



SPEEN PARISH COUNCIL		
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 19th December 2017 HELD AT SPEEN PAVILION STARTING AT 6:30pm		
PRESENT	Councillors	Cllrs A Booth (Chair), Cllr Larkins, Cllr Harris, Cllr Newell-Hart
	WBC Councillor	None
	Parishioners, Guests & press:	None
	CLERK	Lisa Blake

Meeting commenced at 6:32pm

	1. Apologies: Apologies were received from Cllr Scorey, Cllr Winn, Cllr Amirtharaj
Item 2 resolved	2. Minutes: Proposal: To approve and sign the minutes of the last meeting on 27-11-17 Cllr Booth asked for a change to section 4.1. Remove the sentence 'the existing building' and replace with 'An Existing building'. Proposer, Cllr Booth, Seconder, Cllr Larkins. All in favour, none against. Cllr Newell-Hart abstained.
	3. Declarations of interest: To declare any financial, personal and/or prejudicial interests and their nature in relation to items on the agenda. None

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

Item	WBDC ref no.	Details	SPC Comments
4.1	17/02976/HOUSE	Proposed garage conversion and single storey lean - to front extension. 24 Speen Place, Newbury	Cllr Booth highlighted that 'No' had been ticked on the App form for a number of sections that weren't correct. For example, Trees or Hedges to be removed was ticked as 'No' but the plan clearly states removal of part of the hedge. Cllr Newell-Hart asked to add a comment on the Application form about the incomplete data. There was concern about the number of cars at the property and potential increase in street traffic. There were no objections to the plan but the discrepancies in the form were noted by Cllr Booth Proposed: Cllr Harris Seconded: Cllr Larkins All in Favour
4.2	17/03166/FUL	Conversion of existing Buildings and erection of a new building as tourist accommodation. Demolition of one building Red House, Marsh Benham	Company name is Tricrane and the agent is Geoffrey Morgan. Conversion of redundant farm buildings to B&B accommodation. Proposal for nine rooms. Cllr Harris highlighted a potential

			<p>parking problem highlighted, the current car park at the Red house is small. Cllr Newell-Hart also highlighted a potential problem with parking. There will be a temporary road from Millhouse lane, which crosses Sutton Estates land, to the site for construction traffic. Cllr Larkins queried restricted mobility access to the hotel. Cllr Booth noted the potential flood risk. Cllr Harris confirmed that flooding had occurred in the fields behind houses in Marsh Benham. Parking was highlighted as an issue but there were no objections There were also concerns about access for Emergency vehicles Proposed: Cllr Booth Seconded: Cllr Larkins All in Favour</p>
4.3	17/03275/HOUSE	Single Storey rear extension for a swimming pool The Old Coach House, Bath Road, Newbury	<p>No objections to the application Proposed: Cllr Booth Seconded: Cllr Larkins All in Favour</p>
4.4	17/03313/HOUSE	Proposed first floor side extension and internal alterations 23 Groveland Road, Speen	<p>No objections to the application Proposed: Cllr Booth Seconded: Cllr Harris All in Favour</p>
4.5	17/03344/HOUSE	Replacement windows, fit fascia boards and soffit boards. New guttering and downpipes. Replace Existing brown wooden cladding. Yew Tree House, Speen lane	<p>Window replacement, no change to the footprint of the house. No objections to the application Proposed: Cllr Larkins Seconded: Cllr Harris All in Favour</p>

5. To review West Berks. Case Officer's documentation & decisions received: Deferred and details of applications to be added for next meeting

5.1	17/02226/HOUSE	Single storey extension, conservatory and internal alterations. 14 Caunter Road Speen Newbury Berkshire RG14 1QZ	No	06/10/2017
5.2	17/02191/CERTP	Single storey rear extension with mono-pitch roof to be constructed in materials to match the existing building and conversion of the existing garage into habitable space. 15 Speen Place Speen Newbury Berkshire RG14 1RX	No	03/10/2017
5.3	17/02750/TPC	H1 and H2 - Conifer hedge- Fell to as near ground level as possible. Evergreen Bagnor Newbury Berkshire RG20 8AF	No	16/10/2017
5.4	17/02689/TPC	Yew - Fell (multi-stem, old wounds on trunk and presence of Laetiporus	No	16/10/2017



		sulphureus). Ladywell Speen Lane Speen Newbury Berkshire RG14 1RJ		
5.5	17/02956/TPC	T1 and T2 - Ash - Fell T3 - Weeping Willow - 20% crown thin and 20% crown reduction with a final finished height of approximately 9-10m. The Benhams Bagnor Newbury Berkshire RG20 8AQ	No	22/11/2017

Cllr Newell-Hart left the meeting at 7:29pm

7. **Newbury Town Planning Steering committee update** – A public consultation will take place in January 2018, Thatcham town council have asked for input into the Newbury Town plan.
8. **Highways matters**
 - 8.1 **SID on Grove Road** – Description to be changed from SID to VAS (Vehicle Activation Sign). Three new locations have been suggested by WBC. The original location was on the North side of Grove Road. The three new proposed locations are on the South side of the road. Chris Vidler (WBC) has visited the site and cited vegetation on the North side of the road as a potential issue. The three locations were discussed and Chris Vidler has recommended the first location in the documentation received from WBC. Cllr Larkins requested statistical information about the location, to help the Full council make their decision about the VAS location. Cllr Booth will request this information from WBC. The delivery time for a VAS is 6 to 8 weeks.
 - 8.2 **Overhanging branches on A4** – WBC will revisit the site in the next 7 to 14 days to cut the vegetation back further
9. **To review any correspondence received:** An email has been received from WBC about the future printing and mailing of future planning applications. Clerk to forward the email to the Planning committee.
10. **Any other items for consideration** –Cllr Booth discussed the proposed housing estate near the A4 in Speen and the possibility of receiving a Civil Engineers report regarding access to the site. The planning application has not been approved yet.

Meeting closed at 7:57pm

Next meeting Monday 29th January 2018 SPEEN RECREATION GROUND STARTING AT 6:30pm

Signed:	Name (print):	Date:

Abbreviations:

SPC = Speen Parish Council,

WBDC = West Berkshire Council

SSDNAG: Speen Stockcross and Donnington Neighbourhood Action Group

NAG = Neighbourhood Action Group