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9 April 2009

**MINUTES OF THE MEETING OF THE GREENHAM PARISH COUNCIL
HELD IN ST MARY'S CHURCH HALL, GREENHAM
ON 8 APRIL 2009 AT 7.30PM**

PRESENT:

Mr T Forward (Chairman)
Mr P Planterose (Vice-Chairman)
Mr C Austin
Mr P Barnett
Mr A Beal
Mr B Drummond
Mrs P Hay
Mrs S Huxtable
Mrs D Smith
Mr J Swift-Hook

IN ATTENDANCE: Mr J Boston (Clerk)
3 members of the Public

1. Apologies for Absence. Apologies for absence were received and accepted from Mr A Agutter, Mr D Hale and Mrs T King. Additionally, Mr Swift-Hook would be late arriving due to a conflicting meeting of the WBC Western Area Planning Committee and Mrs Hay stated that she would need to leave at 8.30 pm

2. Declarations of Interest.

Mr Drummond stated that:

"Any views that I may express about planning matters and other business before this Council tonight are in my capacity as a member of *this* Council (Greenham Parish) and are based on the limited information before me tonight. If and when I consider any of the items at any future time in my capacity as a member of West Berkshire District Council, I will consider each item on its merits at that time, taking full account of all the facts and information which are put before me at that time, as a result of which **I may well form a different view from any view I may express tonight**".

3. Minutes of the Previous Meeting. The Minutes of the meeting held on 11 March 2009 were accepted as a true record and signed by the Chairman.

4. English Provender. The Chairman was pleased to welcome Mr Gary Blake, Managing Director of English Provender. At the last meeting complaints had been reported of offensive odours emanating from the English Provender plant. The Chairman explained that the odours appeared to be intermittent and WBC Public Protection could only take action if they witnessed the problem and frequently by the time they were able to attend the site of a complaint the smell had gone. Mr Blake said that he took all complaints of smells seriously and when they were made direct to the factory they were immediately investigated. EP consults widely with its neighbours and all complaints are logged. He explained that his facility was one of the most modern in the country and one of the few in the industry that had an odour filtration system in which the company had invested £150,000. He went on to say that that most similar facilities were far older and emitted far worse odours over a longer period but that was not to say that English Provender did not strive to improve. EP was in dialogue with the manufacturer of the filtration system and was hoping that it could be improved further. It was suggested that a log be kept of the time, location, type of smell and the wind direction. It might then be possible to identify if a specific product or process was to blame. Most complaints seemed to be from 8.00 am to 10.00 am which was when production rates increased and it was possible that a build up of odours over night when production rates were reduced may cause a surge that the filtration plant was unable to cope with. Mr Drummond who lives just to the north of the Common had only had one complaint and had never experienced it himself. Mr Beale asked if it had always been the same or if it had got worse. The Chairman replied that although he lived nearby he only smelled it occasionally although some lines were very bad and it might be partly a problem of topography in that the odours collected in the valley areas. He recalled that the previous building was very bad and that when planning permission was granted for the existing building an undertaking had been given that there would be no odours. Mr Austin said that animal food was being prepared at his kennels and if any smells emanated DEFRA would close them down and he queried why a commercial operation should be any different. Mr Blake replied that it was impossible to make any food production facility totally odour-free and if Environmental Health followed the DEFRA line there would not be a food production industry in the UK Mrs Huxtable commented that the odours could frequently be smelled as far east as Crookham Common; it had previously been a curry smell but was now frequently a vinegar/pickle smell. Mr Blake said that it was acknowledged that vinegar caused a particular problem. He pointed out that EP was not the only manufacturer located at NGP or even the only food processor although he agreed that EP was by far the largest. Mr Drummond had been head chef at the Racecourse for 16 years and stated that the kitchens there had no filtration. Mr Planterose said that he had only experienced the problem once and asked if the technical specifications of the filtration plant could be made available. Mr Blake agreed that they could but suggested that this could be done at a site visit when Councillors could view the operation at first hand. This offer was accepted and the Clerk will liaise with Mr Blake over a suitable time and date. In conclusion, the Chairman thanked Mr Blake for attending and said it was good to see a successful company in Greenham. He felt sure that with a spirit of mutual co-operation the problem could be overcome. He will speak to Mr Blake separately over a suitable system for recording complaints.

5. Matters Arising. There were no matters arising.

At this point Mr Swift-Hook joined the meeting. Mr Swift-Hook stated that:

"Any views that I may express about planning matters and other business before this Council tonight are in my capacity as a member of *this* Council (Greenham Parish) and are based on the limited information before me tonight. If and when I consider any of the items at any future time in my capacity as a member of West Berkshire District Council, I will consider each item on its merits at that time, taking full account of all the facts and information which are put before me at that time, as a result of which **I may well form a different view from any view I may express tonight**".

6. Abbotswood/Pinchington Lane. The Chairman commented that the Deadman's Lane residents had asked for a review of the Ombudsman's decision. Mr Austin declared an interest as a neighbouring landowner and asked for the current position regarding the acoustic fence. The necessary funding was still being raised and Mr Drummond gave notice that he would ask GPC at the next meeting to reverse its previous decision not to fund the fence. The Clerk reminded the Council that it could do this but would need to approve a motion to suspend the Standing Order which prevents a decision being reversed within 6 months. The Chairman stated that now that funding may become available from bodies outside the planning/building process the previous concern that some responsibility might be implied had been overcome. Councillors were of the opinion that some funding might be appropriate although it was felt that a larger proportion should be made available by the developer. The Chairman also commented that the English Cogger noise report stated that an fence in itself might not solve the problem as it would not shield upstairs room, nevertheless, it should be discussed again.

7. Racecourse Development. The Chairman, together with Mrs Huxtable, Mrs Smith and the Clerk had attended a meeting with Mr P Goddard of WBC Highways to discuss traffic matters. The Chairman outlined the matters discussed. The report of the meeting is attached to these minutes.

8. Planning.

Further details for information have been received regarding 08/02354/COMIND (Nationwide building at NGP): Dust Methodology Statement and Construction Plan. GPC considered that the Construction Plan was flawed for the following reasons:

There is no evidence of a proposal for ongoing consultation with nearby residents.

There is no evidence of a proposal for ongoing consultation with the Common Commission.

The Plan refers to Consultation with Newbury Town Council. However the application site is not in Newbury but in Greenham and no consultation has been formally requested with Greenham Parish Council.

The Plan routes construction traffic from the A34 via the Newtown Straight to Junction 13 of the M4 but there is no evidence of consultation with Hampshire County Council or Basingstoke and Deane District Council.

GPC is of the opinion that these shortcomings should be addressed before any construction is permitted. The Clerk will write to WBC accordingly.

Further plans have been received in respect of 09/00242 (14 Flats on the site of 1 Dalby Crescent).

Objection for the following reasons:

- **Noise** – Documentation supplied to GPC shows the applicant finds PPG24 makes it necessary to provide an acoustic fence to mitigate against noise received by neighbouring properties from the parking areas. Given projected noise from parking alone exceeds WHO guidelines GPC cannot understand why a noise survey has not been supplied to show the effect of the main thoroughfare adjacent to the site.
- **Access visibility splay** – no sectional drawings have been supplied to GPC which show the adjacent road, front landscaping with path and buildings and how they relate to each other. Given the road has a gradient at this point the splay must be compromised as levels change. Drawing DC/005 makes it clear the building is stepped to accommodate the gradient. Drawing DC/001b shows the splay almost touching the southwest corner of the building and says planting will not exceed 600mm within the splay. GPC is unconvinced that the combination of banks, path and planting will provide a clear line of sight. The path in front of the property winds over the splay so to remain level must compromise the splay even without planting. GPC is of the opinion that the splay should be free of any encumbrance where with this scheme even pedestrians using the path on the highway could at times obscure the view.
- **Resident safety/access** - The access for residents of plots 1,2,7 & 8 share the same vestibule so making all these able to enter Dalby Crescent despite external fences to prevent abuse of Dalby Crescent. It is impossible to see, from the information provided, how other plots will not over time find a way of using this access. We realise visitor parking is not discussed well in the LDF but there is concern about unsafe parking on Greenham Road and the impact on Dalby Crescent and surrounding roads such as Westward Road of additional parking.
- **Additional Plans** – GPC received a letter dated 25th March 2009 enclosing additional plans and drawings. The case officer has confirmed that the application, while outline, deals with all matters such as layout, scale, appearance and access but excluding landscaping. GPC is therefore surprised to be sent this letter with the plans which states they are for “information only but form part of the formal submission”. Are we to comment or not. Our comment will be that the size and proportion of the block has no relationship to the existing street scene and is therefore totally out of keeping and will dominate and alter the area.

Mr Swift-Hook and Mr Drummond had been to a meeting with the applicant and the planning officer who was currently minded to refuse the application. Mr Forward had noted that there were no sectional drawings indicating a safe line of sight and he had so advised WBC.

(a) Applications

| <u>No.</u> | <u>Proposal</u> | <u>Recommendation</u> |
|--------------|---|-----------------------|
| 09/00258/FUL | Just Learning Nursery, Monks Lane Increase car parking spaces from 20 to 25 Just Learning Nursery | Object. See below |

Objection as landscaping to the west is to be removed and ask that similar landscaping is placed beyond the new parking. The application form states that the scheme will provide an additional 3 disability spaces but the Design and Access Statement only says these can be allocated as accessible also. GPC would prefer to see these spaces will be provided for accessibility. Under the heading 'Access' the justification for this scheme is that it will enhance the Clinic's accessibility for all users and particularly those with a disability. This reinforces GPC's view the extra spaces should include 4 for accessibility.

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|--------------|---|-------------------|
| 09/00373/FUL | Unit 11 Fulton Court NGP Installation of mezzanine floor (permitted Development rights removed by Condition) First Surface Ltd | Object. See below |
|--------------|---|-------------------|

Objection for the following reasons:

- While the applicant is not producing extra traffic from the extra floor space, any permission would apply to any user of the building. Condition 5 of 07/01350/FULBC was put with the permission to prevent unplanned traffic growth. Figures should be supplied for potential traffic generation from the extra floor space.
- Inserting a mezzanine floor by attaching it to the main structure will acoustically couple the external cladding to any noise transmitted generated on the floor. As the manufacturing process proposed is to be carried out on the mezzanine floor there is concern that noise and vibration will be transmitted from the cladding of the building. There is also potential for noise to radiate from the large windows unless measures are put in place. No indication has been given to the noise levels of the processes proposed.

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| 09/00379/HOUSE | 36 Montague Drive RG19 8XR Conservatory to rear elevation Mr Bussell | Object |
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Objection unless GPC can be advised that the elevation of the conservatory, which is filled in with white plastic panels, is no higher than the boundary fence along its length. If the conservatory is higher then the amenity area behind number 37 will loose light especially as the sun moves towards the west later in the day.

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| 09/00346/OUTD | The Sanctuary, Basingstoke Rd Replace permanent mobile home with bungalow K Howse and E Parker | Object. The caravan is currently unoccupied and is visible from elevated positions. GPC also notes the attempt by the applicant to dictate how regulations should be interpreted |
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| Environmental Permit | Ridgeway Garage, Warehouse Rd NGP Vehicle respraying installation iaw Schedule 1 Part 2 Section 7 Part B of Environmental Permitting (England & Wales) Regulations 2007 Ridgeway Garages Ltd | Object. The site is Adjacent to a SSSI. The Applicant states that as it is an existing operation reference to this is Not Applicable. However, GPC is of the opinion that this is a new application for a new permit and should be considered accordingly. |
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It was proposed by Mr Forward, Seconded by Mr Planterose and carried unanimously that the objections noted above be made to WBC. Carried unanimously.

(b) Decisions

| <u>No.</u> | <u>Proposal.</u> | <u>Decision</u> |
|-----------------|--|-----------------|
| 08/00324/FUL | LGV/Motorcycle Test Centre, NGP | Granted |
| 08/02249/COMIND | Stryker move to S& S Electricity site Hambridge Road | Granted |
| 08/02267/COMIND | Newbury Racecourse - renew consent for all-weather track | Granted |
| 08/02317/COMIND | Relaxation S.73 (demolition of buildings) NGP | Granted |
| 09/00084/FUL | Tesco – erection of 2 x wind turbines | Granted |

At this point Mrs Hay left the Meeting.

9. Finance & Accounts for Payment.

The following cheques were presented for payment:

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| Mr J Boston – Clerk's salary & expenses | £940.64 |
| Salary £858.05, expenses £82.59 | |
| HM Revenue & Customs – Tax & NI | £410.76 |
| Clerk's tax £234.83, Clerk's NI £81.31, Employer's NI £94.62 | |
| WBC – Dog Bin emptying | £13.18 |
| VAT only (omitted from previous invoice) | |
| Newbury Internet Services | £782.00 |
| Greenham PCC – Hall Hire | £64.00 |

It was proposed by Mr Beale, Seconded by Mr Planterose and carried unanimously that the cheques listed above be approved for payment.

10. S.106 Monies. The Clerk has written to a selection of local councils (Newbury, Thatcham, Hungerford and Theale) to seek their views on the WBC policy of placing interest earned by S.106 contributions in the general fund rather than adding it to the S.106 capital and asking if they would be willing to make a joint approach to WBC on the matter. Thatcham has replied that they endorse GPC's views and wish to make a joint approach. The Chief Executive at Newbury has no concerns over the current system, however, Mr Swift-Hook, declaring an Interest as a Newbury Town Councillor, stated that the proposal had never been put to the Town Council and asked that the Clerk copy him the relevant correspondence. Mr Barnett also declared an interest as a Newbury Town Councillor. The Clerk at Theale was of the opinion that her Council would be supportive and the outcome of their meeting was awaited. No response had been forthcoming from Hungerford and the Clerk there would be hastened. It was considered that there was sufficient support for the idea of a joint approach for further councils to be approached and the Clerk will therefore

write to Lambourn and Tilehurst. Mr Drummond asked if there were any examples of S.106 monies having to be repaid with interest to developers and the Chairman gave two. £2 million had been repaid to NGP in respect of the proposed railway bridge at Thatcham and £600,000 in respect of the proposed bus route across the Common.

11. Parish Plan. Mrs Huxtable gave an update on the Plan. Completed questionnaires are being processed by New Greenham Trust and this should be completed by the end of the week. A meeting would be held at the Racecourse on 30th April to review the outcome and a public meeting would be held in the Church Hall on 30th May to publicise the responses and the next steps.

12. Web Site. The Chairman has spoken to Mr Burgess and will be meeting with him to discuss options. He will investigate the setting up of an Intranet or some form of limited access facility so that all information could be posted there rather than being distributed by individual emails. Mr Swift-Hook warned that making too many enhancements to the website could be expensive and might not be cost-effective.

13. Newsletter. The Clerk has checked the requirements for producing a Newsletter. There is no specific requirement unless the Council has, or is working towards, Quality Council status, although involvement with the public is clearly desirable. Different approaches had been tried with varying levels of success by different Councils. In a small community with a Parish magazine produced by the PCC it was possible to have a Parish Council page. It might also be preferable to have an internet-based newsletter in order to avoid the cost of printing and distribution, with hard copies available for non-internet users in locations such as church halls and libraries. The Chairman commented that the cost of producing and posting the last Newsletter had been high and he had personal doubts as to how many had actually been read.

14. District Parish Conference. Mr Planterose reported on the conference held on 17 March 2009.

Access to Countryside - Rights of Way Improvement Plan. Support is available to support parishes to produce promotional information, and small grants available for access work identified by parishes. Priority for improvements given to those identified in Parish Plans. Mr Swift-Hook asked if GPC had been consulted over the Rights of Way Improvement Plan. The Clerk has seen nothing; Mr Swift-Hook will check and advise.

ASB in West Berks - Overall crime is reducing. The main message was to report crimes and if the police do not turn up then COMPLAIN. It was important to identify ASB issues in Parish Plan. WBC is setting up an ASB database which requires an internet computer registered with Aiden Stephenson (astphenson@westberks.gov.uk), this is something we GPC may wish to discuss at next meeting. In future ALL victims of burglary will be visited to provide reassurance and crime prevention advice.

General Questions - Several residents have complained about all their carefully sorted rubbish being thrown together into the same lorry then possibly going for landfill. Mr Findlay's reply was no, the rubbish is re-sorted for recycling. Following further questions by

it was admitted in retrospect that this approach should have been published to prevent people thinking the worst. This collection method is however at the discretion of the contractor. Further to plastics there is a general UK recycling problem, there is NO plant in the SE of England that can take mixed plastics hence the recycling collection of bottles only (Type 1 and 2). From the HWRC the mixed plastics collected go to Peterborough for processing.

Comments - The waste issue is concerning. However this is not just a WBC issue, it is at Government policy level. We are all encouraged (some areas under the threat of fines etc) to recycle then find that the country cannot cope. The Chairman said that if Tesco has a machine that automatically sorts recycling material he did not understand why something similar could not be vehicle-mounted. Mr Swift-Hook said that the contractor had 8 vehicles covering the district of which only 5 had compartments. In his view the other 3 should be kept to individual routes and the residents on those routes saved the trouble of sorting their rubbish and carry heavy recycling bins to the roadside. Mr Barnett said there was a need for basic common sense and later sorting only causes cross- contamination. Mr Austin reminded Councillors the traditional purpose of a dustcart was to collect rubbish not to meet Government targets and it was pointless to leave bags at the roadside just because people happened to generate a lot of waste in a particular week. Mr Swift-hook said that the point of recycling should be to avoid landfill and Mr Beale made the point that incineration could be very effective if properly managed bur there was a problem of perception. Mr Swift-Hook asked if the District Parish Conference was an effective replacement for the Forum. Mr Planterose said that it was for Councillors but there was now no direct means of access for the Public who would need to involve their Parish Councillors more.

15. JSPU – Joint Minerals and Waste Core Strategy. JSPU is producing a local development framework to guide the future planning of mineral extraction and waste management. The core strategy was submitted to the S of S on 27 February 2009. There was no direct impact on Greenham.

16. WBC Clear Streets Strategy. From 6 April 2009 WBC assumed responsibility for on-street parking enforcement, undertaken through the Traffic Management Act 2004. The Clerk has a supply of explanatory leaflets. Mr Swift-Hook advised GPC that the scheme was to be self-funding and there was a danger that it would become a money-generator. There had been 1½ Traffic Wardens but they have been replaced by 20 Enforcement Officers. In Mr Austin's view the result was likely to be that more motorists abandoned the town centre for out of town retail parks; Mr Barnett agreed 100% with Mr Austin's views.

17. Community Policing Awards. TVP has invited nominations for the Community Policing Awards 2009. After discussion it was agreed unanimously to recommend PCSO Andrew Scott for his outstanding work on the Diamond project. Richard Benyon MP has already written to both PCSO Scott and the TVP Chief Constable commending his efforts and the NWN has approached the Clerk for background information for a future article.

18. Exchange of Information. WBC has advised that the draft Parish Charter will be submitted to the Council's executive for adoption. It is proposed that the adopted Charter will be in place by the next District Parish Conference scheduled for 27 May 2009. The Chairman said that he had some doubt if all WBC officers would comply with the Charter.

Some were excellent at seeking local knowledge from GPC but others seemed to view any form of dialogue as an infringement of their independence. The Chairman advised that Tesco was currently making free health checks available, which was worthy of publicising on the web. Mr Austin advised that BBOWT was funding 2 seasonal wardens for the Common and volunteer wardens now had appropriate badges. Mr Drummond had noticed a significant increase in fly tipping. Mr Barnett advised that WBC policy is now to charge community groups for the use of facilities, such as at the Waterside. WBC will also amalgamate the management of its facilities which will lead to less local involvement although there will be scope for more involvement by young people.

At this point it was resolved under Article 1 (2) to exclude the public and press under Confidential Matters – Public Bodies (Admissions to Meetings) Act 1960.

On completion of this business, the meeting closed at 10.10 pm

19. Date of Next Meeting. The date of the next meeting is on 13 May 2009 at St Mary's Church Hall at 7.30pm.

A J Forward
Chairman
13 May 2009

Abbreviations:

GPC - Greenham Parish Council
WBC - West Berks Council
S of S - Secretary of State
PCC - Parochial Church Council
TVP - Thames Valley Police