



SPEEN PARISH COUNCIL
MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING
HELD AT SPEEN PAVILION SPEEN RECREATION GROUND ON WEDNESDAY 29TH JUNE 2022 STARTING AT 7PM

Present	Parish Councillors	Cllr Dudman, Cllr Newell-Hart, Cllr Butter, Cllr Wilson
	In Attendance	None Expected
	Members of the Public	None Present
	Clerk & RFO	Jean Lindsell

Resolution	Item	Action
Resolved	<p>1. Apologies: Cllr Gourley Cllr Booth</p> <p>2. Declaration of Interests: None declared</p> <p>3. Open Session: No Members of the Public present</p> <p>4. Minutes – to approve the Minutes of the Planning & Highways Committee meeting held on 15-06-22 (draft)</p> <p>Proposer: Cllr Dudman Seconder: Cllr Newell-Hart All in Favour</p> <p>5. To consider the following Planning Application(s)</p> <p>5.1 22/01235/RESMAJ – Covered Reservoir Bath Road Speen</p> <p>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 - 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</p> <p>Members of the Committee discussed this application and agreed to submit the following comments to WBC:</p> <p>1. Speen Parish Council (SPC) recognises the requirement to provide more homes across West Berkshire and does not object to the development of the HSA2 site. However, we believe that we have a duty of care to ensure that the safety of current and future parishioners is not negatively impacted by proposed developments and that new developments provide good quality homes which are appropriate to decent living and are environmentally sustainable in design.</p> <p>2. SPC has the following comments and questions regarding Planning Application 22/01235/RESMAJ:</p> <p>COMMENTS</p> <p>3. Comment on Transport Assessment: the transport safety assessment appears to be based solely on traffic volume. It does not appear to consider sight lines from the site junction onto A4 Bath Road (to the west in particular). SPC objected to the 22/00160/OUTMAJ application (first phase of 11 dwellings at the HSA2 site) based on our concerns over safety; we requested confirmation that WBC considered the</p>	

Page approved by (initials) and date:



junction plan to be safe, but have, to date, received no such assurance. We believe that a predicted 900% increase in movements will significantly increase the already unacceptable likelihood of an accident and that we, therefore, need to amplify our reasons for objecting.

a. The junction plan currently has a 43m visibility splay looking to the west. A vehicle travelling at 30 mph (48 kph) will cover a distance of 13.4 meters per second. Therefore, a vehicle waiting to pull out of the junction has about 3 seconds from seeing a vehicle approaching from the west and it arriving at the junction. We have visited the site and assessed the time from sighting a vehicle approaching from the west to it arriving at the proposed junction. The timing (based on 20 vehicles) was between 2.4 – 3.5 seconds. Our view is that this does not give sufficient time to safely egress the junction.

b. According to the Highway Code, the braking distance of an average car, travelling at 30 mph, in dry conditions is 23 meters; this should be doubled to 46 meters in wet conditions. Therefore, an average family car, travelling at 30 mph from the west in wet conditions, would not be able to stop before reaching the junction, which currently is 43 meters from first sighting. It is clear from the timing measurements above that some vehicles are travelling at more than 30 mph; therefore stopping distances would be further increased. In addition, larger vehicles and lorries have greater braking distances.

c. In summary, we believe that the current design of the Bath Road access is a plan which will create an accident blackspot and we **OBJECT** to the plan, as it will significantly increase the risk to life for our future residents and those travelling through the parish. Our objection will remain until the risk to life is mitigated to our satisfaction.

4. Comment on Noise Assessment: as residents of Speen, we are familiar with the noise associated with traffic on the A34. We are surprised at the assessment results that would require only about 30 homes to require noise mitigation. We suspect that the placement of the microphone in low ground may have resulted in misleading results. We would like confirmation of the accuracy of the assessment and **OBJECT** until it has been confirmed to our satisfaction.

5. Comment on Noise Assessment Mitigation: there does not appear to be any detail on what the 'alternative ventilation' will be. We are concerned that it will be air conditioning, which is not, in our view an environmentally sensitive solution, especially as WBC have declared a 'climate emergency'. We consider that being able to open windows, without being subjected to high noise levels, is commensurate with a decent quality of life, and should be ensured in new developments within the parish. We consider noise screening may be more appropriate but accept that there may be other ways of ensuring a decent quality of living for residents. Therefore, we **OBJECT** until an acceptable mitigation strategy is developed.

6. Comment on Height Parameters: plots 26 – 34 have the appearance of 3-storey buildings and their appearance does not accord with the 2.5-storey limit. Therefore, we **OBJECT**, based on appearance.

7. Comment on Affordable Homes: the outlook of the affordable homes is largely onto courtyard parking bays. We believe that this offers a reduced quality and is not appropriate to decent living. We **OBJECT** based on poor design of outlook.

QUESTIONS

8. SPC has the following questions:

a. We note that 'open space' and 'play space' will be maintained by a management company. We would like more detail on how this will work, what



	<p>the minimum standards will be and how quality will be monitored and assured.</p> <p>b. The Transport Assessment states that the ‘Development will protect and enhance the local distinctive character of the Speen Conservation Area and its setting’. We would like to inform our parishioners about the enhancements that the development will offer. Can the developer provide us with a list of the enhancements?</p> <p>c. What is the street and footpath lighting plan?</p> <p>d. What is the EV Charge Point plan?</p> <p>e. Will construction standards meet latest building regulations and will all properties utilise air source pumps?</p> <p>Until these questions are answered to our satisfaction we must OBJECT to the application.</p> <p>Clerk to submitted comments to WBC.</p> <p>6. To receive the following Planning Decisions – none received</p> <p>7. Matters for consideration and information arising after the preparation of this Agenda which the Chair agrees to take as urgent</p> <p>The Clerk advised she had raised the issue of why SPC was not notified of cancellation of the Covered Reservoir site visit (ref 22/00160/OUTMAJ) scheduled for 23rd June with the Case Officer. The Case Officer had responded stating she would ensure this would be rectified in future.</p> <p>The Clerk further advised Planning Application 22/00160/OUTMAJ was scheduled to be heard by the Western Area Planning Committee on Wednesday 20th July.</p> <p>It was agreed Cllr Dudman would register to speak on behalf of SPC and a zoom discussion would be scheduled prior to 20th July to finalise the points to be raised at the meeting.</p> <p>The Clerk advised the re-submission of a planning application for The Mill House Woodspeen had just be received but too late to be considered at this meeting and added the deadline for comments was 19th July.</p> <p>Cllr Dudman advised the first 1 hour speed check session along Grove Road had been carried out by the Community Speed Watch Group and recorded 6 vehicles travelling faster than 35mph and felt their visible presence had slowed vehicles down. Cllr Dudman added a further session was planned.</p> <p>8. Date of Next Meeting – 24th August 2022</p> <p>9. Exclusion of the Press and Public</p> <p>No vote required as no PART II items</p> <p>The meeting closed at 8.40pm</p>	<p>Clerk</p>
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<p>Signed:</p>	<p>Name (print):</p> <p>Position:</p>	<p>Date:</p>
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