



SPEEN PARISH COUNCIL
MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING
HELD AT SPEEN PAVILION SPEEN RECREATION GROUND ON WEDNESDAY 8TH MARCH 2023 STARTING AT 7PM

Present	Parish Councillors	Cllr Dudman (Chair), Cllr Booth, Cllr Gourley
	District Councillors	None Expected
	Members of the Public	1 in attendance
	Clerk & RFO	Not Present

Resolution	Item	Action
Resolved	<p>1. Apologies: Cllr Newell-Hart Cllr Wilson, Jean Lindsell (Clerk)</p> <p>2. Declaration of Interests:</p> <p>Cllr Gourley declared an interest in Item 5.2 as he lives within a few hundred metres of the Application Site Covered Reservoir Bath Road Speen.</p> <p>The Chair agreed to move the order of business to bring forward Item 4 - Minutes ahead of Item 3 – Open Session followed by Item 5.2 Covered Reservoir Planning Application to follow Item 3 to allow the Member of the Public followed by Item 5.3 Lambourn Road Planning Application.</p> <p>3. Minutes (Agenda Item 4) – to approve the Minutes of the Planning & Highways Committee held on 24-08-23 (draft)</p> <p>Proposer: Cllr Dudman Secunder: Cllr Booth Abstention: 1 in Favour: 2</p> <p>4. Open Session (Agenda Item 3):</p> <p>The Member of Public representing Speen Allotments Association outlined concerns (previously circulated) regarding the Covered Reservoir Bath Road Site. The Committee agreed to include these concerns in their response to Planning Application 23/00310/RESMAJ (Item 5.2). It was felt that a meeting between the developers and interested parties (SPC and Speen Allotments Association etc.) would be to the mutual benefit of all concerned.</p> <p>5. Planning Applications</p> <p>5.2 23/00310/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>All members of the Committee were surprised that the applications for the site, HSA2, had been resubmitted as separate applications. The Council had been led to believe that the whole site would be covered by a single application.</p>	

Page approved by (initials) and date:



Resolved	<p>It was resolved by all members of the Committee to object to the application due to the contradictory nature of the application documents.</p> <p>Cllr Dudman agreed to collate all comments and circulate to all members of the Committee for approval.</p> <p>5.3 23/00373/Land off Lambourn Road Speen</p> <p>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</p> <p>All members of the Committee restated their surprise at the separation of the HSA2 sites. All agreed that the application was more mature than the one at Item 5.2, but that there were still a number of issues regarding this application. Cllrs agreed that the applicant was splitting and then linking the sites to suit their own purposes and that was inappropriate.</p>	Cllr Dudman
Resolved	<p>It was resolved by all members of the Committee to object to the application on the bases that it failed as a stand-alone application to deliver adequate affordable homes.</p> <p>Cllr Dudman agreed to collate all comments and circulate to all members of the Committee for approval.</p> <p>The Member of the Public left the meeting.</p> <p>5.1 23/00382/FUL – 111 Marsh Benham Newbury RG20 8LY</p> <p>Proposed conversion of detached garage with associated alterations</p> <p>Cllr Dudman confirmed that this full planning application was exactly the same as the previous Certificate of Lawfulness application which SPC did not object to. The previous application had been refused because WBC felt that a full planning application was required.</p>	Cllr Dudman
Resolved	<p>It was resolved by all members of the Committee that the previous 'no objection' and comment on 6 September 2022 was extant.</p> <p>Cllr Dudman agreed to circulate the draft formal response to all members of the Committee for approval.</p> <p>6 Planning Decisions</p> <p>6.1 22/01544/HOUSE – 7 Benham Chase Stockcross Newbury RG20 8LQ – Granted</p> <p>6.2 22/01057/HOUSE – Greenhouses Benham Park Marsh Benham Newbury RG20 8LX – Granted</p> <p>6.3 22/01843/CERTP – 111 Marsh Benham Newbury RG20 8LY – Refused</p> <p>6.4 22/00509/HOUSE – 189 Kersey Crescent Speen Newbury RG14 1SW – Granted</p> <p>6.5 22/01812/HOUSE – Edgecombe Speen Lane Newbury RG14 1 RW – Granted</p> <p>6.6 22/01521/HOUSE – Mill House Woodspeen Newbury RG20 8BT – Granted</p> <p>6.7 22/10723/HOUSE - Speen Holt West Speen Lane Newbury RG14 1RL – Withdrawn</p> <p>6.8 22/02011/FUL – Land at Deanwood Stockcross Newbury RG20 8JP – Refused</p> <p>The Committee noted all decisions</p> <p>7 Planning Appeals</p> <p>7.1 APP/W0340/W/22/3296473 – Riverside Cottage Lambourn Road Speen Newbury RG20 8BU- Dismissed</p>	Cllr Dudman



	<p>Demolition of existing dwelling and outbuilding; erection of replacement dwelling with associated, landscaping, parking, private amenity space and access drive (amended scheme to 21/01945/FUL)</p> <p>The Committee noted the decision</p> <p>8 Highways Matters</p> <p>Cllr Dudman advised there were now 7 volunteers which enabled 2 teams of 3 to be deployed on the Grove Road most weeks. The team had recorded the highest speed to date on the afternoon of 2nd March 23 of 76mph and a Roads Traffic Officer would be visiting the owner of the vehicle.</p> <p>Cllr Dudman also highlighted that WBC had deployed a data gathering SID for a 3-week period at the end of Nov 22; the highest speed recorded was 85mph and just over 20% of vehicles were exceeding 35mph. Cllr Dudman advised he would be liaising with the WBC Roads Safety Team and Cllr Lynne Doherty to identify further options to address speeding on Grove Road.</p> <p>9 Matters for consideration and information arising after the preparation of this Agenda which the Chair agrees to take as urgent – none raised</p> <p>10 Date of Next Meeting – 21st June 2023</p> <p>11 Exclusion of the Press and Public</p> <p>No vote required as no PART II items</p> <p>The meeting closed at 9.05pm</p>	<p>Cllr Dudman</p>
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------

<p>Signed:</p>	<p>Name (print):</p> <p>Position:</p>	<p>Date:</p>
-----------------------	----------------------------------------------------------------	---------------------

Page approved by (initials) and date: