



Clerk of the Council

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9 July 2009

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

PRESENT:

Mr T Forward (Chairman)
Mr P Planterose (Vice-Chairman)
Mr A Agutter
Mr C Austin
Mr P Barnett
Mr A Beal
Mr D Hale
Mrs P Hay to 9.10 pm
Mrs S Huxtable
Mrs T King
Mrs D Smith
Mr J Swift-Hook to 9.10 pm

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

1. Apologies for Absence. An apology was received and accepted from Mr B Drummond
2. Declarations of Interest.

Mr Barnett 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 Newbury Town 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**".

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 or of Newbury Town 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 10 June 2009 were accepted as a true record and signed by the Chairman.

4. Allotments. The Clerk gave an update on the Allotments. A working party had been formed and had had an initial meeting. Work was in hand to identify suitable sites, the availability of funding and to ascertain the legal position of different types of allotments and tenants' rights. At present the focus is on identifying land and ensuring that suitable legal agreements can be made. The next step, assuming that these obstacles can be overcome, will be to expand the working group to include experienced allotment holders to advise on such matters as plot layout within the sites, laying on of water and security. The next meeting will be held on 29 July. From the public, Mr Hatchman said that he had been an allotment holder for 30 years. He produced figures showing that currently there were 24 Greenham residents with plots at Southbys and a further 9 on the waiting list. The Clerk (as Chairman of the Allotment Working Group) said that the potential difficulty caused by Greenham residents having plots at Southbys had been recognised. It would be unfair and unrealistic to expect those plot holders to move to new plots and it might be necessary to consider offering some plots to Newbury residents on a proportional basis. It was also felt that the demand was higher than the 9 waiting suggested because many potential plot holders were discouraged from applying as they thought they had no chance of success. It was also recognised that future house building, including a high proportion of flats, would lead to increased demand.

5. Matters Arising. Members of GPC had visited English Provender on 22 June for a most informative and rewarding tour of the operation, which gave Councillors an insight into the Company's operations. The Chairman and Mr Austin had written letters of thanks to English Provender. The Clerk will attempt to arrange another visit later in the year for those who were unable to attend on this occasion.

The Clerk had received replies from Nick Carter, the Chief Executive and Gary Lugg of WBC in response to his letter regarding S.106 monies. Mr Carter stated that WBC's procedures for collecting S.106 monies had been acknowledged by the Audit Commission as an outstanding example of best practice, which had already been acknowledged by GPC. He went on to say that contributions in themselves were seldom enough to pay for improvements needed so they had to be retained until more funding became available. Mr Carter gave some examples of where S.106 money had been spent within Greenham and stated that the recent surge in spending long held funds was unconnected with either GPC's initiative or publicity in the NWN. Mr Carter offered to meet with councils to discuss the

matter further if desired. It was considered that this would be useful and the Clerk will write accordingly. He will attempt to coordinate attendance with other interested Councils.

The Licensing hearing for McDonald's, Newbury Retail Park will be heard on 14 July. Either Mr Forward or Mr Agutter will represent GPC.

The Chairman reported that he had received an email from Dr Bryant, Chairman of the Western Area Planning Committee WBC regarding the proposed telecoms mast at Newbury and Crookham Golf Club, Burys Bank Road.. This stated that the use of the Water Tower was now being actively considered and that officers of WBC were unhappy with the proposed site at the Golf Club. The Chairman noted that the time given for consultees to respond was unrealistic and that it did not conform to industry guidelines.

6. Abbotswood/Pinchington Lane. Mr Swift-Hook stated that a meeting had taken place on 8 July between himself as Ward Member, Mr Carter, Chief Executive of WBC and DML residents. At this point Mr Agutter proposed and Mr Planterose seconded that the Public be excluded from further discussion on this matter under Article 1 (2) of the Public Bodies (Admissions to Meetings Act) 1960. Mr Swift-Hook voted against and all others present voted in favour and the public was therefore asked to leave the meeting. On returning to open session, Mr Hale noted that the fence north of the HWRC up to the College boundary had not been reinstated and that he had witnessed several animals including deer, fox and domestic cats having been struck by cars after running into the road. Damage had been caused to the cars and he feared that there was a road safety hazard. Residents of DML had voiced similar concerns at the meeting on 8 July. The Clerk had previously written to WBC on this matter but would write again but this time would include concerns about the part of the fence installed and its variation from what was expected and the distinct lack of screening planting as proposed.

At this point Mrs Hay and Mr Swift-Hook left the meeting.

7. Nationwide Data Centre. The Clerk had been in correspondence with the Nationwide over the lack of consultation with GPC over the revised plans and in respect of the apparent ecological failures during the build process. Nationwide apologised for the lack of consultation with GPC. It transpired that there is not in fact a Condition referring to nesting birds, although this is mentioned in Nationwide's Construction Plan. The Chairman said that the plan said construction would be from February to July and was only submitted after the start and a second version was supplied on 25th June 2009. (*Chairman's note: This said 'work activities would be scheduled to avoid disturbance during particularly sensitive times (eg hibernation or mating seasons, bird nesting seasons).*) However there is a Condition regarding trapping and relocating reptiles. This was in fact already underway as part of the original Stryker application and this continued. A further Condition in respect of Ground Contamination was carried out as part of the original application. Nationwide invited GPC to a site meeting to discuss ecological and build factors. The Clerk will write to Nationwide saying that GPC would welcome a site visit, but when the building was nearer completion.

8. Racecourse Development The Clerk explained that he had contacted the case officer, Mr Inwards, regarding the timescale for comments. Mr Inwards was waiting for

further information from Mr Goddard on traffic issues before submitting the report to the WBC planning committee but he could not guarantee that this would be after the next meeting of GPC; he suggested however that as he had GPC's objections to the original application it should focus on the changes to that. It was therefore agreed that the planning working group would consider the latest application in detail and circulate its recommendations to Councillors. If there was no adverse comment the recommendations would be submitted to WBC, otherwise an additional meeting of GPC would be called.

9. Planning.

The refusal of permission for the erection of a bungalow at land known as The Sanctuary, Basingstoke Road has been appealed by the applicant. Arrangements for the hearing have not yet been made. GPC's objection stood and no further written representation would be made.

(a) Applications

<u>No.</u>	<u>Proposal</u>	<u>Recommendation</u>
09/00971/OUTMAJ	Newbury Racecourse plc Development to include up to 1500 dwellings Newbury Racecourse & David Wilson Homes	See Item 8 above.
09/01043/OOD 09/01045/OOD <i>Adjacent Parish</i>	Forge View, Broad Lane Newtown RG20 9AX Erect conservatory and construct gables to replace existing flat roof Mr & Mrs Smith	No Objection
09/01089/FULD	Sandleford Farm Yard Redevelop to 9 residential units, 1 x 2 bed, 6 x 3 bed 2 x 4 bed, garage block, bin/cycle store, garden sheds Gilson Engineering	

Mr Austin and Mr Hale considered that they had prejudicial interests in this matter. Mr Austin commented that the previous application had been an over-development of the site and this was slightly better. Mr Hale agreed that it was an improvement but that further work was required. Mr Austin and Mr Hale then left the meeting. The Chairman said that he had documented 11 pages of errors and faults with the application. It was agreed that the planning working group would consider the application further, advise Councillors of their recommendations and if necessary a further meeting of GPC would be called. Mr Barnett reported that he had personal experience of the problems caused by contaminated land at Gilson's previous premises which had taken some years to overcome.

09/01131/HOUSE	Woodpecker Cottage Pinchington Lane Single Storey side extension Mr & Mrs N Gough	Object. See Below
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The applicant has applied due to condition 3 which removes permitted development rights and requires a full application such as this.

The applicant, however, has failed to consider the condition below:

Condition 5 - No dwelling shall be taken into use until space for vehicle parking and turning has been provided in accordance with the approved drawing(s). This area shall thereafter be kept available for parking and turning (of private motor cars and/or light goods vehicles) at all times.

The proposed extension is where the parking area was identified in the permission for application 03/00006 which was then replaced by permission 03/01613/FUL due to revised plans which it is believed still showed this area as parking and turning. The plans, however, do not seem to be

available any more on the planning web site.

The application should therefore also seek to vary this condition although we would urge that provision to replace any lost for parking and turning is provided properly elsewhere if the application is approved.

We also object to the design of the extension which is totally out of keeping with this house and others in the area. The property is a classic example built of brick under a tile roof. The roof consists of hips with part gable ends into the hip. This extension is basically just a lean-to which is more like an out house. The front elevation of the house is completely compromised by the extension and roof design which is at a totally different orientation to the main roof and with an unsympathetic slope. This is all further compounded by the roof being clad in slates rather than tiles as on the house.

If the parking can be resolved properly then the extension would only be acceptable if the roof was also of a similar hip with part gable end with the ridge running east to west. This will then be in keeping with the main house and similar properties in the area where even some garages are sympathetically constructed this way.

09/01162/FUL	Newbury Racecourse plc Car boot sales with ancillary parking DDF Fairs Ltd	Object. See Below
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Permitted development use of land extends to 28 days for most uses but Boot Fairs are limited to 14 and it is this permitted use which is being exploited at this time.

GPC is aware that the hours of a boot sale is not covered under Sunday trading legislation along with street markets but is the subject of local legislation.

The following was taken from the web site of Wakefield:

Car boot sales are popular events but can only be organised by sporting, political, social or charitable organisations. As car boot sales are classed as markets, the Council has a policy for licensing such events. Table Top Sales also come into this category and are subject to the same rules and regulation as car boot sales.

It is important that organisers notify the Council of their intention to hold a car boot sale or table top sale. In the Council's role as a Market Authority, all organisations who intend to hold a car boot sale or table top sale within Wakefield District boundaries, must apply for approval.

This applicant is DDF Fairs Ltd which is based in Stockton-on-Tees and is registered as a company which Dun and Bradstreet have reported on. If the same rules apply in WB except for the licensing which is not the case in WB then such events run by them should not be taking place. Three are already scheduled by them in July:

<http://www.newbury-racecourse.co.uk/Conferences---Events/What-s-On.aspx>

From the Chilterns web site we find this:

In brief, The Town and Country Planning (General Permitted Development) Order 1995 further to Schedule 2, Part 4, Class B grants a general permission for the temporary use of land for up to 28 days in any calendar year. The period is restricted to 14 days in the case of car boot sales, markets or use for motor sports. 14 days can cover every Saturday or Sunday from the beginning of June to the end of August and 28 days can cover most Saturdays or Sundays through the entire year.

The "permitted development" rights described apply to a holding in its entirety as such a car boot sale/market, including any associated car parking, can not take place in one field for 14 days and then move on to another for a further 14 days without planning permission from the local planning authority.

If the land in question is a building or within the curtilage of a building, or is within, a site of special scientific interest then irrespective of the above planning permission will be required for the use. In some cases where the local planning authority is concerned at the impact of such uses such "permitted development" rights may be taken away.

The holding of a licence for the market under any other legislation would not negate the need for planning permission.

For further information and to view The Town and Country Planning (General Permitted Development) Order 1995

see <http://www.planningportal.gov.uk> and <http://www.opsi.gov.uk>

This would all imply that the operator being a business will need planning permission regardless and given that the use takes place within the curtilage (if this applies to the race course) of a building permission is needed anyway.

Not withstanding all of this - GPC is concerned that the application seeks to use the 0.9 hectares on all Sundays and Bank holidays between the hours of 09.30 and 16.00. The application seeks to provide 200 "car boot sites" with parking for 300 plus 16 for disabled. The 300 parking sites will doubtless see vehicle movement during the sale therefore increasing traffic on local roads in addition to "site" holders who will obviously arrive before and leave after the opening times.

GPC feels that even if 14 are permitted rights then this is an alarming number when considering other uses the site already has permitted and is used for. To permit this development to the limit implied by the application without due consideration to traffic and amenity issues is of great concern. We are talking of no less than 1000 vehicle movements per day through Stroud Green on Sundays and Bank holidays starting well before 09.30 and after 16.00.

We would also ask the planning officers to give due consideration to the fact that the Race Course have permission to build a new access via a bridge from Hambridge Road which could be used instead of or as well as the Stroud Green entrance. Other activities will occur concurrently with this request even on non-race days. This will further exacerbate any traffic issues.

Although the race course housing application will be considered on its own merit there is concern that conditions may be needed to avoid issues that may arise if and when the race course gets permission for houses. Granting this permission will allow the use of the land but it depends what is built around as to the final impact

(b) Decisions

<u>No.</u>	<u>Proposal.</u>	<u>Decision.</u>
09/00583/COMIND	Land off Communications Road NGP Change of Use to B8 Open Storage	Withdrawn
09/00680/FUL	Land South East of Venture West, NGP S.73 Variation of Condition 5	Granted
09/00851/HOUSE	9 Westwood Road Rear conservatory	Granted

10. Finance & Accounts for Payment.

The following cheques were presented for payment:

Mr J Boston – Clerk's salary & expenses	£1388.95
HM Revenue & Customs – Tax & NI	£415.15
CCB Conference	£35.00

It was proposed by Mr Agutter seconded by Mrs Huxtable and carried unanimously that the cheques listed above be approved for payment.

The Clerk's expenses were higher than usual due to the purchase of 2 copies of the latest edition of 'Local Council Administration'. He had also been forced to buy a new printer as his personally owned one that he had been using had stopped working. The new printer had been entered on the Asset Register. The Chairman suggested that it might be cost-effective to buy a toner printer, particularly with the forthcoming production of the Parish Plan in mind. This will be further considered at a later date.

11. Parish Plan. Mrs Huxtable reported that she now had some data from the main questionnaire. Overall there had been a 32% reply rate although this varied considerably between areas. Due to the late receipt of the data caused by software problems it would not be possible to keep to the original timetable and she did not intend to rush things. She therefore intended to revisit years 5&6 at The Willows School and next term Park House School would be visited. This was necessary due to the low response rate to the youth questionnaire. The Wardens would try to get more feedback during the course of their normal duties and the new Community Worker would be invited to the next Steering Group meeting. There was a high number of agencies with some involvement in Greenham and it was intended to ask all to attend a Steering Group meeting. The final report would be circulated within GPC before it was submitted to WBC.

12. Web Site & Contract. No discussion

13. Sandleford Park Project. Land south of Monks Lane has been identified by WBC as part of the Core Strategy consultation as one of 3 reserve housing sites for the development of up to 2,000 new homes. Although this is only a reserve site there is nothing to prevent the landowner to propose the development in any case and a public

event was held by the agent (WYG) on 27 June to publicise the possible development. GPC agreed that it would be preferable to work with the developer in order to ensure that the open spaces were preserved in perpetuity. The Chairman had just received detailed plans which he will try to get electronically for circulation. The Chairman thanked Mr Beal for producing a comprehensive brief on the exhibition for those who were unable to attend. Mrs Smith said she was pleased to see that the traffic figures appeared realistic and robust which was a welcome change to those produced for the Racecourse application. Mr Austin suggested that there may be a need to redraw the Parish boundary.

14. Exchange of Information. At the request of the Chairman, the Clerk had written to Mr Lugg at WBC regarding the use of an area at NGP as the base for the A34 resurfacing as it appeared that this conflicted with existing planning permission for the site. Mr Lugg had passed the query on to Planning Enforcement and asked them to investigate. Planning Enforcement had subsequently confirmed that the work was proceeding without planning permission but was content to wait for a regularizing application.

The Royal Navy Presentation team will be visiting the Racecourse on 28 July. The Clerk is coordinating the names of attendees and anyone wishing to attend is asked to advise the Clerk by 13 July.

The Clerk has received details of a National Lottery/BBC initiative 'Village SOS'. This is targeted at rural villages of less than 3000 population and is looking for successful business enterprises. It was pointed out that under the LDF Greenham is identified as 'Rural'. However, after discussion it was agreed that it did not meet the criteria. The Clerk will however write to the organisers highlighting Greenham's particular problems.

Mr Agutter had been proactive in taking action on the problems of joy-riders at Tesco, McDonald's and the Retail Park. Tesco has moved the security cameras which were now linked in to Newbury police station and had also provided the police with car numbers. As a result the problems at Tesco had significantly reduced. McDonalds seems to have no interest in the matter and still has cars in the car park at 01.30. It was agreed that this should be mentioned at the licensing hearing. There was still an intermittent problem with the Retail Park which was again failing to secure the car park gates when businesses were vacated. The Community Police urged people bothered by noise to contact them as reports were recorded and nuisance assessed on a cumulative basis. Lincoln House had been broken into 5 times in the last 2-3 weeks. Tesco (the owner) was now putting in its own security staff. The Chairman thanked Mr Agutter for all his public spirited actions.

Mrs Smith noted that the date of the next meeting (12 August) clashed with the formal opening of the Diamond. The time was not yet known but if it clashed the Council meeting would be rearranged as it was felt important that GPC be represented.

Mrs King had noted that the Bollards at School Green were being replaced, apparently with an increased number but it had proved impossible to achieve further bollarding of Stroud Green. She had also received complaints of cars parking opposite roads off of New Road making exit from those roads difficult and dangerous. The recently appointed portfolio Member for Highways at WBC had asked for instances of traffic issues although the Clerk had not received this request. The Chairman will endeavour to identify the

document and the Clerk will write accordingly.

14. Date of Next Meeting. The Meeting closed at 22.15. The date of the next meeting is on 12 August 2009 at St Mary's Church Hall at 7.30pm (subject to confirmation).

A J Forward
Chairman
12 August 2009

Abbreviations:

GPC - Greenham Parish Council
WBC - West Berks Council
DML - Deadman's Lane