



SPEEN PARISH COUNCIL		
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 2nd May 2017 AT THE PAVILION, SPEEN RECREATION GROUND STARTING AT 6:30pm		
PRESENT	Councillors	Cllrs Apicella, Scorey, Booth, Winn, Larkins
	WBC Councillor	None
	Parishioners, Guests & press:	None
	ACTING CLERK	S Larkins

1. **Apologies:** Apologies were received from Cllrs Tull & Newell-Hart and M Gould (Clerk)

2. **Declarations of interest:**

- Item 4.1: Cllr Scorey declared a pecuniary interest as she owns property opposite 42 Sutton Rd.
- Item 4.5: Cllr Winn declared a prejudicial interest as this property is owned by his employer, Sutton Estates.

3. **Minutes of previous meetings:** Minutes of meeting held on 3/4/17 were considered.

Resolved	Proposal: that Minutes of meeting held on 3/4/17 are a true record of the meeting and should be signed as such by the Committee Chairman. Proposer Cllr Scorey, seconder Cllr Larkins. 5 in favour 1 abstention.
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4. **To consider the following planning application(s):**

Cllr Scorey left the meeting at 6.40pm for item 4.1

Item	WBDC reference	Details	SPC recommendation
4.1	17/00796/FULD	Proposed dwelling 42 Sutton Road Speen Newbury Berkshire RG14 1UT Discussion as to whether additional dwelling would be over-development of site, would remove 'open' nature of surrounding estate, very small gardens would result for both dwellings. Proposal: to object to application. Proposer Cllr Booth, seconder Cllr Apicella. 4 in favour, 1 abstention (Cllr Scorey).	Resolved. SPC objects to application

Cllr Scorey returned to the meeting at 6.55 pm.

Item	WBDC ref	Details	SPC recommendation
4.2	17/00734/FUL	Change of use to first floor of the new garage building from storage to residential Mill House Woodspeen Newbury Berkshire RG20 8BT Proposal: to raise no objections. Proposer Cllr Booth, seconder Cllr Larkins, all in favour.	Resolved. SPC has no objections to application
4.3	17/00873/FULD	Section 73a: Removal of condition 4 'code for sustainable homes' of previously approved application 14/01392/FULD: Removal of existing detached sheds/garage. Creation of two storey attached dwelling with associated parking. Modification/widening of existing vehicular access to create access to both existing and proposed dwellings. Replacement front porch and replacement rear extension to No. 16 16 Lambourn Road Speen Newbury Berkshire RG20 8AA Proposal: SPC objects to application as original planning permission granted on basis of proposed eco-friendly credentials which this variation seeking to have removed. Proposer Cllr Booth, seconder Cllr Apicella. All in favour	Resolved. SPC objects to application



4.4	17/00903/PASS HE	For notification only. Permitted development.	Noted by committee
4.5	17/00753/FUL	Extension to existing grain store Bradford's Farm Marsh Benham Newbury RG20 8LR Cllr Winn remained in the meeting to provide additional information if required. Proposal increases grain storage by approx. 20%. Proposal: No objections. Proposer Cllr Scorey, seconder Cllr Taylor. 4 in favour, one abstention (Cllr Winn)	Resolved SPC has no objections to the application.

Cllr Larkins (acting clerk) left the meeting at 7.10pm

5. To review West Berks. Case Officer's documentation & decisions received:

Item	WBDC ref no.	Details	Case Officer's Report received	WBDC Decision
5.1	17/00393/ADV	Installation of a totem advertisement sign. 75 Brummell Road Newbury Berkshire RG14 1SG	Yes	Granted 6/4/17 No further comment from SPC
5.2	17/00498/CERTP	Replacement of existing UPVC double glazed windows with like for like due to current windows failing. No structural openings will be altered. 8 Battle Close Speen Newbury Berkshire RG14 1QU	Yes	Lawful use 28/3/17 No further comment from SPC
5.3	17/00423/HOUSE	Extension to the north side of the building (toilet and room). Size of the extension is 2.65m by 4.05m (room) and 2.15m by 2.02m (toilet). Conservatory on concrete foundation to the east side of the building (rear) of a size of 5.4m by 3.4m. 223 Kersey Crescent Speen Newbury RG14 1SX	Yes	Granted 12/4/17 No further comment from SPC
5.4	17/00358/HOUSE	Single storey extension to rear elevation, raise height of existing flat roof and replace roof to existing pitch roof extension and part conversion of existing garage. 4 Speen Lodge Court Speen Newbury RG14 1QS	Yes	Granted 27/3/17 No further comment from SPC
5.5	17/00188/HOUSE	Removal of hood porch, alteration of existing window to french doors and alteration of exiting door opening to new window to rear elevation at ground floor level, erection of new hood porch to front elevation, minor internal alterations. Alma House Speen Lane Speen Newbury RG14 1RJ	Yes	Granted 21/3/17 No further comment from SPC
5.6	17/00508/COND1	Application for approval of details reserved by Conditions (4) - Tree protection, (5) - Tree retention, (6) - Construction management plan, (9) - Landscaping and (15) - External lighting of approved application 16/02403/FULD. Lord Lyon Inn Stockcross Newbury RG20 8LL	No	Approved 10/04/2017 No further comment from SPC
5.7	17/00293/COND3	Application for approval of details reserved by Condition (5) - Hit and miss fencing samples of planning permission allowed on Appeal 15/00614/FULC. The Starting Gate 75 Brummell Road Newbury Berkshire RG14 1SG	No	Approved 06/04/2017 No further comment from SPC



6. **To review any correspondence received:** CA17 notice ref: 93: section 31(6) Highways Act 1980 documents affecting Bagnor Estate land (Boxford, Speen and Winterbourne parishes) (previously forwarded by email to councillors by Clerk). Committee noted content.
7. **Any other items for consideration:** none

There being no further business to conduct, the meeting ended at 8pm.

Signed:	Name (print):	Date:

Abbreviations: SPC = Speen Parish Council, WBDC = West Berkshire Council

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