

MIDGHAM PARISH COUNCIL

c/o Juniper House, Aldermaston, RG7 4LJ
Email: clerk@midghamparish.co.uk
Tel: 07877 122 127

PARISH COUNCIL MEETING MINUTES

2nd March 2026 at 7pm in Midgham Village Hall

This meeting was conducted strictly in accordance with Standing Orders as adopted by Council in May 2021. All Councillors are reminded to acquaint themselves with these Standing Orders.

Councillors: Anthony Fenn (Chair), Francis Long (Vice Chair), Ben Holden-Crowther, Dawn Adams, Nigel Bassford, Tracy Leadbeater
Members of Public: 4

Public Session

Tree Works

A resident enquired as to whether there were any updates or follow up regarding the trees on Midgham Green. Reference was made to the March minutes, which recorded that a tree survey had been discussed. The resident explained that the tree surgeon had shown her that nails had been found in one of the trees, though he was satisfied that no lasting damage had been caused, it was noted that the presence of the nails may have been intentional. Cllr Long updated that Sayers Tree Services have already dealt with the principal tree affecting the resident's property on Midgham Green and a number of additional trees were addressed on a second visit. The Councillors asked whether members were content for her to arrange for reduction works to a particularly tall tree, in line with advice received, in order to bring it more in keeping with the height of the surrounding trees.

It was further noted that the resident of Toad Hall has raised concerns regarding overhanging branches; however, this may not fall within the Parish Council's responsibility.

ACTION – Clerk to look into it

1. To receive apologies

Chris Read (District Councillor)

2. To receive any declarations of interest

There were none

3. To receive and approve the minutes of the last meeting of the council

Minutes were signed and dated for records.

4. To receive the District Councillors Report

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This will be added to the parish council website in his absence

5. To receive the Clerks report

	Payments	Receipts	Balance
Balance as at 1st January 2026			£ 28,638.11
Income			
Interest received (Jan)		£ 14.32	
Interest received (Feb)		£ 11.84	
Payments			
Sayer Tree Services	£ 1,416.00		
Website SMTP	£ 150.95		
Service Charge (Jan)	£ 4.25		
Salary (Jan)	£ 238.10		
Service Charge (Feb)	£ 4.25		
Salary (Feb)	£ 238.10		
	£ 2,051.65	£ 26.16	
Balance as at 02/03/26			£ 26,612.62

6. To receive/review any Planning Applications

6.1 Awaiting decision from West Berks Planning

- **25/02947/HOUSE** - Hunters Moon, New Road Hill, Midgham, Reading RG7 5RY.
The application includes converting the garage into habitable space, adding front, side, and rear extensions, and linking the garage to the house at first-floor level.
Works also include roof alterations, new dormers, porches, and associated changes.
No objections

6.2 Decisions

- **23/02634/HOUSE** - 10 Midgham Green Midgham Reading RG7 5TT. Non Material Amendment to planning permission - **APPROVED**

6.3 Appeal in progress

- **25/02106/FUL** - The Nurseries, Bath Road, Midgham, Reading RG7 5XB.
Retrospective change of use to allow retention of five storage containers for self storage. **PC Objected – REFUSED**

7. Village Hall Matters

Septic Tank

The Trustee of the Parish Hall read a statement from their Solicitor concerning the drainage rights relating to the Village Hall. An edited copy of the letter, excluding personal information, is attached as Appendix A. The Trustees confirmed that the statement will be shared with the resident's solicitor once the relevant contact details have been provided.

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The statement noted that the term “system” was considered to refer to the entirety of the drainage system. It was further stated that the arrangement had been in place for approximately 100 years and that any amendment would require evidence of a subsequent change.

The Trustees also noted that, although the resident had stated that no charges appeared on the deeds, copies obtained in relation to the Trustees’ property indicated that multiple charges were recorded.

Roof Repairs

The Village Hall trustees reported that roof repairs remain ongoing, with no further progress at present due to increased costs. The Parish Council will be updated as the project develops.

8. Village Plan

Cllr Fenn reported that they met with Layla Basset of West Berkshire Council to discuss the next steps in progressing a Neighbourhood Development Plan. The meeting was noted as constructive, and the process going forward is now understood.

A meeting has been scheduled for 11th March to establish a steering committee to take the project forward. Cllr Read advised that Ivor McArdle of Cold Ash Parish Council will attend to share his experience, following their successful bid.

It was acknowledged that there may be some resistance from residents; however, councillors agreed that the plan would be beneficial in the long term, particularly in helping the Parish Council to influence future development. A good level of public interest was noted at the initial meeting.

9. AOB

None

10. To determine dates for the next meeting

11th May 2026

11. To record the meeting closed

19.31

APPENDIX A

Thank you for your instructions to advise you on the drainage rights enjoyed by the Village Hall (Hall) in connection with which you are a charity trustee.

The Hall was originally held in a parcel of land which included the then vicarage which is now a private house known as Carlettdene registered under title number [REDACTED]. The registered proprietor of that title is [REDACTED]. The land upon which the Hall is constructed is not registered.

Carlettdene was divided from the Hall in 1976 when the diocese sold Carlettdene to [REDACTED]. The conveyance of Carlettdene was dated 13 April 1976 (Conveyance) and extracts from it can be found in the Charges Register of title number [REDACTED]. The Conveyance specifically reserves to the diocese rights to use the sewers drains and pipes on or under Carlettdene for the passage of sewerage water and soil to and from the Hall.

The Conveyance also reserves to the diocese rights of entry onto Carlettdene for the purposes of inspection and repair subject to obligations regarding the making good any damage caused by such entry.

There is no mention in the Conveyance of any obligation to make payment for the rights granted and I understand from you that none has been made.

To summarise the Hall has a legal right to use the water pipes, drains and foul drainage system within Carlettdene without a requirement for any payment in that connection.

These matters would have been evident to any lawyer representing a buyer of Carlettdene both at the time of the Conveyance and subsequently.