

# MIDGHAM PARISH COUNCIL

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

---

## PARISH COUNCIL MEETING MINUTES

11<sup>th</sup> November 2025 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), Nigel Bassford, Dawn Adams, Tracy Leadbeater, Ben Holden-Crowther  
Members of Public: 10

### Public Session

#### *Septic tank*

A resident from the neighbouring property, Carlettdene, attended to discuss ongoing concerns regarding the septic tank. They noted that mediation had been suggested in the July minutes but stated no approach had been made. The Chair advised that he had spoken with the Village Hall trustees, who had obtained legal advice confirming the existence of a positive covenant\*. He reiterated that any discussion or action relating to the covenant is a matter between the property owners and the trustees, not the Parish Council.

The resident queried a reference in the 8th September minutes regarding deeds “discussing water.” The Chair confirmed this referred to the title deeds, which had been shared with councillors. The resident was provided with a photocopy. The Chair confirmed the covenant concerns supply of fresh water and removal of wastewater. The resident alleged that water was being taken illegally due to the absence of a Thames Water account; the trustees declined to comment. The Chair read a verbatim statement from the trustees, emphasising that the covenant is legally binding, cannot be altered without application to the Land Registry, and that the Village Hall appears on the deeds only as the beneficiary.

The Chair advised the resident to seek legal advice. It was noted that the Village Hall deeds do not make reference to the septic tank. The property owners reported they have now instructed a property dispute solicitor.

\*Since confirmed that it is a legal charge not a positive covenant

#### *Village Hall Roof Works*

The resident of the neighbouring property raised that the roof works fall under CDM regulations due to the presence of asbestos, It was noted that no approach has yet been made by any external

# MIDGHAM PARISH COUNCIL

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

---

party to notify them of this works. The Village Hall trustees confirmed that Crysallite tiles are considered safe provided they are not broken, and a licensed contractor has been appointed to remove them. The Village Hall trustees will notify relevant parties once a start date for the works has been confirmed.

## *Village Hall car park*

It was noted that the idea of creating a car park to the rear of the property was discussed last year. The Chair confirmed that no further progress has been made, and the proposal is not expected to move forward at this time.

## *Bus shelters*

A resident queried the condition of the bus shelters, referring to an email sent on 16th August with accompanying photographs. Cllr Holden-Crowther confirmed that the shelters are the responsibility of the Parish Council.

ACTION – Clerk to review cleaning arrangements. Nigel to carry out interim cleaning.

### **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**

Cllr Fenn read District Councillor Read's report to the council; this will be added to the parish council website.

### **5. To receive the Clerks report**

# MIDGHAM PARISH COUNCIL

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

	Payments	Receipts	Balance
<b>Balance as at 1st September 2025</b>			<b>£ 26,807.24</b>
<b>Income</b>			
Interest received (Sept)		£ 14.54	
Interest received (Oct)		£ 13.69	
VAT Reclaim			
Precept		£5,000.00	
<b>Payments</b>			
Service Charge (Sept)	£ 4.25		
Salary (Sept)	£ 238.10		
Service Charge (Oct)	£ 4.25		
Salary (Oct)	£ 238.10		
Sayers Tree Services	£ 516.00		
	£ 1,000.70	£ 5,028.23	
<b>Balance as at 10/11/25</b>			<b>£ 30,834.77</b>

The Clerk advised that although the precept was usually discussed at the November meeting, it will be formally agreed before the next meeting, ahead of the end of January submission deadline.

## 6. To receive/review any Planning Applications

### 6.1 Awaiting decision from West Berks Planning

- 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**

### 6.2 Decisions

- 25/01435/HOUSE - Walnut Cottage, Midgham Park, Midgham, Reading RG7 5UG - Proposed ground floor extension, internal alterations, floor plan redesign and all associated works – **Approved**

## 7. Village Hall Matters

### *Roof Repairs*

The Village Hall Trustees provided an update on progress regarding the planned roof repairs. Building Regulations have confirmed that the project must meet the required U-value, necessitating additional insulation. An architect has been consulted, who advised that insulation (Celotex) be installed on top of the existing structure.

It was noted that a minor amendment to the current planning permission will be required; this is expected to be a straightforward process. The trustees further advised that new drains and soffits will be necessary, with a quote of £16,000 received for the associated works.

---

The revised plan is now awaiting approval from Building Regulations. Depending on the outcome, the trustees may need to raise an additional £8,000 to support the project. Francis will share details of another roofer who may be able to provide further advice and a second opinion.

## **8. Village Plan**

The application details circulated by District Cllr Read have been reviewed & forms submitted. Councillors noted that indicating interest in producing a Neighbourhood Development Plan (NDP) is the essential first step; without undertaking the plan, the parish would have significantly reduced influence over future development. Councillors discussed the benefits of producing a plan, including access to 25% of Community Infrastructure Levy funding (uncapped for parishes with an NDP, otherwise limited to 15% and capped at £100 per dwelling). Given the anticipated loss of 32 acres of land, members agreed that producing an NDP could provide substantial benefit to the local area.

The Chair proposed that Midgham Parish Council should confirm its intention to proceed with an NDP, and this was seconded by Cllr Leadbeater. It was noted that District Cllr Read has proposed holding an initial information meeting on Monday 24th November at 7pm, to take place in the Village Hall, to discuss the process and requirements of the NDP. Printed material will be delivered to households prior to the meeting to encourage volunteers to participate.

It was suggested to approach the National Lottery for possible funding support, noting that they have previously assisted with promotional materials such as flyers. The purpose of the initial meeting will be to establish a steering group, ideally comprising both councillors and members of the public.

It was noted that work on the plan would need to begin promptly in order to complete key stages before forthcoming development proposals progress, with an estimated commitment of several hours per week.

## **9. AOB**

### *Tree Services*

Regarding the tree works at Midgham Green, the appointed contractor has been notified and will carry out the works; however, a confirmed start date is still awaited.

## **10. To determine dates for the next meeting**

12<sup>th</sup> January 2026 at 7pm

## **11. To record the meeting closed**

19.54