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Unapproved Minutes of the Greenham Parish Council Meeting held at St Mary's Church Hall, New Road, Greenham on Wednesday 14th October 2026 at 19:30 for the purpose of transacting the business items below.

In attendance:
Cllr Austin, Cllr Blackborow, Cllr Hay, Cllr Neal, Cllr Swift-Hook (Chairman), Jon Davey (Clerk)

AGENDA

26OCT-1 HEALTH AND SAFETY OF MEETING LOCATION
The Chair made Cllrs and public aware of the fire exits

26OCT-2 APOLOGIES FOR ABSENCE
Apologies were received from Cllr Abbs, Cllr Allan, Cllr Barnett, Cllr Drummond, Cllr Farrant, Cllr Gopi, Cllr Puffett, Cllr Wakelyn-Green

26OCT-3 DECLARATIONS OF INTEREST
Members are reminded that they should declare any personal or pecuniary interests on agenda items to be discussed at the meeting, in accordance with the Council's Code of Conduct.
The Chair declared an interest in item 18. The Chair left the room while the council discussed the situation and agreed he could remain & vote as he was a Trustee for the Control Tower in his capacity as Chair of GPC.

26OCT-4 PUBLIC PARTICIPATION

Members of the public are welcome at Greenham Parish Council meetings but can only speak during this part of the meeting which is limited to 15 minutes. Individual speakers may be limited to 5 minutes. Anyone wishing to speak should please advise the Clerk at least 48 hours before the meeting. No decisions can be made during this public participation time. After this period, the meeting will be resumed, and members of the public may only speak if/when invited to do so. You are welcome to stay and observe the rest of the meeting.

26OCT-5 APPROVAL OF MINUTES

To approve the Minutes of the Council meeting held on 9th September 2026

PROPOSED: Cllr Blackborow

SECONDED: Cllr Hay

RESOLVED: The minutes to be a true and accurate record of the meeting

26OCT-6 ACTIONS FROM LAST MINUTES

1. *6.1 Bank Accounts - transfers to Unity Saving account*
2. *6.2 Engaged Auditor - 17th December*
3. *6.3 Advised "Time to Talk" about future applications*
4. *6.4 Liaised with Control Tower re insurance for "Zero" installation*

All Noted

26OCT-7 POLICE UPDATE

To update council on relevant information

This item will remain on the agenda with the aim of the Police attending 1 in 3 meetings when operations allow. They couldn't attend this month and sent their apologies.

26OCT-8 PLANNING

8.1 To consider the following planning applications:

None

8.2 To receive reports of recent planning decisions:

26/01318/FUL *APPROVAL (No Comment by GPC)*
Sewage Pumping Station
Newbury Rugby Football Club Monks Lane Newbury RG14 7RW

26/01557/PASOL *PERMISSION NOT REQUIRED (No Comment by GPC)*
Installation of roof mounted solar photovoltaic system
Premier Inn Pinchington Lane Newbury RG14 7HB

26/01535/COND *SPLIT DECISION (No Comment by GPC)*
Approval of details reserved by Conditions (46) Noise and (48) Crime Prevention of planning permission 24/02737/NONMAT: Non Material amendment application to planning application 22/02754/OUTMAJ : Hybrid Planning Application: 1) Full planning permission for a food store with a floor area of 1800 square metres (Use Class E(a)) together with drainage, parking and associated access, infrastructure, and landscaping. 2) Outline planning permission (matters to be considered: access) for up to 75 residential units (Use Class C3) high-capacity Electric Vehicle (EV) charging area, and residential care accommodation, containing up to 70 beds (Use Class C2), together with open space, play space, drainage, parking and associated access, infrastructure, landscape, bund on the eastern boundary with the A339, ancillary and site preparation works. Amendment: Amendments to Conditions 3, 4, 7, 9, 10, 11, 12, 13, 14, 16, 19, 20, 24, 27, 28, 29, 30, 31, 32, 34, 35, 36, 38, 39, 41, 42, 43, 49, 50, 51, 52, 53 and 54.
Land East Of Newbury College Monks Lane Newbury

26/01571/REG4 *APPROVAL (Supported by GPC)*
Installation of radio transmission equipment comprising two antennas mounted on short scaffold poles attached to the existing safety railings at the top of the water tower, together with one equipment rack housed within the tower structure and associated internal cabling. No new freestanding mast. No change of use.
The Water Tower 3 Pigeons Farm Road Greenham Thatcham RG19 8XG

26/01580/ADV *APPROVAL (No Objection by GPC)*
Replacement fascia signage, illuminated signage and pylon to existing motor dealership premises to rebrand as a Polestar Dealership.
Waylands Polestar Newbury [Formally MG] Newbury Motor Park The Triangle Newbury RG14 7HT

25/00746/COND *APPROVAL (No Comment by GPC)*
Approval of details reserved by Condition No. 20 (Sustainable Drainage) of Approved Application 22/02754/OUTMAJ : Hybrid Planning Application: 1) Full planning permission for a food store with a floor area of 1800 square metres (Use Class E(a)) together with drainage, parking and associated access, infrastructure, and landscaping. 2) Outline planning permission (matters to be considered: access) for up to 75 residential units (Use Class C3) high-capacity Electric Vehicle (EV) charging area, and residential care accommodation, containing up to 70 beds (Use Class C2), together with open space, play space, drainage, parking and associated access, infrastructure, landscape, bund on the eastern boundary with the A339, ancillary and site preparation works.
Land East Of Newbury College Monks Lane Newbury

26/01171/CERTP *APPROVAL (No Comment by GPC)*
Proposed single storey rear extension
4 Kempton Close Newbury RG14 7RS

26/01330/HOUSE *APPROVAL (No Objection by GPC)*
2 Storey side Extensions, alterations and conservatory replacement
34 Dalby Crescent Newbury RG14 7LB

26/01671/COND *APPROVAL (No Comment by GPC)*
Application for Approval of Details Reserved by Condition 27 (Tree Protection - Construction Precautions) of planning permission 22/02754/OUTMAJ
Land East Of Newbury College Monks Lane Newbury

26/02033/FULMAJ

Redevelopment of land at Hambridge Road, Newbury, RG14 5TR comprising the demolition of the existing buildings and the construction of 5 new industrial & storage units over 2 buildings within Use Classes E(g)(iii), B2 and B8, with ancillary offices, car parking, service yard areas and associated landscape.
Plenty House Hambridge Road Newbury RG14 5TR

All Noted

26OCT-9 FINANCE

9.1 To approve payments made / to be made

PROPOSED: Cllr Hay
SECONDED: Cllr Austin
RESOLVED: The past and future payments were agreed and approved by council

9.2 To approve Bank Reconciliation for SEPT 2026

PROPOSED: Cllr Hay
SECONDED: Cllr Blackborow
RESOLVED: The bank reconciliation was agreed and approved by council

26OCT-10 GRANTS

10.1 Grant Application from PALS (West Berkshire)

Deferred to gain more insight

10.2 Captain's Bench for St Mary's Church

PROPOSED: Chair
SECONDED: Cllr Austin
RESOLVED: The council approved under s.137 to fund a new bench up to £456

10.3 Beat the Bounds - 18th Oct

PROPOSED: Cllr Neal
SECONDED: Cllr Hay
RESOLVED: The council approved under Local Government Act 1972, Section 145 to contribute up to £175 towards the cost of food & drink for the event.

10.4 Berkshire Vision

PROPOSED: Cllr Neal
SECONDED: Cllr Blackborow
RESOLVED: The council approved under s.137 to provide a grant of £525 to pay for core funding.

10.5 West Berkshire Therapy Centre

PROPOSED: Chair
SECONDED: Cllr Neal
RESOLVED: The council approved under Local Government (Miscellaneous Provisions) Act 1976, Section 19 to provide a grant of £2000 for exercise and rehabilitation services

10.6 Newbury Weekly News

PROPOSED: Chair
SECONDED: Cllr Blackborow
RESOLVED: The council approved under s.137 to provide a grant of £350 to pay for Christmas boxes for the Over 80s Parcel Fund

10.7 West Berkshire Food Bank

PROPOSED: Cllr Austin
SECONDED: Cllr Neal
RESOLVED: The council approved under s.137 to provide a grant of £2500 to pay for food parcels for local residents. 128 households, 231 children will benefit.

26OCT-11 POLICIES

11.1 Grants Policy

PROPOSED: Cllr Blackborow
SECONDED: Cllr Hay
RESOLVED: To approve the Grants Policy

11.2 Volunteers Policy

PROPOSED: Cllr Blackborow
SECONDED: Cllr Austin
RESOLVED: To approve the Volunteers Policy

11.3 Training & Development Policy

PROPOSED: Cllr Blackborow
SECONDED: Cllr Hay
RESOLVED: To approve the Training & Development Policy

11.4 Greenham Parish Council Privacy Notice

PROPOSED: Chair
SECONDED: Cllr Austin
RESOLVED: To approve the Privacy Notice

26OCT-12 RACECOURSE SURVEY

Final Survey and Action Steps presented for agreement

PROPOSED: Chair

SECONDED: Cllr Austin

RESOLVED: To approve the survey for publication and promotion to residents

26OCT-13 DEVOLUTION OF JOHN MELLOR FIELD

Would we like to continue with the process of Devolution in light of Government changes

PROPOSED: Chair

SECONDED: Cllr Neal

RESOLVED: To approve the Clerk to have discussions with WBC about dissolving only part of John Mellor Field to GPC.

26OCT-14 WBC BUS STOP ELECTRIC SIGNAGE PANELS

Would the council agree for WBC to fund the installation of electric signage panels

PROPOSED: Blackborow

SECONDED: Cllr Neal

RESOLVED: To approve the proposed works at no cost to GPC

26OCT-15 MEMBERSHIP OF CONNECTING COMMUNITIES IN BERKSHIRE

Would the council like to become a member

To defer and the Clerk to ask more question about how they might help GPC

26OCT-16 BUS SHELTERS

To discuss further improvements to bus shelters after cleaning

The Clerk to obtain costings on painting the bus stops

26OCT-17 EXCLUSION OF PRESS & PUBLIC

To resolve that under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the meeting for the following items of business as publicity would be prejudicial to the public interest due to the confidential nature of the business to be transacted.

PROPOSED: Chair SECONDED: Cllr Austin

26OCT-18 TO AGREE CONTRACTOR FOR CONTROL TOWER ROOF

Working Group to share their recommendation and for council to decide the way forward.

PROPOSED: Chair

SECONDED: Cllr Neal
RESOLVED:

PROPOSED that the Council NOTES that:

1/ Its power to carry out the works is section 111 of the Local Government Act 1972, as incidental to its ownership of the Control Tower (Financial Regulation 5.2).

2/ The tenders were invited and received through the electronic process agreed at resolution 26MAR-14, using a dedicated, monitored email address (Financial Regulations, Appendix 1, paragraphs 2 and 4).

3/ The new steps in part (c) extend an existing contract (Financial Regulation 5.12.3), and part (c) gives the reason for not seeking other quotes (Financial Regulation 5.13).

4/ The funds are available, as shown in the September 2026 bank reconciliation and statement of reserves approved at item 26OCT-9.2 (Financial Regulation 5.19), and regulation 59C of the Community Infrastructure Levy (CIL) Regulations 2010 allows the CIL to be spent on these works.

5/ Schedule 1, paragraph 10.1 of the lease of 4 June 2018 places the repairing obligation on Greenham Control Tower Ltd, and the works protect a Grade II listed building that the Council owns.

and RESOLVES to:

(a) appoint Salnor Roofing Services Ltd to carry out the Control Tower roof works for £88,823.61 plus VAT, being its tender price and additional items N to Q;

(b) authorise up to a further £3,250 + VAT for freestanding scaffold, if the scaffold cannot be tied into the building;

(c) add new steps to the pink and purple roofs to Salnor's contract, up to £28,750 plus VAT once Salnor gives a firm price, without seeking other quotes, because one contractor for both the roof and the steps protects the 25-year roof guarantee;

(d) authorise a contingency of up to £30,000 + VAT, with the Clerk to instruct items of up to £5,000 each and report them to the next meeting;

(e) place no order until Listed Building Consent and Building Regulations approval have been granted;

(f) fund the works, up to £150,823.61 + VAT, from the CIL reserve, reallocated from the Diamond Community Build, with the balance from the Greenham Control Tower Contingency Fund; and

(g) carry out the works as owner, without seeking to recover the cost from Greenham Control Tower Ltd.

2OCT-19 DATE OF THE NEXT PARISH COUNCIL MEETING
11th November 2026

With no further business the meeting closed at 9:15pm