Council to change the council boundaries and subsume Pangbourne, Tilehurst and Calcot into a new larger Reading unitary - Council to Call for Boundary Change Between Reading and West Berkshire | Reading Borough Council News – this is going to a meeting of Reading Borough Council on 21 July 2025 so there is no consultation yet.

Probably of less interest locally, but there is also a proposal from Oxford City Council that parts of what is currently in South Oxfordshire and the Vale district areas be subsumed into a larger Oxford unitary - see Greater Oxford

Annex 2
Recreation Ground Status Report

Streatley Parish Council - 2025/26 Recreation Ground Checks (monthly and two-weekly/weekly)

Date of check:	13-Jul-25
Time of check:	17:50
Weather:	27 degrees Celsius, partly cloudy
Name/s:	Emma Jhita

1. Overall Site	✓ / o / x	**Comments**
1.1 - Is the site visually in good condition?	o	- Site is clean and tidy overall (minimal litter)
1.2 - Signs and notices all present/legible?	✓	- Signage, where used, is present and legible
1.3 - Access surfaces in good condition?	✓	- Paths are tidy, level and accessible
1.4 - Fencing and gates secure?	✓	- New, accessible gate from Heart of Streatley field installed - Top bar of fencing at SE entrance showing slight deterioration
1.5 - Seating in good condition?	o	- Benches in good condition (four made-good with replacement timber). Loose plank repaired.
1.6 - Bins in good condition and tidy?	✓	- Repairs made to waste bins (wood cladding replaced)
2. Equipment - cabin storage / general(?)	✓	- Cabin safely removed
3. Area - Carpark		
3.1 - Are the entrance barriers safe and secure?	✓	- In good condition and clearly visible
3.2 - Is entry/exit visually clear and safe?	o	- Visibility becoming challenging for entry and exit to carpark. Summer plant growth to be cleared.
3.3 - Is bin area clear of rubbish?	✓	- Area clear and tidy
3.4 - Is surface free of weeds and safe?	✓	- Minimal weeds and plant growth
3.5 - Is wooden fencing sturdy and safe?	✓	- All existing fencing is stable and secure
4. Area - Children's Play Area		
4.1 - Is fencing sturdy and safe?	✓	- Repairs recently undertaken
4.2 - Is gated access safe and secure?	✓	- Gates are safe - open and close effectively
4.3 - Is play equipment in good order?	o	- Wooden areas of slide structure degrading - Rope swing requires cleaning
4.4 - Is the surface tidy and weed-free?	o	- Woodchip requires top-up - Weeds partially removed
4.5 - Signs and notices all present/legible?	✓	- Legible and in good condition

5. Area - Outdoor Gym		
5.1 - Is gym equipment in good order?	✓	- In good, clean condition
5.2 - Are weed barriers/surfacing tidy?	✓	- Surfacing is tidy and in good repair
5.3 - Are instructions clear and legible?	✓	- Clear and legible on all equipment
6. Area - Children's Log & Rope Course		
6.1 - Is play equipment in good order?	✓	- In good, solid order
6.2 - Are weed barriers/surfacing tidy?	o	- Damage from strimming to be monitored
7. Area - Swings		
7.1 - Seats in good repair	✓	- In good condition - no cracks or degradation
7.2 - Shackles and chains in good repair	✓	- In good condition
7.3 - Main frame secure	✓	- Secure with no visible defects
8. Area - basketball court		
8.1 - Is structure and fencing sturdy and safe?	✓	- Loose panel at back of court secured
8.2 - Is basketball equipment in good order?	✓	- Backboard cleaned, new net
8.3 - Is the surface tidy and weed-free?	x	- Weed growth and grass encroaching on edges - Damage to NE corner of play surface
8.4 - Signs and notices all present/legible?	✓	- No signage required