

SPEEN PARISH COUNCIL

DRAFT

MINUTES OF THE PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 18TH
MARCH 2013 IN SPEEN PARISH HALL STARTING AT 6.30 p.m.

PRESENT	Parish Councillors: C Holbrook, M John, A Newell-Hart, S Darnton, A Booth Parishioners: None Guests: None Press: Ellis Barker
CLERK	Catherine Gorvin

	ACTION
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DRAFT MINUTES

Open Session:

There were no parishioners present.

1. Apologies for Absence

None.

2. Declarations of Interest

Cllr John declared an interest in item 5d as she is a friend of the Watermill Theatre.

Cllr Holbrook declared she is a theatrical landlady of Watermill Theatre.

All the councillors declared an interest in item 5b as it was SPC that submitted the planning application.

3. Minutes

Proposed: Cllr John. All in favour

Resolved: That the minutes of the meeting held on 7th February 2013 should be signed as a true record.

4. Decisions made by West Berkshire District Council since the last meeting:

- a) **12/03162/HOUSE - East Cottage Bath Road Halfway Newbury Berkshire RG20 8NE** - Two storey extension to east side of property and a single storey extension to the rear, replacing glazed conservatory – **Approved**
- b) **12/03146/CERTP** - Land Between Village Road And River Lambourn, Bagnor - applicant Roy Lovell - Install animal structures -**Approved**
- c) **13/00009/HOUSE - 21 Lambourn Road Speen Newbury Berkshire RG20 8AA** - First floor extension – **Approved**
- d) **12/02739/LBC2 – Benham Valence, Speen, Newbury, RG20 8LU** - External refurbishment of existing offices - recladding existing elevations – **Withdrawn**
- e) **12/02738/COMIND - Benham Valence, Speen, Newbury, RG20 8LU** - External refurbishment of existing offices - recladding existing elevations – **Withdrawn.**

5. To consider the following planning applications:

- a) **12/03038/FUL – Benham Park LLP – Benham Valence** – Change of use of the contemporary (1980s Phase 2) office building from office use (B1) to document storage (B8).

A discussion ensued. Cllr Newell-Hart had concerns over the increase of traffic which would result from the change of use into document storage. He was also concerned that the traffic may be 24hrs and could involve HGV's. There were also concerns that as the change of use only involved part of the building, there could be a mish mash of different things. Others felt that as it was situated on the A4 an increase in traffic would not be a problem and that the building had to be used for something.

Proposed: Cllr Holbrook. Seconded: Cllr John. Majority in favour.

It was resolved that the planning sub-committee had no objections to the above application in principle, however we are concerned that there is no information about traffic levels and traffic movements. Any significant increase would be objected to.

b) 12/03138/FUL – Speen Parish Council – Stockcross Recreation Ground -

Demolition of existing and erection of replacement pavilion, new access road and overspill car park with relocation of portacabin/storage container to new position.

The planning sub-committee was unable to comment on this application as all the Councillors had declared an interest.

c) 13/00148/XCOMIN – Donnington Grove Country Club – Application for renewal of planning reference 10/00600/COMIND – proposed annexe to provide an extension to existing hotel to provide 26 aparthotel units, together with associated landscaping and car park.

In the past SPC had objected to this application. There were concerns the aparthotels could be used for long term residence.

Proposed: Cllr Holbrook. Seconded: Cllr John. All in favour.

It was resolved that the planning sub-committee objected to the above application and that they repeat their comments in relation to the original planning application which it did not support.

d) 13/00338/COND1 - Watermill Theatre Bagnor Newbury Berkshire RG20 8AE -

Application for approval of details reserved by Condition 3 - Roof tiles samples, Condition 5 - Clarification impact on existing windows, Condition 6 - Window Details, of planning permission 12/01090/LBC2 (Re-roofing and associated repairs including repairs to the timber frame).

This is for information only.

e) 13/00368/FUL – Arkells Brewery Ltd, Lord Lyon Inn, Stockcross – Removal of existing external fire escape staircase, reconfiguration of external escape route and construction of new escape staircase in revised location.

A discussion ensued.

Proposed: Cllr Holbrook. Seconded: Cllr John. All in favour.

It was resolved that the planning sub-committee did not object to the above planning application subject to the following points:

- It's use being restricted to emergency egress only.
- The fire escape door be alarmed to prevent any other use (which we understand has occurred in the past).
- A one-way gate is installed at the bottom of the exit stairs to prevent staff and guests accessing the flat roof.

6. Consideration of the proposed reinstatement of bus stops in Speen and Wickham Heath.

The council supported the proposed changes to the bus stops in Speen and also to the alterations at the Hare and Hounds bus stop.

6. The date of the next meeting:

Thursday 18th April starting at 6.30 p.m.

The meeting closed at 7.25 p.m.

Catherine Gorvin
Clerk, Speen Parish Council

