

Planning & Highways Committee Meeting

11th October 2023



AGENDA

To all members of the Planning & Highways Committee of Speen Parish Council.
You are duly summoned to attend the Planning & Highways Committee Meeting on Wednesday 11th October 2023 at Speen Pavilion Speen Recreation Ground starting at 7pm.
This meeting will be open to the press and public and will consider the items set out below.

Becki Hannington, Clerk (4th October 2023 dated)

Open session

Parishioners are invited to attend and question the Planning & Highways Committee of Speen Parish Council on issues in this agenda, or raise issues for future consideration at the discretion of the Chair. Fifteen minutes have been set aside for press and public questions at the start of the meeting. The Committee will endeavour to answer any question put to it but may have to respond to the questioner at a later date or consider placing the matter on the agenda for the next meeting. After this Open Session, members of the press and public may not take part in the Planning & Highways Committee meeting itself unless invited to do so by the Chair in accordance with Standing Orders.

1. **Apologies** – to receive apologies.
2. **Declaration of Interests** - to declare any financial, personal and/or prejudicial interests and their nature in relation to items on the agenda.
3. **Open Session** - to receive any questions from Members of the Public in attendance.
4. **Minutes** to approve the minutes of the Planning & Highways Committee meeting held on 14-06-23 (draft).
5. **Planning Application(s)** – to consider the following applications and agree comments to be submitted to West Berkshire Council:
 - 5.1 **23/02036/FUL – 10 Speen Lane, Newbury, RG14 1RW**
Proposed extensions and alterations to dwelling, new access and change of use from C3 Dwellinghouse to Sui Generis HMO shared house.
 - 5.2 **AMENDMENT to 22/01235/RESMAJ – Covered Reservoir, Bath Road, Speen, Newbury.**
Application for Approval of Reserved Matters following Outline Approval 17/02092/OUTMAJ - [Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works.

General

Greater clearance to pipeline easement; layout amended to comply with the Building heights parameter plan approved under 17/02092/OUTMAJ; material plan updated to include a schedule of materials with images and names of the proposed bricks, slates etc.

Landscape and trees

Development pulled away from 5 The Sydings and out of Root Protection Area (RPA) of hedgerow on shared boundary; development pulled outside of the RPA of trees within adjoining property, The Limes; wider green buffer provided along Public Right of Way to accord with approved parameter plan.

Highways

Parking provision updated; highway gradients agreed; emergency access updated; waste collection arrangements reviewed; dropped kerbs and tactile paving, visibility splays and EV charging points to be provided to standard across site.

Affordable Housing

Updated affordable housing mix provides more two bed houses and fewer three bed houses to align with SHMA; updated the affordable housetypes to comply with NDSS and Part M (Category 2).

AGENDA

Drainage

Amended scheme includes drainage strategy that will provide attenuation basins with sufficient capacity to meet the Council's accepted discharge rates.

Surface Water

Surface water from the site divided into two separate networks. Western half of site served by cellular storage crates, permeable paved areas, and detention basin. Discharge restricted to 1:1 year greenfield runoff rate, prior to discharging existing watercourse located within the site to the north.

Foul Water

Foul water strategy relies on a mix of a piped gravity network and a pump rising main in to convey foul water flows from site to existing Thames Water sewer located in The Sydings, which connects to existing network in Station Road. Foul water flows proposed conveyed the site to existing Thames Water sewers, which discharge to Newbury Wastewater Treatment Works. This WWTW discharges to the River Kennet. Thames Water have provided Section 98 requisitions costs and feedback. A formal capacity check has been requested to confirm discharge rates proposed can be catered for. It is assumed that, if existing capacity is insufficient, network upgrades would be completed by Thames Water and proposed discharge points would remain. Eastern half of site is served by cellular storage, permeable paved areas and detention basin located within eastern corner. Discharge rate from the eastern half to be restricted to the 1:1 year greenfield run off rate prior to discharging existing Thames Water sewer located in Station Road

Ecology

eDNA surveys carried out in off-site ponds to test for the presence of great crested newts with negative results

5.3 **AMEDMENT to 23/00397/OUTMAJ – Covered Reservoir, Bath Road, Speen, Newbury.**

Application for removal or variation of a Condition following Grant of Planning Permission 17/02092/OUTMAJ – Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works.

Housing Mix

Changes to proposed housing mix and tenure to accommodate three shared ownership dwellings.

Parking

Parking Provision has been increased to meet standards. Improvements to relationship between dwellings and parking spaces have been proposed. Unallocated spaces have been removed from public highway and re-provided in a private drive.

Amenity Space

Private amenity space has been increased.

Refuse Collection

Bin collection points have been provided at locations which meet requirements.

Layby

No longer required.

5.4 **23/00373/RESMAJ – Land off Lambourn Road, Speen, Newbury.**

Approval of reserved matters following Outline Permission 17/02093/OUTMAJ (outline planning application for up to 14 dwellings and associated works.

Block Structure

This forms a perimeter block with outwards fronting dwellings to streets and gardens to rear. Parking is now within the curtilage of relevant dwelling and streets.

Housing Mix

Changes to housing mix and tenure to accommodate six affordable dwellings.

Planning & Highways Committee Meeting 11th October 2023



AGENDA

- 5.5 **23/02163/HOUSE – Avaline, Speen Lane, Speen, Newbury, RG14 1RN.**
Single storey rear extension.
6. **Planning Decision(s) – for information:**
- 6.1 **23/01323/TELE56 – Land North of Hamstead Crossing Site, Marsh Benham - Refused**
Application to determine if prior approval is required for a proposed 15m lattice communications mast, antennas, ground-based apparatus and ancillary development.
- 6.2 **23/01119/COND – Rookwood Farm, Stockcross, Newbury, RG20 8JX – Refused.**
Application for Approval of Details Reserved by Condition 5 (Electric Charging Point), 7 (Cycle Storage) and (9) Bird Nesting of planning permission 20/01151/FULD – Conversion of stable building to two-bedroom dwelling; with associated internal/external alterations, access, parking, turning, landscaping and private amenity space.
- 6.3 **23/01005/FUL – Watermill Theatre, Bagnor, Newbury, RG20 8AE – Granted.**
Extension of use of a temporary single-storey portakabin building to be used as additional office space for a period of 3 years.
- 6.4 **23/00905/HOUSE – Yew Tree House, Speen Lane, Speen, Newbury, RG14 1RJ – Granted.**
Small rear extension and fenestration changes.
- 6.5 **23/01218/HOUSE – 16 Kersey Crescent, Speen, Newbury, RG14 1SY – Granted.**
Proposed first floor side extension, new front porch and associated alterations.
7. **Highways Matters**
- 7.1 Community Speed Watch – update from Counsellor Wilson.
8. **Matters for information only arising after preparation of this Agenda which the Chair agrees to take as urgent.**
9. **Date of Next Meeting – 6th December 2023.**