



SPEEN PARISH COUNCIL		
MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 29th August 2017 HELD AT SPEEN PARISH HALL STARTING AT 7:30pm		
PRESENT	Councillors	Cllrs A Booth (Chair), R Scorey, Cllr Larkins, Cllr Harris
	WBC Councillor	None
	Parishioners, Guests & press:	15 Members of the public
	CLERK	Lisa Blake

Cllr Booth thanked members of the public for attending and explained that the question session had been extended to 30 minutes for this meeting. Planning applications 4.1 and 4.2 (in table below) were discussed. Applications have been submitted by the same organisation, Sir Richard Sutton Estates Ltd.

A member of the public questioned why the sites are separated.

Cllr Booth said he believed that the former railway line between the 2 sites was owned by a 3rd party although the applicant had right of access. The separation would also prevent vehicles from using the development site as a cut through

A member of the public questioned the volume of traffic entering the A4 from the estate. The A4 is already a busy road. It was also questioned why the exit road from the estate does not join the roundabout currently used for traffic leaving the A34.

Cllr Scorey explained that she was of the understanding that the slip road is owned by Highways England so agreement would be required between the developer and West Berks highways or the Highways Agency

It was confirmed that there will only be one exit road for the development but there will be emergency vehicle access.

Cllr Booth and Cllr Scorey both queried the Emergency access.

An error was highlighted with application 17/02093/OUTMAJ The address is listed as Speen lane when in fact it should be listed as Speen.

A member of the public highlighted an issue with the Sound recordings used by the developer to determine noise levels created by traffic in that the tests were carried out in the school holidays with resulting lighter traffic and therefore noise levels would be lower. They argued that the tests were not representative of a standard day's traffic levels and associated noise. The weather conditions on the test day were also queried.

Cllr Larkins confirmed that the traffic measurements were taken in 2015

A member of the public queried visibility for pedestrians crossing the road near the estate entry point as the road is on a bend and expressed concerns about Speen lane being used as a turning point.

A member of the public questioned the Authority of Speen council in connection with this application

Cllr Larkins confirmed that all comments would be passed to WBC and that SPC are a Statutory Consultee to all planning applications in the Parish and as such can have some influence on Planning decisions

A member of the public questioned Cars turning right into Speen lane travelling from the A34. These cars would potentially block the A4 for cars leaving the new development.

A member of the public queried access for emergency vehicles, primarily Fire Engines

Cllr Scorey confirmed that WB Fire and Rescue have been consulted about the application

A member of the public queried the number of car journeys estimated for the development and queried the air quality report. The development report suggests that people will walk or cycle to alleviate traffic congestion. This was queried. Increased delivery traffic was also highlighted

Cllr Booth confirmed that the utilities survey confirmed that the capacity is there. There is a slight issue with Drainage but a surface water sewer in Station Road will be used and Attenuation ponds are on the site. Confirmation that two oil pipelines will remain on the site.

A member of the public questioned the water supply to the Allotments

A member of the public attended the meeting as an Allotment representative and he confirmed that they have been in touch with Sutton Estates who have confirmed that if there is an issue with water supply to the Allotments, then Sutton estates will connect to Thames Water to maintain the water supply.

Cllr Scorey answered questions relating to change of the site and distance between the houses and the allotments. The plan shows that the houses are 6 metres closer to the allotments than detailed in the Development Plan Document. Access for emergency vehicles was also queried, it was queried whether the access is wide enough or not.

A question was raised by a member of the public about which school catchment the development would be in. Both Stockcross and Robert Sandilands were discussed as both being possible schools for the new development.

Cllr Scorey confirmed that in the past those schools have taken an extra class in years to accommodate big intake years.

Parishioner question time ended at 8:06. Three members of the public remained in the meeting

	<p>1. Apologies: Apologies were received from Cllr Newell Hart, Cllr Winn. Cllr Amirtharaj was absent</p>
Item 2 resolved	<p>2. Minutes: Proposal: To approve and sign the minutes of the last meeting on 24-7-17. Proposer, Cllr Booth, Seconder, Cllr Harris. Cllr Larkins abstained. All in favour, none against.</p> <p>To approve and sign the minutes of the last EM on 09-8-17. Approved subject to three changes in Open questions section and section 3, 4.3. Clerk to make changes.</p> <p>Proposer, Cllr Booth, Seconder, Cllr Larkins. Cllr Harris abstained. All in favour, none against.</p>
	<p>3. Declarations of interest: To declare any financial, personal and/or prejudicial interests and their nature in relation to items on the agenda.</p> <p>Cllr Scorey declared a potential personal and prejudicial interest in item 4.1. Cllr Scorey lives in a property adjacent to the allotments. Cllr Scorey has been lobbied with regards to the overall development.</p> <p>Cllr Booth knows the applicant for application 17/02202/HOUSE. It was decided that Cllr Booth can participate in the discussion for this application.</p>

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

Item	WBDC ref no.	Details	SPC Comments
4.1	17/02092/OUTMAJ	Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and	8 letters of representation received by the WBC website - 1 neutral and 7 against. Traffic and infrastructure were highlighted as the main issues. Cllr Booth read the conclusion of the Planning statement and confirmed that the plans are in accordance with the WBC CS7 policy. Cllr Larkins queried access statement in the conclusion statement. Cllr Harris put forward her concerns about access to the site and traffic.

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		<p>associated works on previously developed land. Land at Covered Reservoir Bath Road Speen Newbury Berkshire</p>	<p>All councillors checked the plans and queried the viability of using the roundabout for access to the site. Highways England has submitted their comments and no objections were raised about Bath road being used for access. Newbury Town Council had no objections to access. Emergency vehicle access was raised again. Two more members of the public left at 8:25pm Cllr Harris queried visibility of Public footpaths on the plan. Also queried the inconsistencies in the Floor Risk Assessment.</p> <p>Cllr Booth confirmed that the inconsistencies had been highlighted previously.</p> <p>Cllr Scorey confirmed that Cllr Winn, whose is a Sutton Estate employee, has been asked about the inconsistencies. Cllr Larkins commented on the views in the plan about residents of the development walking and not driving. Cllr Larkins highlighted the unsatisfactory walking paths and it was unrealistic to expect residents to walk or cycle to the train station.</p> <p>Cllr Scorey also highlighted the narrow pathways for pedestrians</p> <p>Cllr Booth highlighted that a large proportion of housing developments in Speen are dead ends, as this development will be. Also questioned if the development would have a bus service</p> <p>Cllr Scorey queried flooding risk for the development.</p> <p>Cllr Booth confirmed drainage on the site and street gully's</p> <p>Cllr Scorey provided a Google Earth picture of the site from the Flooding survey and asked why a 'soak away' would be situated on impervious land. Also highlighted potential flood risk to houses in Lamboun road.</p> <p>Cllr Booth explained how the 'soak away' worked and detailed downhill water drainage for the site.</p> <p>It was determined that there will be street lights on the development that will be adoptable by WBC. The developable area on the architects plan does not match the developable area defined by WBC. This amounts to an extra row of houses near the allotments.</p> <p>Cllr Scorey and Cllr Harris both agreed that traffic and road safety were of concern.</p> <p>Cllr Scorey highlighted that the houses</p>
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			<p>will be fitted with ventilation systems so windows don't need to be opened. Cllr Booth proposed an objection to the entrance road to the estate and that this should be diverted via the roundabout Cllr Harris suggested road safety as the primary reason for the objection. Cllr Scorey again outlined road safety issues for the development. Cllr Booth allowed the remaining member of the public to comment. A member of the public reiterated the concern about the A4 being used as the exit road. Cllr Booth confirmed that this point would be included in the objection comments. A member of the public also mentioned confusion when cars leave the roundabout to head towards Speen indicating left, cars leaving the development could be confused. Member of the public left the meeting 9:10pm</p> <p>Proposal to Object to the application Proposed: Cllr Larkins Seconded: Cllr Harris Cllr Scorey Abstained</p>
4.2	17/02093/OUTMAJ	Outline planning application for up to 14 dwellings and associated works Land off Lambourn Road, Speen Lane, Newbury	<p>Cllr Scorey highlighted the 'speeding hotspots' on Grove Road. This could be an issue for cars pulling out of this estate. No objections to the application but would like the speeding issue investigated. No Objections to the application Proposed: Cllr Harris Seconded: Cllr Larkins All in favour</p>
4.3	17/02226/HOUSE	Single storey extension, conservatory and internal alterations. 14 Caunter Road Speen Newbury Berkshire RG14 1QZ	<p>A letter of objection has been received online for this application. Cllr Harris queried the borders between the houses No Objections to the application Proposed: Cllr Scorey Seconded: Cllr Larkins All in favour</p>
4.4	17/02202/HOUSE	Single storey extension 22 Speen Lane Speen Newbury Berkshire RG14 1RN	<p>No Objections to the application Proposed: Cllr Harris Seconded: Cllr Larkins Cllr Booth Abstained 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

Item	WBDC ref no.	Details	Case Officer's Report	WBDC Decision
5.1	17/01727/HOUSE	No further comment	No	Approved 10/08/2017
5.2	17/01912/TPW	No further comment	No	Approved 26/07/2017
5.3	17/01775/COND1	No further comment	No	Approved 02/08/2017
5.4	17/01651/HOUSE	No further comment	No	Approved 02/08/2017
5.5	17/01571/NONMAT	Non-material amendment to planning application 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. (Amendment): Removal of two existing chimneys. Lord Lyon Inn Stockcross Newbury RG20 8LL	No	Approved 07/07/2017

7. Newbury Town Planning Steering committee update – No updates

8. Highways matters

8.1 SID on Grove Road – No Update

8.2 Stockcross Speeding measures-WBC will not approve. Insurance enquiry has been moved to Full council

8.3 Overhanging branches on A4 ref number 152741. Forwarded to WBDC – Have not be removed by WBC

9. To review any correspondence received: None

10. Any other items for consideration – None

Next meeting Monday 25th September SPEEN RECREATION GROUND STARTING AT 6:30pm

Signed:	Name (print):	Date:
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Abbreviations:

SPC = Speen Parish Council,

WBDC = West Berkshire Council

SSDNAG: Speen Stockcross and Donnington Neighbourhood Action Group

NAG = Neighbourhood Action Group