

# Planning & Highways Committee Meeting

## 7<sup>th</sup> February 2024



### AGENDA

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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 7<sup>th</sup> February 2024 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 *2nd February 2024 dated*

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#### 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.

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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 06-12-23 (draft).
5. **Planning Application(s)** – to consider the following applications and agree comments to be submitted to West Berkshire Council:
  - 5.1 **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 – all matters reserved except access.)  
Matters seeking consent: Appearance, Landscaping, Layout and scale.
  - 5.2 **23/00397/OUTMAJ – Covered Reservoir, Bath Road, Speen, Newbury.**  
Section 73 - 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 - all matters reserved; a change of use of land from agricultural to public open space; a change 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 associated works on previously developed land.
  - 5.3 **23/01235/RESMAJ – Covered Reservoir, Bath Road, Speen**  
Application for Approval of Reserved Matters following Outline Approval 17/02092/OUTMAJ [Hybrid planning application comprising of 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 change 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 associated works on previously developed land] Reserved matters approval for the erection of 93 homes, with associated open space and other infrastructure. Matters to be considered: Access, Appearance, Landscaping, Layout and Scale.
  - 5.4 **23/02819/HOUSE – 1 Foley Cottages, Stockcross, Newbury, RG20 8JT**  
Double-storey rear extension, single-storey extension, new boot room, WC, extended kitchen and living room on ground floor. New bedroom, en-suite and store room on first floor.
  - 5.5 **23/02824/CERTE – Cottage Annex at The Old Post Office , Bath Road, Speen, RG14 1QY**  
Residential occupation for the cottage/outbuilding.

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- 5.6 **23/02958/HOUSE – Benham Grange, Bath Road, Halfway, Newbury, RG20 8NE**  
Outdoor Swimming Pool and Associated Works.
- 5.7 **24/00045/HOUSE – The Old Post Office, Bath Road, Speen, Newbury, RG14 1QY**  
Retrospective: Single storey rear extension.
- 5.8 **24/00085/HOUSE – Riverside Cottage, Lambourn Road, Woodspeen, Newbury, RG20 8BU**  
Demolition of existing 2 bay single storey garage and replacement with 3 bay 1.5 storey garage.
- 6. Planning Decision(s) – for information:**
- 6.1 **21/03239/COND2 – Covered Reservoir, Bath Road, Speen, Newbury – Approved.**  
Application for approval of details reserved by condition 20 ‘tree protection construction precaution’, 21 ‘arboricultural programme of works’, 22 arboricultural method statement’ 23 ‘arboricultural supervision condition’, 24 ‘construction environmental management’ and 48 ‘archaeological scheme of building record’ of approved 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 associated works on previously developed land.
- 6.2 **22/00878/COND – Covered Reservoir, Bath Road, Speen, Newbury – Approved.**  
Application for the approval of details reserved by discharge of condition 35 (Contamination Risks (Environment Agency)) of approved 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 associated works on previously developed land.
- 6.3 **23/01837/HOUSE – 62 Grove Road, Newbury, RG14 1UL – Granted.**  
Proposed 2 storey side extension with single storey extensions to front and rear with internal alterations.
- 7. Highways Matters**
- 7.1 Community Speed Watch Update.
- 8. Matters for information only arising after preparation of this Agenda which the Chair agrees to take as urgent.**
- 9. Date of Next Meeting – TBC**