



<b>SPEEN PARISH COUNCIL</b>		
<b>MINUTES OF THE EXTRAORDINARY PLANNING COMMITTEE MEETING HELD ON 9<sup>th</sup> August 2017 AT THE PAVILION, SPEEN RECREATION GROUND STARTING AT 7:30pm</b>		
<b>PRESENT</b>	<b>Councillors</b>	Cllrs A Booth (Chair), Cllr Larkins, A Amirtharaj, R Scorey, A Newell-Hart, A Winn
	<b>WBC Councillor</b>	None
	<b>Parishioners, Guests &amp; press:</b>	None
	<b>CLERK</b>	Lisa Blake

	<b>1. Apologies:</b> Apologies were received from Cllr Harris, Cllr Tull
	<p><b>In lieu of Parishioner questions Cllr Booth an open Question session from Councillors</b></p> <p>App 4.4: Cllr Newell Hart questioned vehicular access to the site. Would the A4 be used for access to the site. Cllr Winn clarified that the A4 entrance had been chosen by Highway Engineers Cllr Booth confirmed that this particular application is for 14 dwellings.</p> <p>Cllr Scorey questioned potential flooding of the site. Also mentioned one Public right of Way which isn't detailed on the block plan - Cllr Winn confirmed there would be no interference with the Public right of Way. Sutton Estates has access to both sites but the sites cannot be merged for planning purposes.</p> <p>Cllr Booth questioned why the applications could not be merged and Cllr Winn explained that the Lambourn Road application for 14 houses was separate to the larger application for the 104 houses at Bath Road, because the two sites are separate and are not linked. An earlier draft iteration of the housing scheme had shown the two sites linked, but this link was not actually able to be achieved in terms of land ownership. The planning consultant for Sir Richard Sutton Limited therefore advised that because of this geographical separation, we submit two applications (concurrently).</p> <p>Cllr Larkins asked for confirmation that the properties would all be freehold - Cllr Winn confirmed that a decision has not yet been made on whether the properties would be Leasehold or Freehold</p> <p>Cllr Scorey confirmed the split of housing (up to 40% Affordable housing):</p> <p>8 to be sold</p> <p>4 Socially rented</p> <p>2 Shared Equity</p> <p>Cllr Larkins asked if there would be any new public road - Cllr Winn to check with Planning consultant re adoption of roads</p> <p>Cllr Scorey questioned whether the development would be lined to the mains sewage system - Cllr Winn to check</p> <p>Cllr Amirtharaj questioned 'open space' on the development – Cllr Winn confirmed open space included but did not confirm the size.</p> <p>Cllr Amirtharaj questioned whether there would be Management fees payable on the Estate. Cllr Winn confirmed no Management fees.</p> <p>Cllr Scorey and Cllr Newell-Hart both commented on the local area and Neighbours being</p>
Cllr Winn	
Cllr Winn	



	<p>affected by the development</p> <p>End of Question session 7:56pm</p>
1	<p><b>2. Minutes: Proposal:</b> Deferred to next Planning meeting</p> <p>Proposer Cllr Booth, seconder Cllr Scorey. All in favour.</p>
	<p><b>3. Declarations of interest:</b> To declare any financial, personal and/or prejudicial interests and their nature in relation to items on the agenda.</p> <p>Cllr Winn declared a potential personal/prejudicial interest in item 4.1 and 4.4 as the organisation involved, Sir Richard Sutton Ltd, is Cllr Winn's employer</p> <p>Cllr Scorey declared a potential personal interest in item 4.4. Cllr Scorey lives near this development. Cllr Scorey has been lobbied in relation to this Planning application.</p> <p>Discussion about whether Cllr Winn should stay for discussion about 4.2. Agreed that Cllr Winn should stay, as the matter under discussion was incidental, it was an S73 variation.</p>

**4. To consider the following planning application(s):**

Item	WBDC ref no.	Details
4.1	17/01945/HOUSE	<p>Cllr Booth thought this had been submitted previously</p> <p>Incorporation of outbuilding into main house</p> <p>Cllr Amirtharaj Queried a wall at the property</p> <p>Cllr Scorey confirmed there was an out building at the property</p> <p>Proposer Cllr Booth, seconder Cllr Larkins. All in favour.</p>
4.2	17/01750/FULD	<p>Related to Apartment F and H. Change of roof line from original plan.</p> <p>Cllr Amirtharaj Queried removal of emergency staircase. Confirmed that staircase was removed previously, when the building was a pub. Discussion re amenities area</p> <p>Proposer Cllr Booth, seconder Cllr Newell-Hart.</p> <p>Four councillors in favour</p> <p>Cllr Scorey Against.</p> <p>Cllr Winn Abstained</p>
4.3	17/01805/HOUSE	<p>Cllr Winn left the meeting at 8:41pm</p> <p>Location of house confirmed, overlooking Speen Moors</p> <p>Roof material discussed</p> <p>Proposer Cllr Larkins, seconder Cllr Newell-Hart</p> <p>All in favour</p>
4.4	17/02093/OUTMAJ	<p>Discussion whether to discuss this application independently or in conjunction with larger development. It was agreed to defer this discussion and consider both applications for this site together</p> <p>Proposer Cllr Newell-Hart, seconder Cllr Amirtharaj</p> <p>Cllr Larkins, Cllr Newell-Hart and Cllr Amirtharaj in favour of deferring</p> <p>Cllr Booth and Cllr Scorey against deferring</p>

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

Item	WBDC ref no.	Details	Case Officer's Report	WBDC Decision

**6. To review Planning Inspectorate Case Officer's documentation & decisions received:**

Page approved by (initials) & date:



Dismissed. No further comment

7. **Newbury Town Planning Steering committee update** – No updates.

9. **To review any correspondence received:** No Correspondence

10. **Any other items for consideration** – No other items for consideration

Meeting ended at 9:06pm

Next meeting Tuesday 29<sup>th</sup> August SPEEN RECREATION GROUND STARTING AT 6:30pm

<b>Signed:</b>	<b>Name (print):</b>	<b>Date:</b>

Abbreviations:

SPC = Speen Parish Council,

WBDC = West Berkshire Council

SSDNAG: Speen Stockcross and Donnington Neighbourhood Action Group

NAG = Neighbourhood Action Group

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