

Minutes of the Annual Meeting of Aldermaston Parish Council held on Tuesday 14th October 2025 at 7:30pm in the Parish Hall, Aldermaston

Councillors Present:	Mrs S Crawford (S.C) Mr R Smith (R.S) Mr A Shephard-Price (A.SP) Mr D Shirt (D.S) Mr E Tilsley (E.T)
In Attendance:	Mr D Boeck (District Councillor) (D.B) Miss A Lewis – Clerk

Ref No	Agenda Items	Actions
115/25	Open Forum	
116/25	Apologies for absence – Cllr A Woodley (accepted)	
117/25	Declarations of interest – R.S shared that he is a neighbour of Padworth Sawmills as his land shares a boundary with them.	
118/25	Minutes of the last Parish Council meeting The minutes of the meeting held on 9 th September were agreed as true and accurate and signed.	
119/25	Planning a.) To note receipt and comment upon new applications 25/01915/FULMAJ – Padworth Sawmills, Rag Hill – The council discussed that the planning application does not cover all the works that have been carried out, including the raised ground level across the site, several buildings have not been included in the plan and the plan does not make clear what the hard surface is to be used for, or how far it extends. Both R.S and other residents have shared concerns over the daily lorries entering the site and dumping waste as well as fires being set. Works next to Rag Hill have involved taking out the soft verge and vegetation, and replacing with gabion wall and concrete, this leads to HGVs having trouble passing on the single lane stretch of Rag Hill to the south of the entrance. The few passing places that exist are only suitable for cars or vans which leads to HGV's having to reverse when they meet on this lane. This road previously had a natural countryside aesthetic, which is no longer the case and the frontage and gate is out of keeping with the rural location. APC also raised concerns over the drainage now that the land has been significantly raised and where the run-off now goes. A.S.P highlighted that the waste water run-off probably runs into the stream. This same stream runs by the local nursery where children often play in the water. The council agreed that they would like to see water testing both at the site itself and further downstream. APC would like conditions such as limited operating hours, submission of lighting plans to protect dark night skies, and for the impact of another industrial estate in the outer development area of AWE to be taken into consideration. D.B shared that he is aware of a resident who has written to the CEO at West Berks Council with their concerns, including the damage all the lorries are doing to the local public highways. D.B agreed to 'call it in' meaning this application will be decided by Planning Committee after a site visit by committee members. For the reasons above, APC will Object to this plan. S.C to request a further extension to respond. 25/02046/HOUSE – Silver Dene, Reading – No Comment. 25/01519/FUL & 25/01520/LBC – Dixon Cottages, Church Rd – The council noted the amended plan due to the conservation officers comments. APC agreed No Comment. b.) To note receipt of any approvals, refusals, withdrawals and appeals 25/01193/FUL – Corbyn, Soke Rd – Refusal - APC was pleased to see this Refusal but wish to know if there will be a requirement for the owners to revert the land back to how it was prior to the unauthorised works taking place. It was agreed that this would be questioned along with the other enforcement questions to West Berks.	

c.) To note developments in pending applications on which APC has previously commented **25/00357/FUL, 25/00395/FUL** were discussed under this point of the agenda. APC noted that a site visit had taken place in early October where lots of questions were raised by planning committee members to the case officer, which was a positive outcome and shows the site is more complex than the planning inspectors first thought. They expressed an interest in whether planners could require the applicant to keep estate boundary trees that screen industrial development from adjacent listed cottages, and whether the 3 separate storage compounds in app 395 could be required to have their own site emergency plans if they were occupied by different tenants in the future. Case officer said committee could request TPOs on trees and emergency plan updates could be required by Condition. Case officer also confirmed that the applications were pulled from the committee's October agenda because there were still issues relating to emergency planning to be resolved. Also, that he did not think that AWE/MOD would withdraw their objection to the applications, but that if EP and the ONR gave their approval then he could still recommend their approval to committee. Associated to this possible conflict in the recommendations from AWE/MOD on the one hand and EP/ONR on the other. S.C. informed of her meeting with AWE on 27/10/25 to discuss the AWE/MOD position on further commercial development within the DEPZ.

25/02203/FULMAJ – APC noted that this appears to be the same plan as **25/01736/FULMAJ** which APC has already responded to. APC's response appears under 25/01736/FULMAJ, but not 25/02203/FULMAJ. Clarity over this is required from WBC.

d.) To discuss established Planning Enforcement Cases & new reports of potential unauthorised activity

S.C up-dated the council on the meeting she and R.S attended with WBC on 12/10/2025 to discuss Woodstock and other enforcement cases. S.C and R.S stated that they had expressed what APC want to see come out of this which is for their to be enforcement of unauthorised works to be returned to their previous state when retrospective planning applications are refused, for WBC to learn from the mistakes made and be more mindful of the law and to take these lessons forward to future planning applications to ensure the same mistake are not made again. WBC said that as a result of the court case, all enforcement within the DEPZ will now be raised to priority 1 and all current enforcement cases are now being looked at. A planning Inspector is going to make a site visit next week and is going to go through the planning from the start to try and ensure they do not under or over enforce. APC have also been offered a monthly meeting with WBC to up-date on enforcement which APC is glad to see and will accept, with the longer term plan to drop these meetings to quarterly.

WBC would not comment on Youngs planning.

According to planning law Emergency Planning/OSEP considerations do not carry any more weight than other considerations when deciding whether to grant or refuse an application.

The Clerk up-dated the council that there had been complaints of unofficial digging by water pipes on the Strawberry Farm site as well as a missing bollard to the North part of Winkworth Lane (which is a cycle/pedestrian route only) where vehicles appear to be gaining access to the site. The Clerk also shared that TVP have been made aware of antisocial behaviour coming from this site. WBC is aware and have instructed for a replacement bollard to be erected.

The Clerk shared that a resident had shared photos and videos of the on-going waste dumping and fires at Padworth Sawmills. WBC have been sent these and informed of the on-going concerns of residents. WBC have noted they are aware of this and informed the clerk that concerns should be raised with the Environment Agency.

120/25	Highways and Footpath Matters a.) To receive up-dates from Salt bin checks E.T reported that the salt bin on Swan Drive was full, but the salt had a hard crust, so requires breaking up and the top layer removing. A.S.P reported that the salt in the Spring Lane bin had a hard crust and needs breaking up and that the salt bin on Church Road has drained of all water, but the salt has solidified. Need to return to break up the salt. S.C will check the Soke Road salt bin, although this is now in Mortimers boundary. The Clerk checked the Aldermaston Hall salt bin which also requires the hard crust to be broken up. This is similar to last year and once the hard crust on the salt has been broken up, it will be fit for use for the public. b.) A.S.P reported that he has completed all remedial works and checks at the Rec playground and all appears sound. E.T has not yet completed the quarterly playground check. c.) The council asked about any up-date on the issues raised last month of the bent road signs and fading paint on the Aldermaston round-a-bout. The Clerk reported this to WBC and received a response saying "We can confirm that the Road Signs and Markings enquiry you recently reported has now been rectified".	
121/25	Parish Environment a.) Clerk to request quotes on both the cost of fixing the iron railings at the Rec and the cost of a replacement, including a wider/different gate to allow for easier access for those with prams and wheelchairs. b.) The council asked for an up-date on the overgrown vegetation at Aldermaston Manor. The Clerk reported that WBC had been informed and had visited the site and given Aldermaston Manor 28 days to rectify this. That was on the 27th August. A.S.P will visit the site to see if works have been completed and report back to the council. c.) A.S.P queried the on-going tree removal at the land of Brazil Skip Hire, Paices Hill. SC informed that this site was referred to WBC Enforcement several years ago after it was first enclosed and used by Brazil Skip Hire. Enforcement did not pursue because they considered the wider banger racing track as brown field. It was agreed that this case could be raised with WBCs head of planning at one of our future meetings.	
122/25	Councillor Vacancy The Clerk informed that there had been two applicants and APC were free to co-opt a councillor. It was agreed to offer the position to Mark Carter who is a resident of Aldermaston village.	
123/25	AWE LLC up-date No Up-dates to give. The next meeting is in November. If any councillors have any questions they wish to be asked at the meeting, please contact S.C.	
124/25	Reports a. Clerks Report – The Clerk gave an up-date on the remaining CIL money (£40,542.95) which is required to be spent by October 2027 and encouraged councillors to think about possible ideas for this money which would best benefit the community. The Clerk informed the council that Aldermaston Hall had reached out to explore the option of APC giving Aldermaston Hall an annual amount of money from their budget to go towards the running and general maintenance of the Hall. Aldermaston Hall will supply various documents prior to November's meeting for councillors to consider before a discussion at November's meeting. Aldermaston Hall will also attend November's meeting and have a slot to speak and answer questions councillors may have. The clerk requested annual leave for November and December, which was agreed by the council. b. District Councillor – D.B reported that the Members Bid has now closed (as of 13/10/2025). There are 2 per year, so anyone who missed out this time, will be able to apply for the next one. He also shared that there was a plan to close the Resource Centres (adult social care) but due to the push back of councillors and unions, this had now seen a U-turn. There is a new Community Hub planned for Thatcham. A location has not yet been agreed, so unsure of accessibility for Aldermaston residents (if it will be on a bus route, or if there will be parking). The idea of the Community Hub is to provide residents with advice on council services including benefits and adult education. It was a Lib Dem plan to reach out to young adults, especially those in deprived or more vulnerable areas and the Community Hub was	

	devised in the hopes to achieve this. D.B shared his pessimism that he doubts young people from such areas will travel from Aldermaston to Thatcham to use this service.	
125/25	Finance a. Payments and Bank Reconciliation were agreed and signed b. Councillors viewed and discussed the 1 st Budget draft for 2026-2027. Councillors will review this and suggest any changes or additions to the clerk. The clerk will send out the draft Budget with amendments prior to next months meeting for the 2 nd review. There was discussion over the precept and if APC would wish to keep it the same or increase it slightly. It was noted we have a surplus of £27k which APC would be happy to see used and lowered to a smaller figure. It was also noted that it may not be wise to keep the precept the same and then need to raise it by a few percent in a couple of years time. Would it be better to increase by 1% a year, rather than no increase and a larger increase in one go. This will be further discussed at November's meeting. c. The council unanimously agreed to award the clerk a pay award in line with NALC's pay award in April 2025. The clerk will look into the rules of this being back dated to April, if there is not a requirement to do this, the pay award will start as of Octobers salary.	
126/25	Confirmed the date of the next meeting confirmed as 11th November 2025 at 7:30pm	

Appendix A:

Aldermaston Parish Council – October 2025

Planning Applications for Consideration

	25/01915/FULMAJ – Padworth Sawmills, Rag Hill – Part retrospective retention of storage shed, entrance gate, gabion walls, railings and hard surface (extension to 15/10/2025)	
	25/02046/HOUSE – Silver Dene, Reading Rd – Part conversion of attic to habitable accommodation (extension to 15/10/2025)	
	25/01519/FUL & 25/01520/LBC – Dixon Cottages, Church Rd – Amended Floor Plan, Justification & Sustainability Statement (extension to 15/10/2025)	
	25/00357/FUL – Youngs Industrial Estate, Paices Hill – Retrospective use of the land for storage & distribution (Class B8) with ancillary temporary office	
	25/00395/FUL – Compound A & A1 & A4, Youngs Industrial Estate, Paices Hill – Retrospective use of land for storage & distribution (class B8)	
	25/02203/FULMAJ – Site of Unit A, Youngs Industrial Estate, Paices Hill – Reconsideration of application 24/02552/FULMAJ following its quashing by the High Court: Construction of industrial units (Class E/B8) in a single building	

Planning Application Decisions

	25/01193/FUL – Corbyn, Soke Rd – Retrospective, part change of use of land, residential curtilage to commercial gravel car park, gated access to adjacent business, sliding vehicle gate, replacement timber fencing	REFUSAL
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Planning Applications Awaiting Decisions

	25/01193/FUL – Corbyn, Soke Rd – Retrospective application for the part change of use of land of residential curtilage into commercial car parking with gravelled surface, gated access to adjacent business, new sliding vehicle gate, replacement timber fencing, additional planting and vegetation (Expiry date 29/09/2025)	
	25/01736/FULMAJ – Site of Unit A, Youngs Industrial Estate – Construction of industrial units (Classes E(g), B2 & B8) in a single building (Determination deadline 03/11/2025)	
	25/01455/FUL – Surridge Cricket Bats, Fishermans Lane - Full planning permission for change of use of redundant farm building to Class B8 storage; an altered access off Basingstoke Road; and use of existing hardstanding for servicing and parking (Expiry date 15/10/2025)	

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25/01519/FUL & 25/01520/LBC - Dixon Cottages, Church Rd - Conversion of two one bed Almshouses into one two bed Almshouse (Expiry date 04/11/2025)
24/02300/ODD – Land adjacent to Old Kiln House, Silchester Road, Tadley for the erection of 9no. apartments, associated access and parking – Out of District Planning Consultation BDBC - original DD 19/12/24. No info from BDBC about extension but documents suggest Emergency Planning/ONR/AWE objection is the issue, Standard consultation expiry 27/01/2025
25/00396/FUL – Youngs Industrial Estate, Paices Hill – Retrospective planning application for temporary residential lodge (Use Class C3) – determination deadline 13/05/2025 – expiry date 29/08/2025
25/00357/FUL – Youngs Industrial Estate – Retrospective use of land for storage & distribution (Use Class B8) with ancillary temporary office (Determination Deadline 08/08/2025)
25/00487/FUL – Land South of Unit 6, Youngs Industrial Estate – Extension of concrete hard-standing & associated boundary fence (determination deadline 31/07/2025)
25/01226/FUL – Sascron Ltd, The Smallholding – Retrospective construction of an industrial building for preparing cars for sale and MOT testing facility (expiry date 19/08/2025)
25/01925/TPC - Aldermaston Lock, Swan Drive, Aldermaston – Various tree felling. felling required due to the risk of falling onto the towpath, canal or neighbouring properties (including a school)
25/01839/COND - Burnt Pine, Reading Road - Application for approval of details reserved by conditions 3 (Materials) 4 (SuDS) and 11(EV Charging point) of approved 24/00361/FUL
25/01902/TPW - Church Lodge, Church Road, Aldermaston – T001, T002 & T003 tree works required for safety and prolonging the life of the trees

Planning Enforcement Cases

Date opened	Case Ref	Location	
21/03/23	23/00185/15UNAU	Corbyn, Soke Rd	ongoing
04/09/23	23/00554/15UNAU	Land adjacent to Woodstock, Paices Hill	ongoing
07/06/24	24/00320/15UNAU	Land to the east of Circus Farm, Reading Rd	ongoing
	24/0008315/UNAU	Padworth Sawmills	Ongoing
	24/0034115/UNAU	Padworth Sawmills	Ongoing
	25/0022815/UNAU	Land North of Tory House	Ongoing
	25/0022715/UNAU	Scrap Yard	ongoing

Planning Appeals

Date received	Case Ref	Location	Application Ref	Status
10/06/2025	APP/W0340/W/25/3367065	Church Lodge, Church Rd, Aldermaston	24/01136/FUL	Not yet decided
16/02/24	24/00001/WR	Land west of Frouds Lane. Out of Parish	22/02341/FUL	Not yet decided
	11/-1563/FULD	Chestnut Coppice, Raghill - Certificate of Lawful Use for Non-compliance with conditions 12 13 & 14 attached to planning permission	24/00911/CERTE	Not yet decided
18/02/25	APP/W0340/W/25/3359455	– North Lodge, Church Rd - Proposed demolition of existing extension and replacement with new single storey extension and associated amendments to the landscape to create a new residential curtilage and provision of parking spaces	23/00388/FUL & 23/00394/FUL	Not yet decided

APPENDIX B: FINANCIAL UPDATE

Aldermaston Parish Council

Bank account: Community Account

Date range: 01/09/2025 to 30/09/2026

Date	Reference	Supplier / Customer	Description	Receipt	Payment	Balance
		Opening balance b/fwd			5,423.87	
10/09/2025		HMRC	P30 NI Contribution		34.95	5,388.92
10/09/2025	APH-2025-125	Aldermaston Parish Hall	Hall Hire		15.00	5,373.92
10/09/2025	INV-1737	Thomas Landscape Services Ltd	Grass Cutting		308.83	5,065.09
10/09/2025	Receipt	Abi Lewis - Clerk	A4 Plain paper-Sainsbury		7.50	5,057.59
10/09/2025	SEP25	Abi Lewis - Clerk	Mileage		16.20	5,041.39
10/09/2025	SI-4164	Tactical Facilities Management Ltd	Dog and Waste Bin Empty		77.27	4,964.12
16/09/2025	463997589	Lloyds Bank	Service Charge		4.25	4,959.87
30/09/2025	Precept 2nd	West Berks Council	Precept 2nd Payment	6,750.00		11,709.87
01/10/2025		Abi Lewis - Clerk	Clerk Salary		650.00	11,059.87
		Closing Balance			11059.87	

Bank account: Savings

Date	Reference	Supplier / Customer	Description	Receipt	Payment	Balance
		Opening balance b/fwd			67,788.59	
09/09/2025	INTEREST	Lloyds Bank	Interest Payment		37.57	67,826.16
		Closing Balance			67826.16	

APPENDIX C: PAYMENT REQUESTS

October 2025 Payment Requests				
FROM	ITEM	INVOICE NO	METHOD	AMOUNT
SALC	Payroll Services (6mnths)	30439	FPO	54.00
Thomas Landscape Services	Grass Cutting	INV-1790	FPO	308.83
Tactical Facilities Management	Dog & Waste Bin Empty	SI-4282	FPO	77.27
Aldermaston Hall	Hall Hire	APH-2025-137	FPO	15.00
PKF Little John	AGAR Audit	SB20253086	FPO	252.00
HMRC	NI Contribution	475PF00175479		0.00
Abi Lewis	Clerk Salary	475/VA56391	FPO	672.64
Abi Lewis	Mileage	Oct-25	FPO	16.20
Abi Lewis	2x Black HP Ink Cartridges	InkOct25	FPO	21.57
			Payment Total	£1,417.51
Signed.....				
Signed.....				