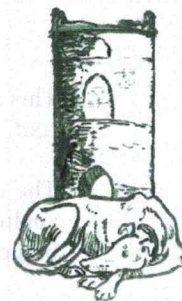


Tidmarsh with Sulham Parish Council



Minutes of the Extraordinary Meeting of the Parish Council of Tidmarsh with Sulham
On Thursday, 23rd October 2025 at 7.30p.m
held at Tidmarsh Village Hall, The Street, Tidmarsh, Reading, Berkshire. RG8 8ES

Councillors Present	
Cllr Jon Dunn (JD), Chairman	Cllr Sima Elliot (SE) – for items EM25/14 onwards only
Cllr Jon Chishick (JC)	Cllr Bronwyn Wynne (BW)
Cllr Jonathan Pearson (JP)	
In Attendance	
1 member of the public	
Apologies for Absence	
Cllr Mark Farrington (MF), Vice Chairman	
Mrs. Wendy Rapley (WR), Clerk	

Agenda Item	Discussion of Item & Decisions	Action on
EM25/10	Quorum, Notice & Apologies for Absence A quorum was present and due notice of the Meeting had been served; apologies had been received from Cllr Farrington due to holiday, from Cllr Elliot (for the first part of this meeting only, due to an interest in the planning application under discussion by the Council) and from the Clerk.	
EM25/11	Declaration of Interests No new Declaration of Interests were received; Cllr Elliot had already declared her existing interest regarding the planning application 25/02245/HOUSE and was absent for the first part of the meeting where this subject was to be reviewed.	
EM25/12	Welcome to members of the public in attendance & Chairman's statement regarding protocol and format for the meeting The Chairman welcomed the members of the public to the meeting and issued a short statement regarding process and protocol for this meeting, stating: - Members of the public were able to submit evidence, ask questions or answer questions regarding the Planning Application during the public forum, the duration of which would be limited to 15 minutes in total. - Any one individual who wished to speak should indicate this by raising their hand (Standing Order 3i) and directing comments to the Chairman (Standing Order 3j). - Only one person would be permitted to speak at a time and if more than one person wished to speak, he as Chairman would direct the order of speaking (Standing Order 3k). - The Council, as a formal planning consultee under legislation, can formulate a response to submit taking into consideration local planning policies but that the Council was only a consultee and not part of the decision-making process, with WBC making the final decision on the application. - Measures that would be implemented should disruptive behaviour occur during the meeting in line with the Council's Standing Orders. - The second part of the meeting would be held in closed session, with members of the public asked to leave prior to commencement of this part due to the confidential nature of the business (Clerk's contract and review of employment Terms & Conditions), in line with the Council's Standing Orders provision 3(d) and on the advice of HALC. IT WAS RESOLVED the second part of the meeting which was to review the Clerk's contract and employment terms and conditions should be held in Closed Session due to the confidential nature of the business.	
EM25/13 (a)	Review of Planning Application 25/02245/HOUSE Public Forum Discussions	

This application was for alterations to Nightingales: to raise the roof and to place PV panels on the roof.

The member of the public put this application in context and advised that the owner had a prior application refused. That application was to replace the existing house with a new property with a bigger footprint. That had been refused on the grounds of flooding issues.

The document produced by the owner's architect refers to the house in Zone 3; this was incorrect and should be Zone 3b. This error alone should be grounds to refuse the application, stated the member of the public.

The documents filed on the WBC planning portal were examined by way of slides.

The floor level of the property does not comply with Zone 3b.

No details as to drainage or other measures to ameliorate flooding were included in the documents submitted with the planning application.

The replacement of the septic tank is also a concern: there is potential for contamination of the river in a flood situation.

The new footprint is reduced with an increased height of the first floor. JD was concerned this added weight could cause issues with the foundations in a flood zone. JP stated this was a matter for Building Control rather than planning.

The member of the public was asked to submit their own letter objecting to the planning application.

(b) Council deliberations and resolution regarding Planning Application response

After much discussion, it was felt the recommendations in the SuDS report should be relied on and the application should be refused.

It was noted by JP that the new plans would improve the aesthetics of the house and, clearly, the owners would like to improve their home. Questions were raised as to what searches they had done when buying the property.

IT WAS RESOLVED THAT a letter would be prepared by JD on behalf of the Parish Council, averring that the application should be refused on the basis of the lack of adequate drainage and flood amelioration measures, given that the property is in Zone 3b which would require serious flood relief measures being put in place and that no such measures had been documented in the planning application. In addition, mention should be made in the letter regarding concerns over the septic tank.

JD

The first part of the meeting closed, and the public were asked to leave.

Cllr Elliot arrived for the second part of the meeting.

EM25/14 Review of Clerk's/RFO's Contract and Terms and Conditions

The Clerk's contract is for 28 hours per month. A proposal was submitted to increase those hours to 56 (double) or 84 (treble).

IT WAS AGREED that:

- (a) The contractual hours could not be increased beyond 28 hours as that would be beyond the Council's budget.
- (b) What could be adopted as a way forward would be to allow the Clerk to inform the Council when the limit of 28 hours had been reached with approval to be granted for additional hours, subject to scrutiny.
- (c) Should the items the Clerk wanted to do over the 28-hour limit be considered non-essential, then they would not be approved.
- (d) Over the next few months, data could be collated to see if and to what extent the Clerk's hours needed to be increased and they could be included when deciding the Precept and Budget for 2026/27 in February.

EM25/15 Close of Meeting

The meeting closed at 10.30pm

Signed:  (Chairman)

Date: 12th November 2025