



Clerk of the Council

John Boston

8 Chester Close

Newbury

RG14 7RR

e-mail:

clerk@greenham.gov.uk

www.greenham.gov.uk

☎ 01635 529900

13 August 2009

**MINUTES OF THE MEETING OF THE GREENHAM PARISH COUNCIL
HELD IN ST MARY'S CHURCH HALL, GREENHAM
ON 12 August 2009 AT 7.30PM**

PRESENT:

Mr T Forward (Chairman)
Mr P Planterose (Vice-Chairman)
Mr A Agutter
Mr C Austin
Mr B Drummond
Mr D Hale
Mrs S Huxtable
Mrs T King
Mrs D Smith

IN ATTENDANCE: Mr J Boston (Clerk)
1 member of the Public

1. Apologies for Absence. Apologies for absence were received and accepted from Mr P Barnett, Mrs P Hay and Mr J Swift-Hook
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 9 July 2009 were accepted as a true record and signed by the Chairman.

4. Matters Arising. The licensing application submitted by McDonald's has been approved, subject to certain conditions. Mr Agutter declared a personal interest and reported that he attended the licensing hearing as an objector and was disappointed to note that none of the WBC Councillors on the Board had any local knowledge of the area or the problems faced locally. He had been stopped by the committee from challenging erroneous statements made by Counsel for the applicants – eg that McDonald's had comprehensive CCTV film available for 28 days. In fact, the CCTV only covers the kiosk, not the car park as this is the responsibility of the Retail Park whose CCTV images were transmitted to Nottingham. Mr Agutter had been to visit Mr Brian Leahy of WBC Licensing who was of the opinion that 5 of the 6 conditions imposed were unenforceable. Mr Leahy had offered to come to a future GPC meeting to discuss the matter. Mr Forward proposed that a small sub-group should meet with Ward Members and colleagues from NTC so as to avoid the time of being used up at the next meeting. This was agreed. Mr Agutter was meanwhile maintaining a log of activity at McDonald's. Mr Hale asked if the decision could be appealed. Mr Agutter said no, as the Licence was now a legal document but the conditions could be reviewed. Mr Drummond will investigate further within WBC. It was agreed that the Clerk would write to the responsible licensing officer at TVP asking why there had been no police input in view of the known problems at the site and if they would help with a review of the conditions. The Clerk would also write to Mr Steel and Mr Hunt at NTC asking if NTC wished to be involved in any further action.

The Clerk has previously written to Mr Nick Carter, Chief Exec WBC, requesting a meeting to discuss the spend of S.106 monies within Greenham. The Clerk has now heard from Mr Carter's PA advising that he has been on leave for 2 weeks following which he was off sick with swine flu. However, his PA has been in contact with various WBC Members and Officers and hopes to be able to offer some dates for a meeting in the next week. As the initial invitation from Mr Carter was to meet all interested councils it was agreed that the Clerk would contact other Councils once a firm date had been agreed.

5. Abbotswood/Pinchington Lane. The Clerk has been in contact with WBC regarding the missing fence alongside the A339 and the consequent road safety danger of animals straying onto the A339. WBC advise that the iron fence that was removed in error by the contractors lies on College land and WBC can not enforce its reinstatement. However, it is GPC's understanding that the developer agreed with the College that the fence would be reinstated. The developer will reinstate the hedge but this will obviously take time to grow. It was agreed that the lack of urgency to a road safety hazard by WBC was regrettable. Mr Hale said that the lack of fencing also allowed young people to enter the site and the balancing pond was not fenced off, this being another safety hazard. Additionally, the required landscaping and planting of semi-mature trees was incomplete. The Clerk will write to the Portfolio Member, Mr Lugg, Mr Meldrum and Planning Enforcement at WBC on these matters.

The Chairman reported that he had been in correspondence with the Ombudsman who will not reopen the review. The Chairman said he was amazed that while the Ombudsman's letter contained factual inaccuracies such as the statement that the planning decision had been referred up to full Council. This request had been denied and it was in fact the Pinchington lane decision that had been referred up. The Ombudsman also said that it was still open to the residents to challenge the way WBC is dealing with the provision of an

acoustic fence and the noise from the amenity site.

6. Nationwide Data Centre. The Chairman has written to WBC drawing attention to the chaotic state of documentation relating to the site. There have been 3 separate applications. Some of the paperwork relating to 2 different applications had arrived together and some plans did not have the application number stamped on them making it very difficult to identify exactly what was happening. Furthermore, various GPC objects and observations appeared on the WBC website against the wrong application. Although the latest application referred to minor changes they were anything but although they had been accepted on this basis by WBC. Construction has now started and the building does not appear to match the publicity and there is no evidence of cut and fill construction leading to a higher base than expected. Mr Forward queried why construction was continuing without the necessary consent.

7. Racecourse Development See Item 8 below.

8. Planning.

(a) Applications

<u>No.</u>	<u>Proposal</u>	<u>Recommendation</u>
09/00582/HOUSE	20 Burys Bank Rd Erect gabled conservatory to replace existing Mr & Mrs Brook	No objection
09/00971/OUTMAJ	Newbury Racecourse Redevelopment Newbury Racecourse plc and David Wilson Homes	Object. See below

Greenham Parish Council wishes to submit its objection to the subject application on the grounds given below. As the plans are still subject to dialogue with West Berks Council, particularly in respect of traffic issues, Greenham Parish Council may wish to add to or amend this objection in the light of changing circumstances:

a. GPC is concerned that the application is expected to be considered before the completion of the LDF. As the LDF is to be the basis of future planning decisions, it seems inept to consider this major application that extends beyond the current build area and will have such an impact on a much larger area than the racecourse alone. The application should only be considered when the LDF has been finalised in order to integrate it with, and take account of, other possible developments in Greenham. While GPC appreciates that applicants may make applications at any time, the fact that so much is outside the existing settlement boundary together with the scale of the development suggests it would be unwise to proceed without taking consideration of the effects of and relationship with other developments that might result from the LDF. GPC therefore objects on the basis that the application is in part outside of the settlement boundary and thus contrary to the current local plan.

b. No development should be permitted until the necessary infrastructure, and especially the new bridge, is in place. A Government department, CABE, advises that

developments should only take place **once** the supporting infrastructure has been provided. Local roads lack the capacity to absorb the construction traffic and subsequent residential traffic that will be generated before, on current plans, the bridge is built. GPC also notes that the single lane railway under bridge at the eastern end of Hambridge Lane (leading to Lower Farm Quarry) is regularly used by gravel lorries and considers that should permission be granted this should be the normal access route for construction traffic; the only exception being when vehicles are physically too large.

c. Robust and up to date traffic figures and analysis are required. This should include the Robin Hood roundabout, the proposed new road from the SCATS spur, Police accessibility and the Sainsbury's extension. Furthermore, once robust current traffic figures have been produced they should be extrapolated to produce a realistic projection of future levels. GPC notes that the individual levels suggested by the promoters of the Sandleford project appear much more realistic than those of the Racecourse, and do question the Racecourse figures. WBC Highways has expressed concern about the limited additional traffic generated by the proposed move of Stryker from one side of Hambridge Road to the other. This is minimal compared to the much larger additional traffic generated by this application which is therefore untenable. GPC wishes to be involved in further discussions on traffic matters and will write to WBC accordingly.

d. GPC strongly objects to the proposal that Boundary Road should be southbound only. **If** it is to be one-way, then it should be northbound only. The Burger King roundabout already lacks the capacity to accommodate the existing northbound Boundary Road traffic, even without adding in the additional traffic generated by the Racecourse development. There would be a knock-on effect on northbound traffic on the A339 from the Tesco roundabout and the Andover Road leading to gridlock in the area and increased rat-running through Greenham. The limited traffic consultation with residents of Boundary Road should not be allowed to unduly influence traffic decisions affecting a far wider community, **especially** as no direct consultation has taken place with the residents of Greenham.

e. GPC notes that air pollution at the Burger King roundabout is already in excess of European guidelines and has been declared an Air Quality Management Area. Every effort should be made to reduce traffic here rather than add to it. Similarly, GPC is concerned with regards to the air pollution around Stroud Green and the effect that this development will have as a result of both increased traffic and the actual pollutants generated by both the dwellings and 'energy centre'

f. Dividing 2 significant communities within the same development is wrong in principal and should be avoided.

g. With limited exceptions, racegoers will all be routed over the new bridge in Hambridge Road. However, GPC does not believe that those coming from the south will be prepared to drive via the A339, the Sainsbury's and Robin Hood roundabouts and the A4 to access the bridge. Instead they will park in residential streets near the existing entrance and enter on foot leading to unacceptable congestion in local streets.

h. The existing school catchment areas will cause significant problems for those living in the eastern end of the development. Although Fir Tree School is much nearer and therefore liable to generate less traffic, residents will not be able to send children to this school. As the eastern end of the development is outside the Settlement Boundary it is strongly recommended that the catchment areas be re-drawn. The existing school

catchment area for the whole of the site causes problems for children going to both The Willows and Park House due to the distance and the difficulty of access from the Racecourse, particularly from the eastern end of the development. The amount of traffic generated will add to the already problematic infrastructure. Providing a free bus for the whole site to take children of all ages to school would alleviate the problems. The bus to Park House could also pick up children from the rest of Greenham which would benefit the whole community. It is recognised that every school has a set number for admissions and can take children from outside their catchment area up to that number but allowing children from the eastern end to go to Fir Tree Lane and providing adequate resources there would do much to relieve unnecessary travel as this school would be a 10 minute walk as opposed to a 2½ mile road journey. At a recent planning appeal, the Inspector rejected plans to build 10 flats on the site of the Blue Ball public house off Greenham Road, largely on the grounds of inadequate schooling provision. If such provision is insufficient for just 10 dwellings it follows that the insufficiency is much greater for the proposed racecourse development and it is inconceivable that WBC should take a contrary view by sticking rigidly to existing catchment areas. It could be that changes to the LDF will recommend changes to the catchment area that would be compromised should this application be determined prior to the completed LDF consultations.

i. Minor changes to the original plans notwithstanding, the high rise developments at the western end will dominate the attractive rural setting of Stroud Green, are out of keeping with the area and will have an adverse impact on the local street scene. This perception has been confirmed by comments by CABE. The illustrations provided by the developer play down the visual impact, are incomplete and appear to be designed to be misleading. For example, only the gable end of the large block is shown, the curved frontage of the building is identified only by thin lines that are barely perceptible so that the bulk and impact are not apparent. Also, 2 rows of houses are shown in the plan but the impact of those that would be visible beyond and between the nearer row is minimised on the elevation. Some attempts has been made to mitigate the effect of the previous scheme, however a gap has been achieved only by cramming more dwellings into other areas, not by reducing the overall numbers. The effect is to produce one large block which is out of keeping with the rest of the development.

j. Play areas are insufficient and should be identified for specific purposes and age groups. This will prevent abuse of open spaces which can lead to loss of amenity for residents. They should also be preserved in perpetuity to prevent future in-filling. There has been recent experience in several local estates of grassed areas that were shown in plans as open space but not specifically conditioned as such being later built over. GPC is most anxious to avoid a repetition of this. Far too great a proportion of the play areas are 'multi-use' – i.e. only available on non-race days. Play areas should be properly identified and available for use every day. Indeed, they are arguable more necessary on race days when the high incidence of vehicles and people makes a safe play area essential for children. There should also be an indoor facility for sporting activities and use as a meeting room and for 'chilling' which would benefit the whole community

k. The spend of S.106 monies within the local community must be rigorously enforced. Areas for spend must be specifically identified, such as installing a proper raised mini roundabout at the Racecourse Rd/Boundary Rd junction and bollarding of Stroud Green to prevent further damage by vehicles and potential danger to the much larger number of users that may be expected. There is some confusion over the ring-fencing of S.106 contributions. At the public Racecourse meeting Mr Jackson gave a public undertaking that all S.106 monies would be spent in Greenham. However, GPC has

previously been advised by other officers that spend can be made more widely, e.g. at Northcroft.

l. The Racecourse Station should be a major additional asset to Newbury and do much to relieve road journeys to the town station. This opportunity has been disregarded. There is concern that improvement plans for the Racecourse Station are aimed primarily at providing a resource for the development rather than for the community as a whole. The proposal does not allow for day long parking for commuters, or the provision of adequate pedestrian access, other than over 'private' land. Much better access is needed from both north and south. Land to the south within; the racecourse will only be available for parking on non-race days which will do nothing to encourage usage or allow potential users to form a set routine. The recent rapid construction of the Sainsbury's car park has shown that it is possible to provide car parking spaces at reasonable cost in a short time. Indeed, the number of tracks available at the Racecourse Station gives the opportunity for the construction of a car park above the station, thus encouraging usage, providing income from parking fees and weather protection for waiting passengers. Here is a tremendous opportunity for a 2nd Newbury Station which should be a major part of strategic transport planning.

m. There is strong objection to the proposal for the relocation of the golf club and the Racecourse maintenance facility, which would be to an area in close proximity to the protected area. It is understood that grounds maintenance could start as early as 04.30, to the detriment of wildlife. There is also concern that these relocations will lead to rat-running along the track at the eastern end of the Racecourse.

n. Insufficient attention has been paid to sustainability and natural energy sources. There has been little regard for Policy EN8 and it appears that minimal effort has been made to meet modern sustainability targets. Greater provision should be made in the design for solar heating, ground/air heat sources and wind power. References to surface and rainwater collection and re-use are vague. There is no commitment to move CHP from gas to biomass and this should be a condition. There is no commitment to Ground Source Heat Pumps. Targets should be set by condition to ensure adoption of sustainable resources and the opportunity taken to make this a sustainable show development for Newbury. Additionally the offer to provide residents with one months worth of free bus travel is purely an attempt to pay lip service to sustainability, the free travel period should be at least a year.

o. There is a lack of access to the nursery from both ends of the development. It is deemed impractical for a parent, possibly with small children and without the use of a car, to access the nursery in safety particularly in the winter months.

p. There have been persistent complaints by residents about offensive odours from the drains in New Road and Westwood Road which Thames Water has been unable to satisfactorily resolve. If the application were to be approved, GPC would request a firm undertaking that the drains to which the development were connected have the capacity to meet the additional demands. In addition to the lack of sewerage/drainage capacity in the area there is also an insufficiency of water supply. A Grampian Agreement to overcome these obstacles is indicated.

q. Insufficient care has been taken for the protection of wildlife. The area contains a number of badger sets and the largest is in the area identified as the new coach park. GPC

is unconvinced that the plans ensure effective protection for these animals.

r. In places the application shows unacceptable naivety and simplicity. It is suggested that travel habits built up over many years can be changed by providing travel tokens for one month or a subsidised bus for 6 months. With such short-term thinking the

reality is that people will stick to doing what they have always done. Similarly there is reference to the benefit to Newbury but no real attempt to quantify this or justify the statement. Finally there is reference to activity on race days. The Racecourse is fast developing into a multi-use location and there is insufficient reference to other uses such as boot sales, conferences etc, or to their effects.

09/01089/FULD	Sandleford Farm Yard Redevelop to provide 1 x 2-bed, 6 x 3 bed and 2 x 4 bed accommodation Gilson Engineering	Object. See below
---------------	------------------------------------------------------------------------------------------------------------------------	-------------------

Mr Hale stated that he had checked the applicant's measurements on the ground with a laser level and they were very inaccurate. Mr Hale and Mr Austin then declared prejudicial interests and left the room for the discussion on this application.

Ownership

The certificate of ownership in section numbers 25-28 of the application document is not filled in and should have failed at registration. The red line showing the application site on plan 2009-124-450A makes it clear that permission is being sought which considers the footpath beside the A339 as part of the application area. This land is clearly in the ownership of WB as the Highway authority and the rest with the applicant or so it is presumed.

Pre-application consultation

Tony Forward, although Chairman of Greenham Parish Council, attended as a private resident and any views he made would first have to be passed by Greenham Parish Council. No mention was made of the presence of the residents of the Farmhouse, Mr & Mrs Hale when they received a visit, and the issues that arose during that visit. Later in the Design Access Statement though reference is made on page 3 to concerns made by the Hale's it only describes one issue but uses this fact to the applicant's benefit which belies the real scope of the issues. A further meeting became necessary at the Council offices due to ongoing issues which are not reported. The reference to many emails shows the complexity of the site and what is proposed for it. I wish to record that issues aired at the time were not taken on board and promises made have not been honoured. Two typical ones are that the dimensions and location of the Farmhouse were in error and that WB would not want to enter the site to pick up refuse. A promise to lower the building at plot 1 by 1m has not been honoured. The Hale's submitted corrections to measurements and there was a suggestion the applicant's agent would use the kind offer of the Hale's to enter their land to do a proper survey. This has not been done. Some measurements are still wrong and its AOD is not recorded. The bin information was supplied by Christina Duckett but the location beside the boundary fence is not in accordance with her advice.

Landscape

Document – "Previous_app_Kirkham_comments[1].pdf" supplied.

Area to be retained by Gilson's to the north and east of the application is outside of the application area so any landscaping here cannot be conditioned as it is not part of the application area nor can any excavation be carried out as a result to sink the buildings on this land.

See also comments under **Listed Park** below.

The digging down by plot 2 will seriously compromise the yew, hedge and other planting but is outside of the application area. If much is made as before that the Farmhouse planting is important then conditions must be place to protect these trees from excavation and in accordance with BS5837:2005.

Bat report

Document – “Natural England.pdf” supplied.

The following from Natural England lodged with the previous application 08/00901 makes it clear the bat report is out of date and a new one should be supplied before the application is determined and that consultation cannot be deemed to have started until this information was supplied. The Bat report has been updated in that the date would seem to be 2nd October 2006 but clearly fails to comply with Natural England’s requirements as follows:

“A bat survey was undertaken at the site on 21 September 2006. The ecologist noted that the buildings had a small number of potential bat access points under slipped and warped tiles, and under barge boards. Furthermore regular bat foraging over the adjacent gardens to the south was recorded.

The survey is more than 12 months old therefore the information is out of date and not reliable. Given that the building offers bat roosting potential and that foraging was recorded near by it is the advice of Natural England that another survey is undertaken which will provide reliable up to date information. This survey should be undertaken prior to the determination of the application.

It is the responsibility of the developer to provide this information to enable Natural England to make a substantive response and for the local planning authority to fully assess the proposal. Circular 08/2005 states that the 21 day consultation period for statutory consultees will not start until receipt of adequate information to make a substantive response.

MRS REBECCA HART

Species Officer, Government Team, South East Region (Western Area)

DD 01189392070

Mobile 07979 688412

Rebecca.hart@naturalengland.org.uk

Cc Jeremy Davy, West Berkshire Council”

Arboricultural Survey (Tree report)

Documents – “Tree & pollution issue 2001.pdf” & “Tree Officer.pdf” supplied.

This is flawed in that:

1. The description of the retained trees is inaccurate.
2. The TPO information is incorrect and out of date.

3. The inclusion of hedges as required by BS5837:2005 is omitted. The requirement of the tree officer in application 08/00901 that hedges within the application should be afforded full protection is not even mentioned.
4. The tree officer's detail of a Yew tree on neighbouring land and the root protection areas required in application 08/00901 is not considered.

Detail

1. The plans supplied show the retained trees which include the Sycamores, Willow and TPO-ed Horse Chestnut. The Willow is not mentioned.
2. The Horse Chestnut is protected by TPO 410. The report supplied is dated 2006 and states the tree will be moribund (approaching death or about to die) in a couple of years. The tree still lives today in 2009 with leaves and flowers as usual. The report states that *"the initial death occurred some years ago and the tree put on a layer of wound wood under the bark"*. If the tree still lives then it should be retained and the report even states it should be monitored every three months to determine when the tree is no longer suitable to retain in its current location. The application elsewhere suggests the tree will be destroyed during the build. If the tree, as suggested, suffered its initial death some years ago then enforcement should be involved as they investigated a source of pollution by the tree in 2001. Please see *"Tree & pollution issue 2001.pdf"* supplied.

There is also concern about the sudden removal of the tree causing ground movement by the Farmhouse foundations as the roots decay in such a large quantity.

3. The hedges surrounding the application site within the boundary of neighbouring land are of the slow growing Thuja Arbor-Vitae planted 1989. While considered in BS5837:2005 and justified to hide the development and the height exaggerated by one meter to six meters, there is no mention of them in the report of the close proximity of them to inevitable excavations needed to build the bin store and plot 2 and lower the ground to accommodate the buildings near the Farmhouse at plot two. The tree officer when considering the application 08/00901 said:
"hedges must be afforded full protection in accordance with BS 5837: 2005".
4. There is a significant Yew tree which was discussed by the tree officer in his response to application 08/00901 but this has been ignored. Its RPA is some 3.6 meters which in the previous application did not present a problem but in the context of this application with a combination of buildings so close and an excavation of approximately 1m -1.3m to lower the ground near the boundary is likely to compromise the Yew tree. It is hoped the statement directly referencing the Cedar would also apply here which said "Proposed Site Layout" provides for the Root Protection Area but working room will also be required". The cycle shed is already to be constructed on the RPA. The plan is not very clear on the degree of excavation but an examination of the AOD figures begins to make the extent clear. To protect the Yew and even the hedge and other trees such as Holly, excavation will need to be well within the site to avoid a bank at or by the roots to retain enough soil to ensure sufficient water and nutrients.

Listed Park

Document – "Listed Park and Garden Map.jpg" supplied.

The listed park plan supplied shows the application site is clearly, in part, well and truly in the listed park requiring due consideration of this point. The maps supplied as Maps 1, 3, 5 and 7 in the

contaminated land risk assessment clearly show the extent of the farmyard from 1880 to 1970. These accord with the park-listing map, which does not include the Farmyard and Farmhouse within it. Later developments at the Farmyard, since the listing, “encroached” into the parkland.

It is also important to note that the area of planting along the east and south of what is now part of the Farmhouse garden was outside of the curtilage of the Farmyard. Consequently this part of the

property now known as the Farmhouse is within the listed park. As such this area of planting can be considered an integral part of the park so its compromise due to cutting down levels on the site will matter.

Listed Building Consent

Document – “Conservation - 2.pdf” supplied.

The listing of the Farmhouse was given in 1983 before the upper part of the farmyard was separated from it. It was therefore part of the curtilage considered in the listing. The site was not divided until 1987 and remained as a Farmyard until at least that time. Planning consents which introduced new buildings came much later. Consequently Listed Building Consent is needed as confirmed by Christina Duckett. As part of the application site lies within the Listed Park such an application is also possibly required here as well.

Plan 2009-124-457 read with elevation drawing No 2009-124-463

Document – “missing section reproduced.jpg” supplied.

- The two arrows identifying section AA are at odds with each other as the coupled lines do not point to each other. Either arrow and line if used for the section on the plan would not produce the section elevations shown in the other drawing. The northern most arrow would indicate it would cut through plot one and the garage block.
- The two arrows identifying section CC have the attached lines pointing in different directions. Which ever is used should result in plot 3, plot 1 and the Farmhouse being shown as an isometric projection as all are at different angles from each other. More than one side of each building will be seen on this section and not as shown.
- The boundary wall at 3m by plot 9 should be shown in section AA. Only the road side wall is shown behind the trees at 2m.
- Section AA goes right through the bike shed of plot 9 but is not shown.
- Section DD is shown on the plan but no drawing has been supplied of this most important view point from the main road. The indicated section DD also would show little of the Farmhouse. The elevation of the Farmhouse is wrong as it has a double ridge roof so its mass is much less visual than implied.
- No section has been supplied which shows a view from the Farmhouse up through the complete site. See our supplied document. This document “*missing section reproduced.jpg*” admittedly though isometric without perspective is much better than the absence of any information with the application which shows the relationship between the Farmhouse and the proposed buildings. The hedge between the site will be compromised so to view the whole with out planting between is relevant. Planting could be added but the

- protection of it in accordance with BS5837:2005 by condition and avoidance of excavation would then be essential. The garage, plot 1, and the remaining plots are all at angles relative to the Farmhouse. All of plots 2 & 3 and plot 1 will be visible from the front of the Farmhouse as will the roof line of the other plots 4 to 9. The gable end of plot 4 and the elevations of plots 8 & 9 will result in the filling in of visual gaps otherwise left. The increased elevation of the unit containing plots 4 to 9 and its greater height than all other units will ensure a view of it will rise above the other buildings. Even the end of the Garage will be visible beside unit 1. In essence the Farmhouse will be framed with buildings.
- Sections provided with the existing buildings are different from those being used for the proposed and do not give a proper understanding of before and after.
- The corner of plot 2 is measured on the diagonal from the Farmhouse as 10.8. The distance from plot 2 to the hedge is shown as 2.8m but on the elevation BB it is shown as 3.6m. This is wrong as the boundary fence/hedge zigzags at this point. In truth the corner of plot 2 is only 8m from the nearest part of the Farmhouse buildings and only a mere 2.8m from the fence.
- During pre-application consultation the rotunda which is replaced by the “grain store” or stables being plot 1 was promised to be set down by 1m below the ground near the Farmhouse but it is in fact actually higher than this level.
- The edge of the location of plot 1 is shown in the end elevation to slope to towards the Farmhouse but this is not indicated in the one looking towards the Farmhouse. The height of plot 1 has been adjusted to fit. As the ground clearly slopes towards the Farmhouse by some 200mm to 300mm the Farmhouse is shown as being 7.3m but being set down its effective height is much closer if not the same as the nearest plots on site.
- Plot 4 has a gable end window rather than dormer window as all other bedroom 3s have which will therefore look down from this elevated position and right into windows and the garden of the Farmhouse.
- The bin store shown on 2009-124-463 is shown more to the west relative to the Farmhouse than it should be. Plan 2009-124-457 shows its position more correctly. Important light through north facing windows of the Farmhouse will be compromised by this permanent feature which is more to the west than the existing hedge which.
- Plan 2009-124-463 claims that the site is reduced by 700mm to 800mm at the north. The plans do not show this much reduction though. This is below the base of the retaining wall already behind the industrial unit. The plan at section BB also shows the garden sloping but more importantly the land behind plots 8 & 9 is shown a sloping. As pointed out before the land to the north of the plots shown as excavated is not part of the application area. No permission has been sought to excavate the land outside of the application area and a large retaining wall will be needed which will doubtless compromise the Root Protection Area of the Cedar.
- Plot 3 will be 2m below the retained land and the boundary between plot 3 & 4 which is shown as a beech hedge will need to be a retaining wall to support a change in height greater than 1m.

Supplied Plans

A list of plans is supplied in the planning statement the following discrepancies have been noted:

Greenham Parish Council

13 August 2009

- No. 460 named but Rev A supplied.
- No. 456 named but Rev A supplied.
- No 450 named but Rev A supplied.
- No 468 supplied, not listed.
- No 469 supplied not listed.
- No 465 supplied not listed.

Services

- Sewer route and flow gradient as discussed above. No details provided for consultees to assess scheme.
- The pumping station will need to be dug quite deep and care will be needed to avoid destabilising near structures but no details provided. A previous position close to the Farmhouse was ruled out due to the risk of a compromise to the foundations and ground borne noise from the pumps. With the sinking of plots 2 & 3 the excavation would have to have been even deeper in the rejected location. The route for the pumped waste will either have to be up the A339 which will cause much disruption and be very costly or to intersect the pipe from St Gabriel's school which will need permissions and easements and then connection to or through sewers in the Deadmans Lane development.
- Surface water drainage as discussed above.
- The surface water pipes and storage have no identified location to comply with the promise to provide storage for reuse, overflow soak-a-ways and excess route into any surface drain provided by the utility company. The low lying nature of plots 2 & 3 make the likelihood of the garden flooding very high as run off from adjoining land will be difficult to manage and capture with out regular maintenance due to soil being carried by the run off. Its location should also not compromise any structural integrity within or on the adjacent site of the farmhouse.
- Electricity supply runs across site and will need diverting and a new supply will be required. The location of the pumping station is such that there is little or no fall to it from plots 2 & 3.

Building finish and details

- Flues are protruding some 1.75m from the roof surface and are proposed to be in a rather incongruous and unsightly bright steel or similar.
- Bargeboards, Fascias and soffits are shown on plots 2 & 3. The barn like effect sought by the conservation office may not feel these are typical of barns.
- The finish of the cladding and other wood such as the above is not defined. In the context of this site and the importance of it fitting in with the surroundings the colour should be agreed now and not by condition so all relevant consultees can provide input.

Archaeology

Documents – “Archaeological Index for plan.doc” & “Archaeological Map.jpg” supplied.

The evidence supplied with previous application provided comprehensive information about archaeological features from the resident of the Farmhouse. The information supplied with the previous application is being re-supplied as it has been ignored. It is very disappointing that Mr Hale let the applicant's archaeologist onto his land and discussed archaeological features with him yet Mr Hale is misquoted as agreeing the ice house does not exist and that the remains are foundations of a wall. The proximity of the ice house or ice store near the dairy seems to be a likely location. The tunnel and route would seem likely as it would remove effluent from the upper farmyard and take it

safely past the Farmhouse to the lower yard.

Greenham Parish Council

13 August 2009

Pollution

Document – “Environment Agency - 3.pdf” & “Use & Abuse.zip” & “Archaeological Index for plan.doc” & “Archaeological Map.jpg” & “Tree & pollution issue 2001.pdf” supplied.

- A “Use & Abuse.zip” is supplied which contains several pictures and enforcement letter which show clearly that hydrocarbons have been let run off of the site.
- The “Use & Abuse.zip” also contains photographic evidence to show HGV washing and paint spraying in the open or unprotected area.
- No details of current drainage both surface water or other have been provided. The archaeological information supplied above gives some detail of this as do files in the “Use & Abuse.zip”. There is a manhole cover visible by the Chestnut tree which tops a pit formed with concrete circles and filled with hard core as a soak away. There are also no details outlining the history of the site.

The Environment Agency made the following objections for application 08/00901/FULD which shows the above is not covered but required:

“There are three strands to this objection. These are that:

1. We consider the level of risk posed by this proposal to be unacceptable

2. The application fails to provide assurance that the risks of pollution are understood, as a preliminary risk assessment (including a desk study, conceptual model and initial assessment of risk) has not been provided.

Planning Policy Statement 23 takes a precautionary approach. It requires a proper assessment whenever there might be a risk, not only where the risk is known.

*3. Under PPS23, the application **should not be determined** until information is provided to the satisfaction of the Local Planning Authority that the risk to controlled waters has been fully understood and can be addressed through appropriate measures. This is not currently the case.*

We are concerned that the activities of the engineering works that has previously occupied the site may have resulted in spills of various hydrocarbons, which potentially may have contaminated the soil. If piling was to take place on this site it could provide a pathway for contamination to enter into groundwater. The applicant must submit a desk top study outlining the history of the site and details of its contaminative uses; the layout of the current building and the location of the drainage system.

Yours sincerely

Mr Alex Cooper

Planning Liaison Officer

Direct dial 01491 828 344

Direct fax 01491 828 302

*Direct e-mail alex.cooper@environment-agency.gov.uk
cc Cherstone Ltd”.*

- There is concern that bore holes have been made within the hard standing area but not at the edge of these where run off can occur and did.
- As there is no detail of drainage, the location of bore holes and their suitability to judge conditions must be questionable.
- In response to a question from Greenham Parish Council a further letter 27th August 2008 written by enforcement was sent to a Councillor rather than the Clerk which discussed the burning of waste and effluent from the washing down of soiled machinery that should be investigated. The out come is unknown.

Noise

Document – “ACCON Traffic Noise Assessment appendix 4.pdf” supplied.

Greenham Parish Council

13 August 2009

- On page 6 of the noise report it states that the barrier near the road is 3m and the next barrier is 2m. This is wrong as the application makes it clear the 2m one comes first by the road and then the 3m one. On this basis the calculations done would be flawed.
- The noise levels taken beside the A339 can usefully be compared with those obtained to assess the Deadmans Lane issue in the ACCON report. This ACCON report not only provides a useful reference but the report also maps the application area. Given the Deadmans Lane residents already have the benefit of a 1.8m fence and levels are still so high questions how the levels calculated for positions A & B are as low as they are.
- The footpath at Deadmans Lane is already a source of noise so the widened entrance that is proposed to serve this site must greatly increase noise levels at the façade of many properties to an unacceptable level which will bring them in to level “C” or even “D” detailed in PPG24. The ACCON report shows high levels even with the existing narrow entrance.
- The removal of the coach house which is built on the wall to the south by the A339 will increase levels at plot 1 already indicated by the ACCON report to be close to level “D” given proximity of the road. The rest of the plots will get more noise as a result. The reference in 3.1 on page 5 of the Euro report is flawed in that it implies the “fence” or wall will protect the plot from noise but overlooks the fact that the north and north west corner of the property is to look directly onto the road and the upper floors will also receive little benefit from the wall.
- The back garden of plot 9 is projected to reach levels that find accord with the ACCON report putting the residents in category “C”. This is not the 55dB required for amenity space.
- The report incorrectly quotes PPG24 which does not say permission subject to condition only. This comment in PPG24 is preceded with the statement “Planning should not normally be granted” etc.
- Sustainable Homes as promised by this application require further measures to achieve at least a further 5dB attenuation in accordance with AD part E and that this should be monitored to show compliance.
- Page 3 of the Design and Access Statement discusses the benefit of building plot 1. Given its position this will give little protection to the Farmhouse compared to the large existing building built onto the boundary wall to the south of the site due to be demolished.

Code for Sustainable Homes

- The supplied report talks of monitoring waste yet the application is devoid of any information of how this is to be carried out.
- Discussion takes place on page 9 of waste recycling a collection and discusses several bins including one assumes green waste. No provision is made to make it possible to collect waste and remove it to the bin store other than from or through the house directly. No provision is made near to the properties as such requiring all waste to be carried as an when to the bin store.
- The water neutral discussion must be accompanied by information to prove to the required agencies that the scheme is acceptable and therefore will work as discussed on page 8. As discussed under the heading services no information is supplied in respect of surface water or waste handling.
- The houses themselves will only comply with building regulation requirements over energy efficiency. Additional measures are likely to cause some visual impact such as solar panels. This information is required now to enable the relevant consultees to assess the impact.

- Health credits are given to further attenuation of noise in the construction of the houses by at least 5dB. Consideration needs to be given that this value is still achieved over attenuation that will be required through PPG24 due to road noise. That is even with double glazing and wall vents, the level achieved inside will still need to exceed the WHO requirements by at least 5dB.

Greenham Parish Council

13 August 2009

- Provision of gardens to homes HEA3 may be breached due to the sloping nature, due to excavations.

Provision of daylight as discussed in HEA1 may be compromised by both excavation but significant tall planting on the adjacent parkland which including hedging protected under BS5837:2005 will make such light unavailable. This may indicate that building so close to the southern boundary may be unacceptable.

GPC also endorses the objection forwarded to WBC which was raised by Mr Forward and based on information supplied by Mr Hale. The complete objection is appended below:

Summary/Overview

The application site is shown bigger than it is in three of the four compass points. The application plan compared with what is on the ground shows part of plots 1 & 2 are on land in other ownership and not as the application states. The fence line between the application site and Farmhouse should be drawn nearer to the gable end of plot 2. This brings the fence and all the planting such as the Yew and holly much closer to plot 2. The RPA will be compromised by so little distance being available now to achieve the cutting down of levels by 0.9m to 1.2m. The bulk of the Farmhouse has been exaggerated. A full survey of the site is required which should include comprehensive AOD values as has already been requested by Kirkham PLC.

I have these serious concerns about the Sandleford Farmyard application for the following two reasons:

- The plan for the application site is flawed –detail below.
- The bulk and mass of the adjacent Farmhouse has been greatly exaggerated – detail below.

Plan measurements.

Taking a starting point at the south west of the application site which is the north west corner of the Farmhouse land the measurement from here to the retained land blue line is both correct on the application plans and on the ground within 0.3m. The red application line however is further to the north by at least 0.8m. The iron fence is assumed to be the permitted line as the 1997 conveyance added the retained land which is without planning permission. By the retaining wall the error would seem to become greater.

The east to west northern boundary of the retained land is shown 2m shorter in the application plans than on the ground and on a 1997 conveyance plan. The north east start of the red application line is correct despite the blue line error.

The north to south retained land fence line is between 2.5 & 3m longer on the application plans than it is on the ground. The 1997 conveyance confirms what is on the ground to the end of the triangle. The red line which is part of the triangle is therefore shown longer which makes the application site slightly bigger to the east than it is. The 2.5m to 3m means the fence between the gable end of plot 2 and the Farmhouse fence is now much nearer than the application plans show. The plans show 2.8m to the front corner of plot 2 but this should now be read as 1.6m. The ground over this distance has to be cut down by 0.91m. The FFL of plot 2 requires a cut down of between 0.9m & 1.2m along this

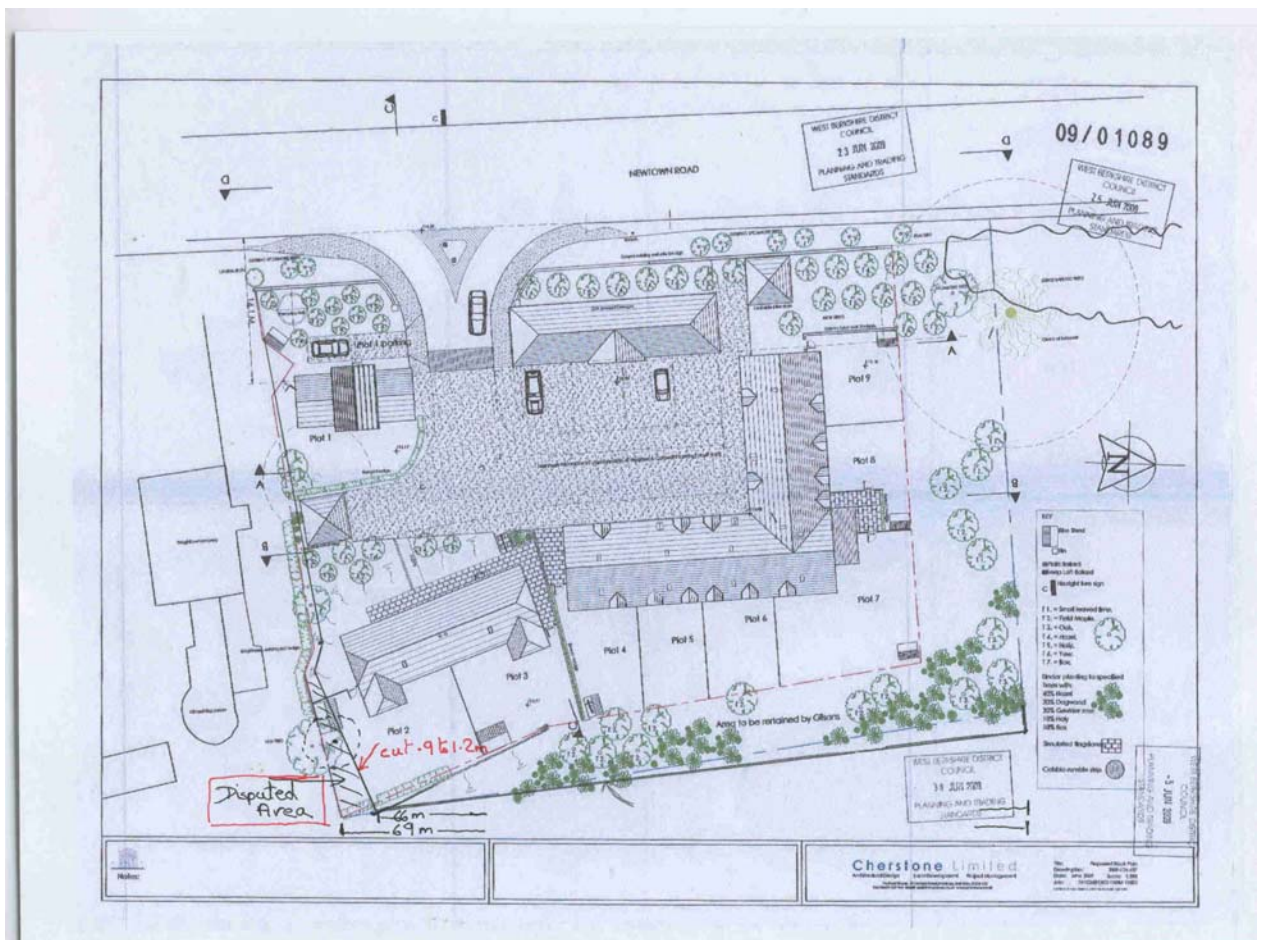
whole boundary. The Yew tree is shown the correct distance from the fence but the relocated position of the fence brings is much closer to the gable end of plot 2. There is other planting close to the fence such as mature hollies so these and the Yew will find their RPA severely compromised due to closeness of plot 2. This will be further compromised by the cutting down which will need to be steeper.

Greenham Parish Council

13 August 2009

Measuring the distance from the Farmhouse to the boundary fence shows the application plans place the fence correctly at the road but getting closer to the Farmhouse than it actually is until the zigzag when it becomes shown 1m towards the Farmhouse making the application site seem bigger. The

fence on the ground is therefore tapering into the application site to the north and east when compared to the application plans which compromises especially the space for plot 2 and brings all existing planting nearer any built form.



Bulk.

On plan 2009-124-463 the Farmhouse is shown to be 12.60m in length when it is actually 11.30m. The piece that juts out with the lower roof line behind the bin store is shown as 3.95m when it is only 2.25m. On other plans these measurements vary.

The roof line which contains two ridges to which Christina Duckett gave a special name has not been shown. The Farmhouse as a result looks far more bulky in the application plans than in reality.

The Farmhouse is shown as 8m and on “level ground”. The Farmhouse is actually on sloping ground

which rises to the application site. Farmhouse should therefore be shown on the plan at approximately only 7m above the “level” ground not 8m as on the plan. The FFL of the Farmhouse is 7.6m which is already lower than the plan indicates. The north face of the Farmhouse is further cut down below drive level by just over 0.3m. The drive then slopes slightly to the application site and then the soil level beyond gravel board on the fence presents the final rise before we reach the AOD figures quoted on the application plans. The ground in the whole area rises to the north and is obvious

Greenham Parish Council **13 August 2009**

when on site. The Ordinance Survey plans available for the area show the 115m contour line in front of the Farmhouse. If this is correct then the AOD levels shown on the application plans are suspect. Google Earth does confirm this height of 115m and further more puts the centre of the application site at 116m.

Conclusion

As a result of these errors the area for the built form is reduced with existing boundary planting being nearer the proposed buildings. As a result of the Farmhouse bulk being shown much larger than it is a false impression is given to the relationship between it and the bulk of the proposed buildings. From a Farmyard which nestled behind the Farmhouse we now have proposed buildings of considerable bulk which is exacerbated by the tapering of plots 2 & 3 which is carefully avoided from being shown by the way the section CC is drawn. The result is that plot 1, the Farmhouse and plots 2& 3 only are shown in end elevation. Proper perspective drawings should be supplied. Plots 4 to 9 being taller and on higher ground further compound the problem and no section is supplied to illustrate this. *Illustrative Section to Right.*



At this point Mr Austin and Mr Hale rejoined the Council.

09/01225/FUL	Land south of Buckner-Croke Way NGP Temporary contractors compound and coated stone plant Lafarge Aggregates Ltd	Object. See below
--------------	---------------------------------------------------------------------------------------------------------------------------	-------------------

Mrs Huxtable declared a personal interest as a neighbour.

- 1) Absolutely must ensure any permission is temporary to ensure any future ad hoc use such as this can be controlled!
- 2) The planning application 08/00324/FUL for the test centre when approved by the Environment Agency required by condition that full drainage detail and plans including soak-a-ways was provided before use could start. This site is below the Lafarge application site so one assume the EA has concerns which would need addressing first. Provision for rainwater run off is poor. Applicant states will use existing drainage system which has been cleaned and fitted with an oil interceptor. Experience has shown that drainage systems on NGP can be of poor condition due to disuse possible lack of maintenance and demolition work etc. Therefore need to be proved as being in good condition by suitable testing. Also where does run off go to once in drainage system? Run off that is not collected by drains could go onto SSSI? Handpost Gully?

- 3) NO assessment of noise completed, applicant states primarily industrial with no residential occupation in surrounding area. As such audible intrusion on local amenity NOT considered.
- 4) All environmental assessments/approvals via Herts Environmental Health, need to be checked by West Berks equivalent.
- 5) Estimate 160 HGV movements (80 in 80 out) per 24 hrs via 339 and B4640. Most during night which applicant states 'will not pass through any areas of particularly sensitive residential

Greenham Parish Council

13 August 2009

amenity'. But are houses adjacent to route – HCC has some 100 near the road..

- 6) Main burner fired by Gas Oil (red diesel). Need to store some 60,000 litres, need absolute assurance this cannot leak and contaminate SSSIs.
- 7) Already complaints re noisy operations, are there any issues with fumes?
- 8) Already started without planning permission, appreciate work needs to be completed but due process should be followed.
- 9) Object for above especially noise (operation now stopped due to this issue) and other concerns requiring reassurance as detailed above.

09/01282/HOUSE	1 The Cedars RG14 7AA Double garage and new garden wall. Resubmission of 04/02035/HOUSE Mr S Prater	Object. See below
----------------	--------------------------------------------------------------------------------------------------------------	-------------------

Why is this new application not a section 73 when it effectively only seeks to vary condition one?

No plans are available on the web site to examine the previous plans submitted with the application 04/02035/HOUSE. We would ask the planners to check the plans supplied this time against those the permission decision document names to ensure the final scheme is the same as before.

Having said that, we have serious concerns about the viability of the layout of the parking and turning area as access into the proposed garage will need a right angled turn from the access. Even if a manoeuvre is carried out it will need a sort of three point turn to alter the position of any car from the direction of the access to the entrance door of the garage.

Given the trees to be removed and that the planting on the whole site as developed in the 5 years since the previous application we are concerned that there is no comment from tree experts or landscape consultants on the possible impact of the scheme.

There is concern about the overall impact on the current street scene given is proximity to the access road and other housing. This is especially true as it is to be nearly two stories high in a location currently devoid of any building and requires the removal of good planting. The new boundary wall will additionally harden the street scene.

If permitted the building should only be used as ancillary to the main house only for the games use described and have a residential use, especially overnight, no matter how casual prevented by condition.

09/01298/FUL	MC Autos Deadmans Lane Revised plans for workshop MC Autos	No objection
--------------	------------------------------------------------------------------	--------------

09/01300/COMIND <i>Adjacent Parish</i>	Former Renault garage London Road Newbury Demolish existing and erect A1 food store ALDI Stores Ltd	No objection but see note below
-------------------------------------------	-----------------------------------------------------------------------------------------------------------	---------------------------------

It is noted that the rear of the store contains an area for air conditioning plant, we note and welcome that the existing boundary brick wall is retained between the site and the residential properties in Hawthorn Road. However to maintain our positive support we would ask that these plant items are designed to minimize noise to nearby properties (e.g. 'soft start' type) since previous experience has shown that noise can be experienced by nearby residential properties, we therefore would request that noise from such plant be considered by the developers and the planners involved.

Greenham Parish Council

13 August 2009

09/01396/COMIND Newbury Retail Park Object. See below
Adjacent Parish S.73 variation to allow the sale of food
 from Unit 8b
 H&C Commercial Property Holdings Ltd

It is unclear from the application whether a take way or a grocery/confectionary type of operation is envisaged. Greenham has experienced considerable ASB centered on McDonald's. There is concern that another food outlet together with the Retail Park's failure to secure the car park gates at the end of trading will exacerbate the problem. There is further concern that TVP does not give sufficient weight to the problems at the Retail Park and its lack of support led to the objections by both GPC and NTC to the McDonald's licensing application being over-ruled. Mr Agutter said that he understood the application was for a coffee shop that would only be open during normal trading hours. The initial consent for the Retail Park included a condition that the only permitted food outlet would be McDonald's although it was noted that there was a coffee shop within Borders. *Chairman's Note: Application 142802 was refused by WBC as it did not want the sale of food . On appeal ref APP/G0310/A/93/229049 the Inspector granted permission but in Condition 7 restricted the application to the one such unit in the application which is assumed to be McDonald's. This application seeks to allow more.*

(b) Decisions

<u>No.</u>	<u>Proposal.</u>	<u>Decision.</u>
09/00836/ADV	Gowrings, The Triangle. Various signage	Granted
09/00972/TELE56	Telecoms Antennae at Newbury Golf Club	No Objection
09/01131/HOUSE	Woodpecker Cottage side extension	Granted

9. Finance & Accounts for Payment.

The following cheques were presented for payment:

Mr J Boston – Clerk's salary & expenses	£903.70
HM Revenue & Customs – Tax & NI	£415.15
Greenham PCC – Hall Hire	£64.00
Sovereign Housing – Wardens	£6750.00

The Clerk referred to the previous decision to donate £100 to a charity of his choice on behalf of Mr Agutter for the production of a new notice board at the northern end of New Road. The notice board is now in place and the Clerk asked for agreement to raise a cheque to the charity nominated by Mr Agutter.

Charity as nominated by Mr Agutter	£100.00
------------------------------------	---------

It was proposed by Mr Austin, seconded by Mr Planterose and agreed unanimously that the cheques be approved for payment.

10. Parish Plan. Mrs Huxtable gave an update on the Parish Plan. Members of the **Greenham Parish Council** **13 August 2009**

Steering Group had visited The Willows School to gain further insight into the hopes and needs of young people. The last meeting of the Steering Group had been attended by Mr Andy Griffith, a County Youth Worker. He is being a great help and is inter-acting with local youth. He will furnish a full report after the holidays. Mrs Huxtable had been to the Greater Greenham project. She thought it important that actions feed in to other initiatives. Mr Hale asked if the problems with data retrieval had been overcome. All data is now held but some is in a coarse format and is still being refined and checked manually. There are strong indications that some form of community activity, possibly a fête, activity on the Common would be popular. Mr Austin said that he had organised various activities on the Common in the past and they had always been well supported.

11. Web Site & Contract. The Clerk observed that the icon for the next meeting seemed to be updated when the agenda was issued. This means that for much of a month the website showed the previous month's meeting as the next meeting. It was agreed that the Clerk would contact Mr Burgess after each meeting and ask for the date of the next one to be entered. Mr Agutter suggested that there should be something on the website to highlight the Common, possibly drafted by the Rangers. The Chairman apologised for a relative lack of progress on the website which was due to so much time being taken up with other matters, notably planning issues. Mr Austin asked if the number of hits on the website could be established. He saw little point in spending a great deal of time and money on the website if it was little used.

12. Allotments. The Clerk gave a progress report on the Allotment Working Group. The focus continues to be on the identification of suitable land. A map of Greenham has been studied and potential pockets of land identified. However, some have been discounted because there is no public access or because the quality of ground was unsuitable (the land becomes progressively stonier and difficult to work the closer it gets to the Common). Contact with land owners of the remaining land is being made to see if the land could be acquired, possibly on a lease basis. The Clerk has identified a textbook 'the Law of Allotments' which is available at £18.00. He asked for approval in principal to purchase a copy when suitable land has been identified to ensure that no; unwise decisions were made. It was proposed by Mr Planterose, seconded by Mr Agutter and agreed unanimously that approval for the purchase of the book be given.

13. Sandleford Park Project The agents for the Sandleford Park project have produced a Briefing Leaflet and it is intended to hold a further public exhibition in September. Mr Forward said that he felt sure that something would eventually be built at Sandleford and the present promoter had a good track record of producing developments in harmony with their surroundings. He thought that here was an opportunity to influence future plans for the benefit of the locality and suggested that GPC should take the lead in facilitating concerted action by interested parties. This was agreed and it was agreed that the content of the leaflet should be placed on the website. Mr Austin said he had concerns over the future shape and population of Greenham Parish and he suspected that residents of

any Sandlesford development would consider themselves residents of Wash Common rather than Greenham.

14. West Berks ASB Data Base WBC has an ASB data base which records the location and type of anti-social incidents (NOT the names of any miscreants). It will
Greenham Parish Council **13 August 2009**

provide a central point for the collection of all ASB data that is not classified as crime data. GPC has the opportunity to access the site and to enter incidents on the data base. The Clerk has already clarified with WBC that a manual check will be undertaken to prevent double counting – eg by both GPC and the Wardens entering the same incident. After discussion it was agreed that all Councillors should have read-only access to the data base and that the Clerk should be able to enter details on to it. Any Councillor wishing to have incidents entered would do so via the Clerk.

15. District/Parish Conference 9 September 2009 The next District/Parish Conference will be held on Wednesday 9th September at 6.00pm. This is the date of the next GPC meeting; however, there will be a Code of conduct raining session from 5.00pm to 5.45pm which Councillors may wish to attend. It was noted that the first item on the agenda for the Conference was 'Planning' which many Councillors indicated they wished to attend. It was proposed by Mr Austin, seconded by Mr Planterose and agreed unanimously that the next meeting of GPC would start at 8.00pm in order to facilitate this.

16. Exchange of Information.

The Chairman reported that he had received an email from HCC indicating that it was reviewing the use of the A339 by HGVs. The email notes that while the strategic route is A34/A303, many HGVs use the A339 because it is shorter. HCC is listing potential improvements to the A339. The Chairman stated that in his view this was an unfortunate position and the A339 should be barred to through HGV traffic by local restrictions. He has written to The MPs for Newbury and North Hampshire accordingly,

Mr Planterose referred to the monthly Warden reports which indicated increasing drug issues in The Chase and along the Bridleway. He suggested increased publicity would help reduce the problem as it had previously done at Stroud Green. Mr Agutter commented that Lincoln House on the A339 had been the centre of drugs activity but that Tesco, which owns the property, had now installed security guards.

Mrs Smith had been to NGP on the afternoon of the meeting. Containers at the new Wincanton site were now stacked 2 high and publicity photos showed containers 4 high. It was unclear which of the extant planning permissions was being used to validate the operation. The 1998 Walon permission required the removal of all temporary buildings and here is no permission for any form of building. Alternatively, the DOKA permission imposed a height limit of 5m. As each container is 3m high, a stack of 2 exceeds this. The Clerk will write to WBC (planning and planning enforcement) asking what permission is being used.

At this point Mr Agutter proposed, Mr Planterose seconded and it was carried unanimously that the Public be excluded from further discussion under Article 1 (2) of the Public Bodies (Admissions to Meetings Act) 1960. On the re-admission of the public, there being no

further business, the meeting closed.

17. Date of Next Meeting. The Meeting closed at 9.10 pm the date of the next meeting is on 9 Sept 2009 at St Mary's Church Hall at 8.00 pm.

Greenham Parish Council

13 August 2009

A J Forward
Chairman
9 September 2009

Abbreviations:

GPC	-	Greenham Parish Council
WBC	-	West Berks Council
PCC	-	Parochial Church Council
NTC	-	Newbury Town Council
TVP	-	Thames Valley Police
NGP	-	New Greenham Park
HCC	-	Hampshire County Council