



SPEEN PARISH COUNCIL
MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE MEETING
HELD AT SPEEN PAVILION SPEEN RECREATION GROUND ON WEDNESDAY 11TH OCTOBER 2023
STARTING AT 7PM

Parish Councillors present	Ian Wilson (Chair), Clive Hunt (Vice Chair), Alan Booth, Antony Amirtharaj, Sasikumar Sadagopan and Shalini Philip.
In Attendance	12 members of the public.
Clerk & RFO	Becki Hannington

Resolution	Item	Action
	<p>1 Apologies: None received.</p> <p>2 Declaration of Interests: Cllr Amirtharaj declared he has looked at 10 Speen Lane with WBC. Cllr Wilson declared that he lives in Speen Lane.</p> <p>3 Open Session:</p> <p>3.1 10 Speen Lane planning application: A member of the public spoke on behalf of the residents of Speen Lane to advise that they are opposing 10 Speen Lane on the grounds of the size of development as this will dominate the space and result in a loss of open space. The proposed reorientation of the house will not mirror other properties.</p> <p>Concerns were raised regarding the garden becoming parking as this will create a lot of disturbance from increased traffic causing issues with increased noise, access, parking, and vehicle lights shining into properties. Further concern was that there would be an increased risk in flooding in a cul de sac already liable to flooding by removing trees and hedges and replacing with a new hard surface parking area.</p> <p>The Council advised residents that it will give every support in objecting to this application.</p> <p>3.2 Speen Lane Parking: A member of the public raised issues with parking in Speen Lane since the new pump track opened in Goldwell Park which has led to nuisance parking in the road. No evidence of highways report for the building of the pump track detailing the increased traffic has been seen so they intend to apply for a Certificate of Lawfulness. Requested yellow lines for both sides of the lane to be enforced 7 days per week. The Council advised that WBC would hold a consultation with residents on this issue but this will be a lengthy process.</p> <p>Vote to extend open session by 10 minutes: Proposed: Cllr Wilson. Seconded: Cllr Amirtharaj. All in favour.</p> <p>3.3 Grove Road Speeding/Community Speed Watch Scheme: A member of the public spoke about the Community Speed Watch scheme having little effect on speeding on Grove Road. They feel they have lost support of The Council and WBC on this. Resident's requested increased signage along Grove Road and for the Vehicle Activated Sign (VAS) be moved to the other side of the road so that traffic travelling Eastbound can see it. Discussed how evidence has been collected and The</p>	

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Council and WBC will support further measures, but any enforcement can only be addressed by the police.

4 Minutes: to approve the Minutes of the Planning & Highways Committee held on 14-06-23 (draft).

Vote to approve the minutes of the previous meeting:

Proposed: Cllr Wilson.

Seconded: Cllr Amirthaj.

All in favour.

5 Planning Applications

5.1 23/02036/FUL – 10 Speen Lane, Newbury, RG14 1RW

All Councillor's agreed to object to this application on the following grounds:

- The proposed plan is both out of character with the adjoining houses and an overdevelopment being 40% larger than the existing building.
- The new orientation (back to front) of the building creates an adverse visual impact in the locality.
- There is no definite figure on the final number of occupants and suggests that seven parking places may be inadequate. The garage does not count as a parking space as garages are often used for other purposes.
- Speen Lane is very narrow and the increased traffic generation in and out of this cul-de-sac would severely compromise highway safety.
- The development will have a detrimental impact on the neighbouring amenity undermining the quality of life of the immediate neighbours.
- The original covenant stipulated that the building should be owner occupied and this development represents the loss of a family home in an area of wholly family-owned homes.
- This proposal lacks precedent and if approved may open the door for others to propose similar developments.
- Application is contrary to the adopted Speen development plan (hedges and spacing between properties). Hedges and trees should be conserved to ensure that the rural character of the area is maintained.

It was agreed that the following objection raised by one of the residents would be added to the comments submitted to WBC:

- Increased traffic will cause headlights from vehicles to shine into resident's homes.

5.2 AMENDMENT to 22/01235/RESMAJ – Covered Reservoir, Bath Road, Speen, Newbury.

Councillors Wilson, Hunt and Booth spoke with the developer, who have addressed all the earlier objections raised.

Still unclear if parking on Station Road will be compromised. Clarification was sought on this from WBC, but no response has yet been received. The Council, whilst broadly supporting this application, continues to object strongly of the specific details of the access from the A4.

Discussed that the greenbelt is not sufficient and should be extended to cover 1-5 The Sydings and not just no 5 alone as this will affect all properties.

Agreed to submit The Council's unanimous objection to the Parking on Station Road, Bath Road access (reiterating the original objections) along with comments to extend greenbelt to no 1-5 The Sydings. Stating that The Council is not supporting this application but not objecting to whole application or to the provision of Housing, just the specified points.

Vote on agreement to submit these objections:



Proposed: Cllr Wilson

Seconded: Cllr Hunt.

All in favour.

5.3 AMENDMENT to 23/00397/OUTMAJ – Covered Reservoir, Bath Road, Speen, Newbury.

Agreed that comments would be submitted to WBC stating that The Council does not object to this entire application or the provision of housing, but objects on the following grounds:

Bath Road Access.

Green belt being insufficient and needing to be extended to include No's 1-5 The Sydings.

Parking in Station Road.

5.4 23/00373/RESMAJ – Land off Lambourn Road, Speen, Newbury.

All Councillors agreed that they had no objections to this planning application.

Councillor Booth arrived to the meeting.

5.5 23/02163/HOUSE – Avaline, Speen Lane, Speen, Newbury, RG14 1RN

All councillors agreed that this application was in keeping with the current properties in the road and supported this application.

Vote to support this planning application:

Proposed: Cllr Wilson.

Seconded: Cllr Hunt.

All in favour.

6 Planning Decisions – for information

6.1 23/01323/TELE56 – Land North of Hamstead Crossing Site, Marsh Benham, Newbury – Refused.

6.2 23/01119/COND – Rookwood Farm, Stockcross, Newbury, RG20 8JX – Refused.

6.3 23/01005/FUL – Watermill Theatre, Bagnor, Newbury, RG20 8AE – Granted.

6.4 23/00905/HOUSE – Yew Tree House, Speen Lane, Speen, Newbury, RG14 1RJ – Granted.

6.5 23/01218/HOUSE – 16 Kersey Crescent, Speen, Newbury, RG14 1SY – Granted.
(Insert here – all planning decisions were duly noted).

All duly noted.

7 Highways Matters

Community Speed Watch Update

Previous points discussed in Open Session reiterated. Enforcement of further measures to tackle speeding is police matter. The Council will continue to support with this but until the police take action no further measures can be implemented. Further measures that the residents want in place can only be implemented with backing from the police.

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

None to discuss.

9 Date of Next Meeting



	6 th December 2023 - Speen Pavillion at 7pm. The meeting closed at 20:48.	
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Signed:	Name (print): Position:	Date:
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