

# Planning & Highways Committee Meeting

## 12<sup>th</sup> February 2025



### 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 12<sup>th</sup> February 2025 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 (6<sup>th</sup> February 2025 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 11-12-24 (draft).
5. **Planning Application(s)** – to consider the following applications and agree comments to be submitted to West Berkshire Council:
  - 5.1 **25/00116/HOUSE** – 7 Groveland Road, Speen, Newbury, RG14 1ST  
Proposed two storey side extension and single storey rear extension to dwelling.
6. **Appeals** – to consider the following appeals and agree comments or modifications/withdrawal to previous representations to the Planning Inspectorate (if any):
  - 6.1 **24/01058/FUL** – Renaissant, Bagnor, Newbury, RG20 8AQ  
Change of use from a pub (Sui generis) to single residential dwelling (C3) with internal alterations and addition of external windows and doors to side and rear elevations.
7. **Planning Decision(s)** – for information only:
  - 7.1 **24/0245/COND** – Land off Lambourn Road, Speen, Newbury – **APPROVED**
  - 7.2 **24/01260/HOUSE** – 52 Brummell Road, Newbury, RG14 1SG – **WITHDRAWN**
  - 7.3 **24/01619/FUL** – The Rising Sun, Ermin Street, Stockcross, Newbury - **WITHDRAWN**
  - 7.4 **24/01835/HOUSE** – 96 Benham Park, Marsh Benham, Newbury, RG20 8LX – **REFUSED**
  - 7.5 **24/01912/HOUSE** – Barbary End, Speen Lane, Newbury, RG14 1RW - **GRANTED**
  - 7.6 **24/01988/HOUSE** – Riverside Cottage, Lambourn Road, Woodspeen, Newbury, RG20 8BU - **GRANTED**
  - 7.7 **24/02002/HOUSE** – 14 Bagnor, Newbury, RG20 8AQ - **WITHDRAWN**
  - 7.8 **24/02088/COND** – Land Off Lambourn Road, Speen - **APPROVED**
  - 7.9 **24/02089/COND** – Land Off Lambourn Road, Speen - **APPROVED**
  - 7.10 **24/02125/COND** – Covered Reservoir, Bath Road, Speen, Newbury - **APPROVED**
  - 7.11 **24/02463.COND** – Covered Reservoir, Bath Road, Speen, Newbury - **APPROVED**
  - 7.12 **24/02574/HOUSE** – Wenlock House, Stockcross, Newbury, RG20 8LH - **GRANTED**
  - 7.13 **24/02589/HOUSE** – Potters Gate, Chapel Road, Stockcross, Newbury, RG20 8LD - **GRANTED**
  - 7.14 **24/02631/PDNOT** – Covered Reservoir, Bath Road, Speen, Newbury – **NO OBJECTIONS**

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7.15 **24/02591/HOUSE** – 11 Manor Place, Speen, Newbury, RG14 1RB – **GRANTED**

7.16 **24/02082/COND** – Covered Reservoir, Bath Road, Speen, Newbury - **APPROVED**

### 8. Highways Matters

8.1 **Community Speed Watch Signage** – To agree locations for Community Speed Watch to allow Clerk to begin obtaining quotes for the supply and installation of these.

8.2 **Residents Survey, Grove Road Speeding** - To agree questions to be included within the residents survey to go out to residents of Grove Road regarding proposed traffic calming measures to tackle the ongoing speeding issue in the area and what addresses these surveys will be sent out to.

8.3 **Nuisance and Obstruction – Overhanging Vegetation.**

**Proposal:** To support WBC in providing assistance in relation to vegetation that overhangs the highway from private property.

9. **Date of next meeting** – TBD