

Planning & Highways Committee Meeting

12TH June 2024



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 12th June 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 (7th June 2024 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. **Election of Chair** – to elect Chair of the Committee for 2024/25.
2. **Election of Vice-Chair** – to elect Vice-Chair of the Committee for 2024/25.
3. **Apologies** – to receive apologies.
4. **Declaration of Interests** - to declare any financial, personal and/or prejudicial interests and their nature in relation to items on the agenda.
5. **Open Session** - to receive any questions from Members of the Public in attendance.
6. **Minutes** to approve the minutes of the Planning & Highways Committee meeting held on 07-02-24 (draft).
7. **Committee Terms of Reference**
Proposal: To review revised terms of reference and recommend to Full Council for approval.
8. **Planning Application(s)** – to consider the following applications and agree comments to be submitted to West Berkshire Council:
None to review.
9. **Planning Decision(s)** – for information only:
 - 9.1 **23/00373/RESMAJ – Land off Lambourn Road, Speen, Newbury - APPROVED**
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.
 - 9.2 **23/00397/OUTMAJ – Covered Reservoir, Bath Road, Speen – GRANTED**
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 changes of use of land to provide dwellings, new 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.
 - 9.3 **23/01235/RESMAJ – Covered Reservoir, Bath Road, Speen - APPROVED**
Application for approval of Reserved Matters following Outline Approval 23/00397/OUTMAJ - Section 73 – Application for removal or Variation of a Condition following Outline Approval 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 land from agricultural to public open space; a change of use of land to provide extension to existing



AGENDA

- 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.
- 9.4 **23/02461/HOUSE – Speen Holt West, Speen Lane, Speen, Newbury, RG14 1RL – GRANTED**
Proposed two storey extension.
- 9.5 **23/02502/HOUSE – Speen House, Bath Road, Speen, Newbury, RG14 1RH – GRANTED**
Extension of an existing Greenhouse and replacement of Timber Outbuilding for Solar Panel installation and alterations to wall.
- 9.6 **23/02503/LBC – Speen House, Bath Road, Speen, Newbury, RG14 1RH – GRANTED**
Extension of an existing Greenhouse and replacement of Timber Outbuilding for Solar Panel installation and alterations to wall.
- 9.7 **23/02788/HOUSE – Rectory Dene, Speen Lane, Newbury, RG14 1RJ – GRANTED (RETROSPECTIVE)**
Retrospective: Insertion of a single roof window in the North West elevation.
- 9.8 **23/02819/HOUSE – 1 Foley Cottages, Stockcross, Newbury, RG20 8TJ - GRANTED**
Double-storey rear extension, single-storey side extension, new boot room, WC, extended kitchen and living room on ground floor. New bedroom, en-suite and store room on first floor.
- 9.9 **23/02829/HOUSE – 1 Kimbers Drive, Speen, Newbury, RG14 1RQ – GRANTED**
Replacement of existing conservatory on south west side of Granary House, and a small extension to the north. Together with some improvements to the external appearance of the house and immediate hard landscape.
- 9.10 **23/02830/LBC – 1 Kimbers Drive, Speen, Newbury, RG14 1RQ – GRANTED**
LBC application submission for repairs and alterations to The Granary and conversion for use as study space.
- 9.11 **23/02834/CERTE – Cottage Annexe at The Old Post Office, Bath Road, Speen – LAWFUL**
Residential occupation for cottage/outbuilding.
- 9.12 **23/02910/TELE56 – Land North of Hamstead Crossing Site, Marsh Benham – REFUSED**
Proposed installation of 15m alpha monopole on proposed concrete foundation, proposed 3no. cabinets on proposed concrete bases and ancillary developments thereto within a 8x7m proposed compound complete with access gate.
- 9.13 **23/02958/HOUSE – Benham Grange, Bath Road, Halfway, Newbury, RG20 8NE – GRANTED**
Outdoor swimming pool and Associated Works.
- 9.14 **24/00045/HOUSE – The Old Post Office, Bath Road, Speen – GRANTED (RETROSPECTIVELY)**
Retrospective: Single storey rear extension.
- 9.15 **24/00085/HOUSE – Riverside Cottage, Lambourn Road, Woodspeen, Newbury – WITHDRAWN**
Demolition of existing 2 bay single storey garage and replacement with 3 bay 1.5 storey garage.
- 9.16 **24/00105/FUL – Land West of West Lodge and South of Deanwood Farm, Stockcross – REFUSED**
Proposed new access onto the B4000 from Land at Deanwood.
- 9.17 **24/00156/COND – Covered Reservoir, Bath Road, Speen, Newbury – APPROVED**
Application for the approval of details reserved by Conditions (20) Tree Protection, (21) Tree Works Schedule, (22) Arboricultural Method Statement and (23) Arboricultural Watching Brief of approved application 23/003697/OUTMAJ – 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 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.
- 9.18 **24/00161/COND – Covered Reservoir, Bath Road, Speen, Newbury – APPROVED**
Application for approval of details reserved by Condition (5) Levels and (12) SuDS of approved application 23/00397/OUTMAJ -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

AGENDA

- 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
- 9.19 **24/00166/COND – Covered Reservoir, Bath Road, Speen, Newbury – APPROVED**
Application for approval of details reserved by conditions (4) Tenure Plan, (14) Refuse Storage, (15) External Noise Protection, (19) Boundary Treatment and (34) Cycle Storage of approved application 23/00397/OUTMAJ – 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 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. 11 units.
- 9.20 **24/00171/COND – Covered Reservoir, Bath Road, Speen, Newbury – REFUSED**
Application for approval of details reserved by Conditions 55 (External Materials) and 57 (Landscaping – including hard surfaces) of planning permission 23/00937/OUTMAJ - 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 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.
- 9.21 **24/00293/HOUSE – 9 Groveland Road, Speen, Newbury, RG14 1ST – GRANTED**
Two storey side extension with a new front porch and single storey rear extension.
- 9.22 **24/00450/COND – Covered Reservoir, Bath Road, Speen, Newbury – APPROVED**
Application for approval of details reserved by conditions 29 (Tree Protection), 30 (Schedule of tree works), 31 (Arboricultural Method Statement) and 32 (Arboricultural Watching Brief) of approved 23/00397/OUTMAJ – Outline planning application for up to 14 dwellings and associated works – all matters reserved except access.
- 9.23 **24/00652/NOMAT – Covered Reservoir, Bath Road, Speen, Newbury – APPROVED**
Non material amendment to approved 23/00397/OUTMAJ - 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 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. Amendment to the wording of condition 24.
- 9.24 **24/0065/NOMAT – Land Off Lambourn Road, Speen, Newbury – APPROVED**
Non material amendment to approved 17/02093/OUTMAJ – Outline planning application for up to 14 dwellings and associated works – all matters reserved except access. Amendment to vary the wording of condition 33.
- 9.25 **23/02847/LBC – East Cottage, Speen Lane, Newbury – GRANTED**
Removal of internal partition wall between ground floor living room and dining room to create open plan living/dining area. Installation of steel RSJ to support wooden ceiling beams. Joists of first floor run parallel to wall to be removed and perpendicular to ceiling beams. Installation of decorative rustic wooden beams and half height brick wall in keeping with character of property.
- 9.26 **23/02846/HOUSE - East Cottage, Speen Lane, Newbury – NOT REQUIRED**
Removal of internal partition wall between ground floor living room and dining room to create open plan living/dining area. Installation of steel RSJ to support wooden ceiling beams. Joists of first floor run parallel to wall to be removed and perpendicular to ceiling beams. Installation of decorative rustic wooden beams and half height brick wall in keeping with character of property.
- 9.27 **23/02714/HOUSE – 10 Speen Lane, Newbury, RG14 1RW – GRANTED**
Proposed two-storey side extension and single storey rear extension, with associated alterations.
- 9.28 **24/00163/COND – Covered Reservoir, Bath Road, Speen, Newbury – APPROVED**
Application for approval of details reserved by Conditions (4) Tenure Plan, (14) Refuse Storage,

AGENDA

(15) External Noise Protection, (19) Boundary Treatment and (34) Cycle Storage of approved application 23/00397/OUTMAJ – 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 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.93 units.

9.29 **24/00771/NOMAT - Covered Reservoir, Bath Road, Speen, Newbury – APPROVED IN PART AND REFUSED IN PART.**

Application for a non-material amendment following a grant of planning permission 22/01235/RESMAJ – Application for approval of Reserved Matters following Outline Approval 23/00397/OUTMAJ – Section 73 – Application for Removal or Variation of a Condition following outline approval 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] 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. Amendments: Amendment to the wording of condition 2 pursuant to permission 22/01235/RESMAJ.

9.30 **24/00679/HOUSE – 14 Majendie Close, Speen, Newbury, RG14 1QH – GRANTED**

Dormer constructed to front of existing side extension roof. Loft conversion of main roof involving hip-to-gable roof extension, flush rooflight to front and dormer to rear.

10. Highways Matters

10.1 **Community Speed Watch Update** - to note latest SID date in Grove Road.

10.2 **B4000 Speeding** – to discuss speeding issue on B4000 into Stockcross and Community Speed Watch set up by the residents with support from WBC.

10.3 **Streetlighting Structural Survey Feedback** – to note outcome of structural survey of streetlights.

11. **Committee Meeting Dates** – To agree committee meeting dates for 2024/25.

12. **Matters for information only arising after preparation of this Agenda which the Chair agrees to take as urgent.**

13. **Date of Next Meeting** – TBC