



SPEEN PARISH COUNCIL		
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 20th February 2017 AT THE PAVILION, SPEEN RECREATION GROUND STARTING AT 6:30pm		
PRESENT	Councillors	A BOOTH (CHAIR), J APICELLA, A NEWELL-HART, R SCOREY, A WINN
	WBC Councillor	None
	Parishioners, Guests & press:	None
	CLERK	M Gould

1. **Apologies:** Apologies were received from Cllr Taylor, Larkins & Tull
2. **Declarations of interest:** Cllr Winn declared a prejudicial interest in item 4.1 (17/00083/COMIND) as this relates to land owned by his employer, Sutton Estates.
3. **Minutes of the previous meeting: Proposal:** to accept draft Minutes from 5-1-17. Proposer Cllr Booth, seconder Cllr Scorey. All in favour. **It was duly resolved to take the Minutes as read and these were signed off by the Chair as a true record.**
4. **To consider the following planning application(s):**

4.1	17/00083/COMIND	<p>Note: this application pertains to an Adjacent Parish, not Speen Parish</p> <p>Installation of new culvert to replace Barnards Lock underbridge which will be demolished and infilled to form a railway embankment and the division of the River Kennet which requires approximately 150m of new river channel, the redundant river channel will be infilled. Work includes ecological mitigation.</p> <p>Barnards Lock Benham Valence Speen Newbury Berkshire</p> <p>This is a specialised application requiring expert knowledge. Affects a designated Area of Outstanding Natural Beauty and Site of Special Scientific Interest. High habitat value as this is a chalk stream; also high commercial sporting value due to brown trout. The Committee recognized the need for works to the bridge but has concerns about the impact of the current design on the environment & local business. Ownership of one area of land affected is still in question.</p> <p>Proposal: to offer no objection and comment that SPC accepts the need for a replacement bridge but has concerns regarding water quality downstream during construction, also the impact of the proposed solution on riverbank erosion, wildlife and flood risk. Proposer Cllr Scorey, seconder Cllr Booth. All in favour.</p>	<p>Item 4.1 Resolved No objection</p>
4.2	17/00188/HOUSE 17/00189/LBC2	<p>Removal of hood porch, alteration of existing window to french doors and alteration of existing door opening to new window to rear elevation at ground floor level, erection of new hood porch to front elevation , minor internal alterations</p> <p>Alma House Speen Lane Speen Newbury Berkshire RG14 1RJ</p> <p>House has been modified several times since 1970s, though some medieval parts do remain. Current planning application is for modifications to the interior or to the rear of the property.</p> <p>Proposal: to offer no objection. Proposer Cllr Scorey, seconder Cllr Winn. All in favour.</p>	<p>Item 4.2 Resolved No objection</p>
4.3	17/00276/PASSHE	<p>Demolition of conservatory, single storey rear extension with lean-to pitched roof for residential use. 4.5m from rear wall, 4m maximum</p>	<p>Item 4.3 Permitted development.</p>



		height and 2.82m eaves height. 46 Grove Road Newbury Berkshire RG14 1UL This is a permitted development application which is for council notification only and not requiring formal SPC comment.	No further comment from SPC
--	--	--	-----------------------------

5. **To review West Berks. Case Officer's documentation & decisions received:** No case officer's reports received since last meeting.

6. **To review additional West Berks. Planning decisions relating to Speen Parish Council:**

6.1	16/02403/FULD	Proposed erection of ground and first floor side and rear extension: conversion of the extended premises to nine apartments (four with one bedroom, five with two bedrooms) following removal of the rear emergency staircase and first floor privacy screen. Lord Lyon Inn Stockcross Newbury RG20 8LL	Approved 23/01/2017 No further comment from SPC
6.2	16/03282/HOUSE	Demolition of a conservatory and garage and the erection of a two storey rear/side extension 1 Speen Place Speen Newbury Berkshire RG14 1RX	Approved 20/01/2017 No further comment from SPC
6.3	16/03201/HOUSE	Erection of double garage with ancillary accommodation. Castle View Station Road Speen Newbury RG14 1RD	Refused 10/01/2017 No further comment from SPC
6.4	16/03197/HOUSE	Proposed side extension and rear conservatory 223 Kersey Crescent Speen Newbury RG14 1SX	Approved 06/01/2017 No further comment from SPC
6.5	16/03116/HOUSE	Double garage Southbank Speen Lane Newbury RG14 1RW	Approved 04/01/2017 No further comment from SPC
6.6	16/03057/HOUSE	Two storey extension, garage conversion and extension and detached carport. Speen Holt West Speen Lane Newbury RG14 1RL	Approved 13/01/2017 No further comment from SPC

7. **To review any correspondence received:** none received

8. **Any other items for consideration**

- 8.1 **Newbury Town Council Planning Steering Committee deputy nomination:** This item brought forward from full council meeting on 16-1-17. **Proposal:** to nominate Cllr Scorey as deputy representative from SPC Planning Committee on the Newbury Town Council Planning Steering Committee. Proposer Cllr Booth, seconder Cllr Apicella. Cllr Scorey abstained. Four in favour. **It was duly resolved that Cllr Scorey will act as deputy representative from SPC Planning Committee on the Newbury Town Council Planning Steering Committee.**
- 8.2 **National press articles:** Planning Departments under pressure by developers. This item brought forward from full council meeting on 16-1-17 for discussion (Cllr Newell-Hart). Item deferred to next planning meeting.
- 8.3 **Castle View:** land ownership & maintenance map (for committee information). Maps of the Castle View development with defined areas of land ownership and responsibility for maintenance had been circulated previously to all planning committee councillors for information only. There was discussion of the role of SPC maintenance contractor within the development. As this is not a planning matter it should be handled by the SPC Environmental Maintenance committee if necessary.

There being no further business to conduct, the meeting ended at 7:28pm.

Final Minutes approved as follows:

Signed:	Name (print):	Date: