



SPEEN PARISH COUNCIL		
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 27th November 2017 HELD AT SPEEN PAVILION STARTING AT 6:30pm		
PRESENT	Councillors	Cllrs A Booth (Chair), Cllr Larkins, Cllr Harris, Cllr Amirtharaj
	WBC Councillor	None
	Parishioners, Guests & press:	None
	CLERK	Lisa Blake

Meeting commenced at 6:31pm

	1. Apologies: Apologies were received from Cllr Scorey, Cllr Winn, Cllr Newell-Hart
Item 2 resolved	2. Minutes: Proposal: To approve and sign the minutes of the last meeting on 30-10-17 Proposer, Cllr Booth, Seconder, Cllr Larkins. All in favour, none against. Cllr Amirtharaj 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	17/02973/COMIND	Existing grain store to be partly deconstructed and demolished. Proposed grain store/workshop building to be constructed alongside, together with a concrete apron Copse Barn Bagnor Manor Bagnor Newbury Berkshire	The site is an existing site in Bagnor, just on the edge of the parish Council boundary. The planning application is for the demolition of an existing building and the erection of a new larger store. There are LPG gas tanks on the site. Noise and vision relating to the site is detailed in the planning application. The lowest noise level on the application is 25 decibels. The noise report present. Cllr Larkins highlighted extra vehicle journeys through Bagnor to gain access to the site. Cllr Booth highlighted this as an issue. Cllr Larkins had no objection in principle to the development. Cllr Amirtharaj had concerns about the detail of the plan but did not object to the plan. Cllr Harris questioned whether there would be any chemicals on the farm. Section 23 of the plan states that Hazardous substances will not be present. Proposed: Cllr Booth Seconded: Cllr Harris All in favour
4.2	17/03135/MDOPO	Modification of obligation of planning permission	Changing a Class of use for the outbuilding a house on Speen lane. The



		02/01261/FUL. To amend space designated as Class B1(c) Pottery accommodation currently, for use as ancillary accommodation for the dwelling house under permitted development Speen Holt Cottage Speen Lane Speen Newbury Berkshire RG14 1RL	building is not visible from Speen Lane and there isn't any construction involved in this project. There is an existing planning application on this property. Proposed: Cllr Booth Seconded: Cllr Harris All in favour
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5. To review West Berks. Case Officer's documentation & decisions received: Deferred and details of applications to be added for next meeting

Item	WBDC ref no.	Details	Case Officer's Report	SPC Comments
5.1	17/03007/NONMAT	Non-material amendment to planning permission 17/01945/HOUSE: Proposed extension and new link to outbuilding to create 3rd bedroom. (AMENDMENT): External walls of outbuilding and extension to be changed to horizontal timber cladding for enhancement purposes 87 Bath Road Speen Newbury Berkshire RG14 1RA	No	Approved 17/11/2017

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

Item	WBDC ref no.	Details	Planning Inspectorate Case Officer's Report	WBDC Decision
6.1				

7. Newbury Town Planning Steering committee update – The proposals have been put forward to the Executive and there is a meeting week commencing 4th December, there will be input from Speen Parish council. .

8. Highways matters

8.1 SID on Grove Road – WBC have been in touch and would like to change the location of the SID on Grove Road. It was agreed that Chris Vidler from WBC would be invited to the next Full Council meeting so this can be discussed. Clerk to send an invite to the meeting.

8.2 Overhanging branches on A4 – The branches have not been cut back .Clerk to contact WBC , Paul Bryant or Marcus Franks

9. To review any correspondence received: None

10. Any other items for consideration –Cllr Harris requested a speeding section be added to the next Planning and Highways agenda

It was also reported that the paving slabs near the obelisk in Speen are loose and uneven. To be reported to WBC by the Clerk

Meeting closed at 7:25pm



Next meeting Tuesday 19th December 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

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Page approved by (initials) & date: