

Minutes of the Meeting of Aldermaston Parish Council held on Tuesday 11th August 2026 at 7:30pm in the Parish Hall, Aldermaston

Councillors Present:	Mrs. S Crawford (Chair) (S.C) Mr. R. Smith (R.S) Mr. D Farndell (D.F) Mr. D Shirt (D.S) Mr. M Carter (M.C)
In Attendance:	Mr. D. Boeck (Ward Councillor) 1 Members of the Public

Ref No	Agenda Items	Actions
106/26	Open Forum One MOP shared concerns about unauthorised development where they lived in the eastern area of the parish. APC confirmed that this development was one of many on our radar and that we were currently requesting a meeting with WBC for an update on this and other active enforcement cases.	
107/26	Apologies for absence Apologies received & accepted from Mr E Tilsley (E.T), Mr. A. Shepherd-Price (A.SP) and Miss. A Lewis (Clerk)	
108/26	Declarations of interest D.F mentioned proximity of his home to one of the planning application sites. APC noted that he had no pecuniary interest in the application and suggested that D.F might usefully provide background about the vicinity if councillors required it, but should refrain from any final decision on how APC responds to the application.	
109/26	Minutes of the last Parish Council meeting The minutes of the meetings on 9 th June 2026 & 14 th July 2026 were approved and signed.	
110/26	Planning a.) To note receipt and comment upon new applications 26/01277/FUL - Hilliers, Rosebourne, Station Road, Aldermaston - Change of use from Garden Centre Car Parking to Hand Car Wash (Sui Generis) and erection of parasols - Noted that the carwash would be to the north of the Hilliers entrance and comprise two canopied bays (for washing then drying of cars) and a small cabin office. Development to create 4-8 full time staff. APC recognises that the development is small scale but noted a number of concerns including that noise from open-air machinery (jetwashes and vacuum cleaners) is likely to disturb neighbouring residents. There are 3 Grade-II linked dwellings to the north of the site, with gardens to the rear, that share a boundary with the Hilliers car park. The polycarbonate fencing to the car wash area is on the east (road) side of the equipment; an acoustic barrier needs to be on the north/east side if it is to protect residential amenity. The wider Hilliers site in the vicinity – car park and open-air plant display area – is relatively quiet. Other concerns relate to: lack of staff welfare facilities and Emergency Plans (more information needed), operating hours not defined (should be limited to garden centre opening hours), details of signage not given (should be discreet and in keeping with Hilliers existing signage and nearby Conservation Area i.e. not garish and no additional paraphernalia), no information on external lighting (any additional lighting should must not cause light pollution) and no details on where excess water will discharge (only a silt trap plan is provided). Ideally wastewater should be recycled as with commercial car washes; unfiltered wastewater should not be allowed to pollute local waterways. APC decided to Object to the application until such time as our various concerns area allayed. If WBC is mindful to approve the application APC would request Conditions: tying operating hours to opening hours of the garden centre, provision of acoustic barriers to preserve the rural amenity of residents, and requiring prior approval of satisfactory drainage plans, Emergency Plans and signage. 26/01510/TPC – Church Farm, Church Rd, Aldermaston – removal of 3 tree’s and other self-seeded small trees – APC noted this is already closed with No Objections raised - No Comment	Clerk

26/01163/FUL - Tadley Rugby Club, Frank Jose Park, Red Lane, Aldermaston - Use as temporary Park and Ride facility, including security hut, until June 2028 - APC has concern about this development in terms of impact on local roads and partial loss of community facility until 2028. At a wider level we think that the need for this facility demonstrates that AWE cannot accurately predict the Highways Impact of its site development programme and is unable to adequately mitigate its impact on the area. Earlier in the year AWE began using the Aldermaston Manor carpark as a 200-space park & ride facility for construction workers. This later is meant to be for 6-months. This application underplays the impact to neighbours of having this currently occasionally used community facility as a full-time commercial car park generating 170 daily two-way vehicle trips (including three 28 seater shuttle buses) starting at 5:30am. This represents a material change of use to which we agreed to Object. APC recognises that AWE needs to find a solution to its immediate short fall in car parking spaces for its contractors but thinks that more could be made to ensure off site park & ride development does not impact residents. If the Tadley Rugby Club is to be used for AWE parking the 150 IPD Logistics workers that would utilise the facility should walk from there to AWEs Boiler House entrance where they could be bused to the relevant area of the site using the internal road network. This would prevent the need for large buses on the already busy local roads noting that there are already tailbacks on Red Lane in the mornings as traffic queues to get into the Boiler House entrance. It is likely that the shuttle buses would want to avoid joining this queue so may opt to return to site via Paices Hill which would mean driving through the Aldermaston Conservation Area and along weight limited Church Road. In terms of loss of community facility, we note that the application fails to address the fact that the Club facilities (club house and grounds) can be hired per day or half day and that this would have to be prohibited during the midweek days when the IPD park & ride is operational until June 2028. The Club is also used mid-week for evening adult and youth rugby training; the current timetable shows six teams with training starting at 6pm or 6:30pm on Tuesday and Thursday evenings. Padworth Sawmills, 25/01915/FULMAJ – Since our July meeting WBC have confirmed to APC that the case officer is intending to put the application forward for determination by the Eastern Area Planning Committee on 2 Sept and that she will be recommending approval. APC has strongly objected to the application. Councillors agreed in the first instance that we need to press WBC to release the Case Officers committee report early so that we understand the basis of the recommendation which is at odds with the legal opinion obtained by APC. We also need to reiterate the need for another site visit so that the committee fully understands the site's rural setting and single carriageway road access. The previous site visit was in February and attended by just 3 committee members. APC will prepare a presentation for the 2 Sept meeting once we know WBCs key reasons for approval and will emphasise the impact on our community if the full extent of the development is allowed. b.) To note receipt of any approvals, refusals, withdrawals and appeals 25/02391/COND - Blacks Lake Track Racing Blacks Lake Paices Hill – APPROVED – 21/07/2026 26/01418/DEMO - AWE Aldermaston, Reading Road, Aldermaston – APPROVED – 30/07/2026 26/01088/LBC - 34 The Street, Aldermaston – GRANTED (with conditions) – 24/07/2026 APC noted these decisions and they align with APC's recommendations. c.) To discuss established Planning Enforcement Cases and new reports of potential Unauthorised traveller site on Reading Rd No new news since our last meeting. In last update from WBC on 09/07 we were told that High Court submissions were required by 24/07 and that a judgement was expected during first half of August. So, we expect a judgement soon but have been warned by WBC that this is unlikely to decide whether the site can be approved for traveller pitches; that the judge is likely to say that this should be determined by the Local Planning Authorities own (protracted) planning process. On-going traveller pitch development on Mill Lane – APC informed by WBC that they are aware of ongoing development on site and of Aldermaston Wharf resident's concerns and requests for formal	Clerk
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	enforcement intervention. WBC does not consider the use of discretionary enforcement powers is appropriate at this stage but is keeping the case under review. Pinewood, Soke Road – Earlier in the year APC was made aware that residential site Pinewood on Soke Road had been acquired by adjacent Neal Brothers and appeared to be being opened up and incorporated into the commercial area as Corby had been previously. It was reported as a potential breach of planning. The site has been brought to our attention again by local residents who reported that a large commercial building has now been erected in the grounds of Pinewood. S.C. has already mentioned in an email to WBC but Councillors agreed that APC should report it formally as a planning breach.	
111/26	Highways and Footpath matters a. WBC proposed cut of the bus route from Aldermaston Wharf at 07:45am as of September 2026 APC does not know if any Aldermaston Wharf or Aldermaston village residents are regular users of this service. Although the on-demand Community Connect bus will remain we are told that it is difficult to book and considerably less reliable than a scheduled service. APC is worried about the impact of even more public transport being withdrawn from our rural community which can particularly impact vulnerable and lonely residents. We also note that WBC's Viable & Vibrant Communities initiative launched at the District Parish Conference does not appear to offer anything to Aldermaston Parish. We are excluded from the headline scheme to enable affordable rural housing due to our location in the DEPZ, and in recent years we have lost the few services that we did have that supported elderly/vulnerable/isolated individuals namely the scheduled 44 bus service and the mobile library. Councillors agreed to respond to the WBC with our observations. b. To raise any new footpath or highway issues – APC noted resident reports of damage to several bridges on the Aldermaston cycleway. Clerk has advised people to report direct to WBC via the report a problem webpage. Cllrs agreed APC should also communicate with WBC about the problem urging a resolution before the school term starts in Sept as this is a known walking route for families attending Aldermaston Primary School.	Clerk Clerk
112/26	Parish Environment a. Review the tree survey / tree survey up-date – report sent with meeting pack – APC agreed to accept the quote with Clerk confirmation that 3 quotes not required for works of this value. b. New fencing at the Rec Ground – digger arriving on 19th Aug. Clerk to organise access, and make arrangements for the closure of the Rec for the brief duration of the project. c. To discuss Jan car supermarket on Paices Hill and the storage of tyres outside – This has been raised by Tadley Town Council as a breach of planning based on an alleged change of use from car sales to used tyre storage. APC understands that the new operator is newly arrived at the site and still in the process of setting up, however we share Tadley TCs concerns regarding the increasingly large mound of tyres piling up against the south east corner fencing. We agreed to submit our own report to WBC raising health & safety concerns associated with the storage of such a large quantity of tyres and ask if there are any permits, permissions or regulations relating to this activity. We are concerned particularly for nearby residents and have already made the Traveller Liaison Officer aware	Clerk Clerk Clerk
113/26	Consultation a. WBC have launched their Scoping Consultation for the new West Berks Local Plan – SC explained the reason for the new LP given that WBC adopted its LP Review 2023-41 in June last year. The latter was adopted under the old plan-making system, but a new national planning system was introduced in 2026. WBC was aware that the change was coming and could have abandoned the LP Review that it has been working on for many years, but this would have carried significant risk as the district would have been without an up-to-date plan while a plan under the new system was worked up. So, preparation for a new LP is getting underway now with a scoping consultation. WBC's timetable anticipates final adoption of this plan in April 2029.	Clerk

	Cllrs agreed to respond with a comment that APC welcomed the opportunity a new plan would give in terms of revising the Local Planning Authority's approach to development and land use in our Parish. Since the current local plan was submitted for examination in March 2023, there has been significant changes to AWE's 750-acre Aldermaston site which dominates our Parish. APC would like the new LP to recognise the need for mitigation and for other commercial development in the area to be limited so that negative impact on residents is not worsened and ensure the safe long-term operation of AWE itself. The sizable Hub development is currently under construction, and another 10-year Future Materials Campus development is expected to begin in 2027. AWE A now has 7,000 employees and 5,000 construction workers. There is a notable impact on our roads and the amenity of our residents. We think that this needs to be reflected in the development policy in the DEPZ which currently assumes against any new residential development but continues to accommodate any new commercial development which is compounding the damage already being inflicted on our parish by the scale of activity at AWE.	
114/26	Communications WhatsApp Policy - Approved	
115/26	AWE LLC Up-Date APC has proposed a meeting in September with other Councils around AWE Aldermaston site to discuss potential impacts of the company's FMC development and whether there is any value in us responding collectively to the outline planning application for the development expected at the end of this year. SC said that 6 Councils have said that they would like to join the meeting. Clerk to issue invites for the event on Tuesday 15th Sept in Aldermaston Parish Hall. Separately we noted an invitation from Baughurst PC to the first meeting of their Liaison Committee. Their idea is that the committee would be broad ranging and look into working together on common issues or projects. Because no one date would suit everyone, they are hosting two meetings–1st Sept and 7th Oct– and urge all parish councils to attend at least one. No APC cllrs are available on 1st Sept; SC to attend 7th Oct.	
116/26	Reports Clerk report – AGAR – We are now out of the Exercise of Public Rights time and I have not been informed of any resident contacting PKF LittleJohn, so it is now fair to assume we are all done with a clean 2025-26 audit. I have put in a grant request for both new trees along the road side by Swan Drive and a new larger dog waste bin at the Wharf but have not yet heard back. Greenham Trust also have a tree and shrub grant open, so I will also put a request in for there – however I will hold off until after the meeting in case APC wish to request for additional trees/shurbs in another location, as well as along Swan Drive (and do 1 grant request for both). District Councillor's Report – No report To receive reports from Parish Representatives on outside bodies - DF advised that the Aldermaston Hall Committee are working up their business plan and will share with APC in due course.	
117/26	Finance a) Bank reconciliation and payment request form agreed and signed.	
118/26	Confirmed the date of the next meeting confirmed as 9th September 2026 at 7:30pm	

Appendix A:

Aldermaston Parish Council – August 2026

Planning Applications for Consideration

26/01277/FUL - Hilliers, Rosebourne, Station Road, Aldermaston - Change of use from Garden Centre Car Parking to Hand Car Wash (Sui Generis) and erection of parasols (consultation deadline 19/08/2026)	
26/01510/TPC – Church Farm, Church Rd, Aldermaston – removal of 3 tree’s and other self seeded small trees (deadline 20/08/2026)	
26/01163/FUL - Tadley Rugby Club, Frank Jose Park, Red Lane, Aldermaston - Use as temporary Park and Ride facility, including security hut, until June 2028 (extension to comment granted to 12/08/2026)	

Planning Application Decisions

26/01418/DEMO – AWE Aldermaston – Determine if prior approval is required for the demolition of 10 buildings at South East Corner	APPROVED 30/07/2026
25/02391/COND – Blacks Lake Track Racing, Paices Hill - Approval of details reserved by Condition (29) Drainage of planning permission 20/02527/OUTMAJ	APPROVED 21/07/2026
26/01088/LBC – 34 The Street, Aldermaston - The proposals seek to reorganise the existing ground floor arrangement by relocating the kitchen into the current dining room and reinstating a former doorway opening to form a more practical entrance sequence. A pantry will be created by enclosing the existing opening between the two rooms, while the current kitchen space will be reconfigured to provide a separate utility room and boot room	GRANTED 24/07/2026

Planning Applications Awaiting Decisions

26/01047/FUL – Youngs Industrial Estate – Creation of hardstanding & use of land as Use Class B8 (Deadline 23/07/26)
26/01027/TPC – The Stables, Aldermaston – T1, weeping willow: Reduce entire crown to previous reduction points
26/00976/HOUSE/26/00977/LBC – Middle Lodge, Church Rd – Conversion of existing outbuilding to a home office & gym & car port
26/01047/FUL – Youngs Industrial Estate – Creation of hardstanding & use of land as Use Class B8 (storage&distribution)
26/01183/FUL – Barlows Plantation, Silchester rd – Retrospective use of part of the Sunday Market car parking area for workplace & site training in the use of vehicles, lifting & handling equipment, siting of a scaffold tower & platform and formation of a fenced enclosure (Consultation deadline 24/07/26)
26/00662/MINMAJ - Veolia Environmental Services, Padworth IWMF, Padworth Lane - S73: Variation of condition 7 'Hours of operation (HWRC)' of previously approved application 14/01111/MINMAJ: Section 73A: Variation of Condition 16 - Travel Plan, of planning permission reference 13/01546/MINMAJ// Section 73: Variation of condition 4- Hours of operation, of approved application 17/01683/MINMAJ (deadline 23/4/2026) – APPROVED (08/07/2026)
26/00671/HOUSE & 26/00672/LBC – Church Lidge, Church Rd, Aldermaston - 2-storey rear extension and internal alterations to existing property (Deadline 22/4/2026)
26/00549/FULMAJ – Site of Unit A, Youngs Industrial Estate, Paices Hill - Construction of industrial units (use Classes E(g), B2 and B8) in a single building. Section 73 application to vary Conditions (2) Approved Plans, (3) Materials, (13) Sustainable Building Construction and (17) EV Charging Points, and remove Condition (14) BREEAM of planning permission 25/01736/FULMAJ (Extension granted to 15/4/2026)

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	26/00140/FULMAJ - Land at End Of Charlotte Close, Hermitage, Thatcham - Erection of 16 dwellings and associated landscape and highway works. Section 73 application to vary condition 2 (approved plans) of Planning Permission 20/00912/FULEXT (consultation expiry – 24/03/2026)
	26/00059/FUL - The Old Mill House, Station Road - Retrospective erection of timber store cabin in car park area of wedding venue for storage of equipment (Consultation date – 13/02/2026 – changed to 03/04/2026)
	25/01915/FULMAJ – Padworth Sawmills, Rag Hill – Part retrospective retention of storage shed, entrance gate, gabion walls, railings and hard surface

Planning Enforcement Cases

Date opened	Case Ref	Location	
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 Torre House	Ongoing
	25/0022715/UNAU	Scrap Yard	Ongoing
03/08/2026	26/00279/01COUB	Sascron Ltd, The Smallholding, Paices Hill, Aldermaston Reading RG7 4PG Alleged change of use from car sales commercial unit to used tyre storage	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
12/05/2026	6009359	76 Mallard Way, Single storey rear extension – Appeal against previous refusal	25/02769/HOUSE	Not yet decided

APPENDIX B: FINANCIAL UPDATE

Aldermaston Parish Council						
Bank account: Community Account			Date range: 01/07/2026 to 31/07/2026			
Date	Reference	Supplier / Customer	Description	Payment	Balance	
01/07/2026		Opening balance b/fwd			£8,655.18	
01/07/2026	Salary June	Abi Lewis - Clerk	Clerk Salary - June	672.64		
13/07/2026	2245	Claire Connell	Internal Audit 2025-2026	160.00		
20/07/2026	488773990	Lloyds Bank	Service Charge	4.25		
22/07/2026	0001293416/001	Tactical Facilities Management Ltd	Dog and Waste Bin Empty	119.86		
22/07/2026	475PF00175479270	HMRC	National Insurance	15.35		
22/07/2026	APH-2026-239	Aldermaston Parish Hall	Hall Hire	30.00		
22/07/2026	INV-2371	Thomas Landscape Services Ltd	Grass Cutting	324.60		
22/07/2026	Jul-26	Abi Lewis - Clerk	Mileage July	19.80		
31/07/2026	Salary July	Abi Lewis - Clerk	Clerk Salary July	695.64		
		Total Spend		2,042.14		
		Closing balance			£6,613.04	
Bank account: Savings Account			Date range: 01/07/2026 to 31/07/2026			
Date	Reference	Supplier / Customer	Description	Receipt	Balance	
01/07/2026		Opening balance b/fwd			£59,805.45	
09/07/2026	Interest	Lloyds Bank	Interest	£24.58		
		Closing balance			£59,830.03	

APPENDIX C: PAYMENT REQUESTS

August 2026 Payment Requests				
FROM	ITEM	INVOICE NO	METHOD	AMOUNT
HMRC	National Insurance	475PF001754792704	FPO	38.35
Tactical Facilities Management Ltd	Dog & Waste Bin Empty	0001293416/001	FPO	119.86
Information Commissioners Office	Annual Data Protection Fee	ZA443291	DD	52.00
Thomas Landscapes	Grass Cutting	INV-2413	FPO	324.60
Thomas Landscapes	Tree Survey	INV-2419	FPO	180.00
Abi Lewis	Mileage August	Aug-26	FPO	7.70
Aldernaston Hall	Hall Hire	APH-2026-252	FPO	30.00
			Payment Total	752.51
Signed.....				
Signed.....				