



SPEEN PARISH COUNCIL		
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 26th July 2016 AT THE PAVILION, SPEEN RECREATION GROUND STARTING AT 7pm.		
PRESENT	Parish Councillors	SLARKINS (CHAIR), J APICELLA, R SCOREY, S TAYLOR, A WINN
	WBC Councillor	None
	Parishioners:	None
	Guests:	None
	Press:	None
	CLERK (TEMPORARY)	Margaret Gould

Open session: None

1. **Apologies:** Apologies were received from Cllr Booth, Cllr Newell-Hart and Cllr Tull.
2. **Declarations of interest:** Peak House is owned by Cllr Winn's employer. Cllr Winn lives next door to Benham Valence and employer was previously owner of Benham Valence.
3. **Minutes of the previous meeting;** held on 5th July 2016 were considered, taken as read and signed as a true record.
4. **To consider the following planning application(s): To consider the following planning application(s):**
 - a) <http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/01789/ADV>
16/01789/ADV
Retrospective application to Replace existing fascia with new illuminated fascia. Shell Newbury Bath Road Speen Newbury Berkshire RG14 1QT
No dimensions had been provided and the sign has been in place for a number of months.
Comments: Speen Parish Council planning committee expressed surprise and disappointment that a professional advisors of a large corporation were not able to submit the application in a timely manner.
Proposal: to raise no objection. Proposer Cllr Scorey, Seconder Cllr Winn. All in agreement. **It was duly resolved to offer no objections.**
5. **To review Case Officer's report received as follows:**
 - a) <http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/01123/HOUSE>
16/01123/HOUSE
Alteration and conversion of ground floor of stable block of Woodspeen House to create new ancillary spaces associated with the use of main house including new games room, gym, sitting room and sanitary facilities. The Coach House Woodspeen House Woodspeen Newbury Berkshire RG20 8BT
Comment: The case officer's report states there had been no response from the Parish Council by the 15-6-16. In fact, Speen Parish Council had not received the papers on which to comment.

Proposal: The Clerk to write to West Berks Council Planning advising them that papers for this application had not been received. Proposer Cllr Larkins. Seconder Cllr Scorey. All in favour. **It was duly resolved for the Clerk to write to West Berks Council to advise them that papers not received.**

b) <http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/01270/HOUSE>
16/01270/HOUSE

Erection of double garage with home office/ancillary accommodation. | Castle View Station Road Speen Newbury Berkshire RG14 1RD

Planning application has been refused. However, the case officer's report states that the Parish Council raised no objections. This is incorrect. In fact, at a meeting on 2 June 2016, the Council both objected and commented as follows:

1. Proposed building in front of building line of other dwellings; 2. Site is in Speen conservation area; garage will be detrimental to street scene due to height & location; 3. Garden will be overdeveloped; 4. Description in the design & application form differs from the plan.

Proposal: The Clerk to write to West Berks Council Planning advising them that SPC did object to this application and asking them to correct their records and the public record to accurately reflect the objections of SPC. Proposer Cllr Larkins. Seconder Cllr Taylor. All in favour. **It was duly resolved for the Clerk to write to West Berks Council to advise them that their records for this application do not accurately reflect the objections raised by the Parish Council.**

6. To review West Berkshire Planning decisions relevant to Speen Parish Council received June 2016 to date

a) [Application for approval of details reserved by Condition 20 - Natural England EPS Licence of planning permission 13/02229/OUT \(Replacement 2 storey dwelling by demolition of existing dwelling and outbuildings; existing garage retained - Matters seeking consent Access, Layout and Scale\).](#) Pique Furze Hill Stockcross Newbury Berkshire RG20 8ET Ref. No: 16/01177/COND2 | Status: Approved.

b) [Alteration and conversion of ground floor of stable block of Woodspeen House to create new ancillary spaces associated with the use of main house including new games room, gym, sitting room and sanitary facilities.](#) The Coach House Woodspeen House Woodspeen Newbury Berkshire RG20 8BT Ref. No: 16/01123/HOUSE | Status: Approved.

c) [New Porch.](#) The Old Vicarage Speen Lane Speen Newbury Berkshire RG14 1RJ Ref. No: 16/01090/HOUSE | Status: Approved.

d) [Conversion of existing garage building into annexe to existing house.](#) Mill Bank Benham Park Marsh Benham Newbury Berkshire RG20 8LX Ref. No: 16/00916/HOUSE | Status: Withdrawn.

e) [Section 19 - Application for Variation of Condition 2 - Plans and Condition 3 - Schedule of Works of planning permission 12/02209/LBC - Restoration and conversion of Benham Valence from B1 office accommodation to a Medical Park consisting of the demolition of late 20th century office buildings, restoration of Mansion House, provision of new ancillary bedroom suites, therapy facilities and sports rehabilitation unit with associated landscaping.](#) Benham Valence Speen Newbury Berkshire RG20 8LU Ref. No: 16/00667/LBC Status: Approved. Comment: a variation regularising an error.

f) 16/01270/HOUSE Castle View Station Road Speen Newbury Berkshire RG14 1RD Erection of double garage with home office/ancillary accommodation. Status: refused. Cllr



Apicella to forward email communications regarding this application to Clerk for records.

7. To review any correspondence received:

- a) <http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/01533/HOUSE> 25 Lambourn Road Speen Newbury Berkshire RG20 8AA. Proposed two-storey side extension and loft conversion with rear flat roof dormer. Receipt of additional drawings / amended for information only. Comment: a small amendment to regularize an omission.

8. Other items

All councillors had found helpful the opportunity to review West Berkshire Planning decisions relevant to the Parish. This should become a regular part of the Planning Meetings.

The meeting ended at 7.25pm.

Final Minutes approved as follows:

Signed:	Name (print):	Date:

FINAL

Page approved by (initials) & date: