



Clerk of the Council

**John Boston**

8 Chester Close

Newbury

RG14 7RR

e-mail:

[clerk@greenham.gov.uk](mailto:clerk@greenham.gov.uk)

[www.greenham.gov.uk](http://www.greenham.gov.uk)

☎ 01635 529900

12 November 2009

**MINUTES OF THE MEETING OF THE GREENHAM PARISH COUNCIL  
HELD IN ST MARY'S CHURCH HALL, GREENHAM  
ON 11 NOVEMBER 2009 AT 7.30 pm**

PRESENT: Mr T Forward (Chairman)  
Mr P Planterose (Vice-Chairman)  
Mr A Agutter  
Mr P Barnett  
Mr A Beal  
Mrs S Huxtable  
Mrs D Smith

IN ATTENDANCE: Mr J Boston (Clerk)  
Mr M Carrington (Item 3 only)  
Mr S Goodwill (Item 3 only)  
2 members of the Public

1. Apologies for Absence. Apologies for absence was received and accepted from Mr B Drummond, Mr D Hale, Mrs P Hay, Mrs T King and Mr J Swift-Hook
2. Declarations of Interest.

The Clerk reported that he had taken advice from BALC and WBC regarding Mr Beal's query at the last meeting over the use of the word 'limited' in Members' statements. It appears that the wording previously used is common but there seems to be no provenance for it. In accordance with the decision at the last meeting, the Clerk had therefore deleted this word from the following statement:

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 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**".

3. Sandleford Park Presentation. Mr Mark Carrington and Mr Stuart Goodwill of WYG Planning and Design gave a short presentation on the proposed Sandleford Park development. The Chairman welcomed them to Greenham and emphasised that the presentation would be time-limited and was intended to give an overview only. Mr Barnett declared a personal interest as a governor of Park House School and Mrs Huxtable declared a personal interest as a governor of The Willows School (both of which were in the catchment area for the proposed development). There would be an opportunity for questions and analysis at a future public presentation. The Chairman explained that he had previously given Mr Carrington and Mr Goodwill a tour of the Parish so that they could see the extent and variety of the area. Mr Beal asked if the tour had taken place during the rush hour; Mr Forward said it had had to be scheduled for early afternoon but traffic was still heavy. Mr Carrington commented that WYG had attended a number of meetings at WBC starting at 9.00 – 9.30 am (travelling from the Winchester direction) and so they had experienced at first hand the local traffic problems. It was suggested that a visit on a weekend (late morning) to experience the traffic chaos at the A339/Pinchington Lane roundabout caused by the inadequate layout of the Retail Park car park would be useful and this will be undertaken.

The presentation covered the location considered and identified the areas which would be given to housing, public open space, retained woodland etc. It was stated that the south east had been identified as an area that should be handed to the public in perpetuity as public open space. It would be for the public to decide what form the open space should take. The Chairman commented that he was cautious about land being sold for a peppercorn sum to local councils as there was always a danger that at some time it might be sold on for other uses. Mr Carrington said he understood the concern but maintenance of public open space was expensive and frequently County or District Councils were the only bodies with sufficient funding to accept long-term responsibility. Nevertheless, it was possible to transfer the open space to any interested body.

In answer to a question, it was advised that housing density would average about 37 units/hectare. Total build would be about 2000 units; it was acknowledged that this would be a big development but government imposed housing targets meant that the alternative could be 40 small developments of 50 units each.

In conclusion, the Chairman thanked WYG for giving their time and said he looked forward to future contact with them. He also commented that in his view it was important to work with NTC in considering the proposals as the impact would be significant for both communities. Mr Barnett said that he intended suggesting to NTC that a presentation be given to them.

4. Minutes of the Previous Meeting. It was proposed by Mrs Huxtable, seconded by Mr Beal and carried unanimously that the Minutes of the meeting held on 15 October 2009 be accepted as a true record. The Minutes were signed by the Chairman.

5. Matters Arising. Mr Barnett said that he had spoken to the Chief Executive of NTC and the offer to produce ID cards was still open. The Clerk will contact NTC to discuss costs, procedure etc.

6. Abbotswood/Pinchington Lane. The Chairman said that a noise abatement notice had been served on the HWRC. In his view it was unfortunate that the operator had been served with the notice when it was only operating within the guidelines approved by WBC. He also felt it unfortunate that the Ombudsman had declared that it was not Public Protection's responsibility to check the applicant's own noise report to ensure at the application stage that such operations did not cause a public nuisance. He was therefore unsure exactly what the remit of Public Protection was at the planning stage. The residents' complaint regarding road noise was now before the Ombudsman.

7. Nationwide Data Centre. The Clerk had heard from Nationwide offering a visit date of 10<sup>th</sup> December at 3.00 pm although alternative dates might be possible. It was agreed that the date offered be accepted, subject to sufficient Councillors being available but that another date, outside of the working day should also be sought. The Clerk will negotiate with the Nationwide and will also enquire if the invitation is open to the press.

8. Racecourse Development The Chairman observed that there seemed to be a gradual creeping acceptance of various elements of the traffic aspects of the application. As confirmed by WBC and comments made during Item 3 the position was that Outline Applications now covered density, bulk and form and not just access. Many outside bodies such as the Newbury Society did not seem to appreciate this.

9. S.106 Contributions. WBC has said that it would not be possible to hold another S.106 meeting for about 4 months. In view of the potential importance of some of the points raised with WBC, the Chairman and Clerk continue to press for an earlier meeting. It was noted that GPC's concerns include the apparent double or triple counting of monies said to be due when several permissions had been granted for the same site. For example, more than £1,272,000 was listed by WBC as being due for the Stryker permission at NGP. However, since the Nationwide building had been built on part of this site it was not understood how this money could ever be collected. The Clerk noted that £50,000 for cycleways had been transferred from Highways to Open Spaces but was now listed under both headings.

The Clerk has received a letter from WBC stating that £200,000 of S.106 funding is available for spending within Greenham. It can only be spent on improvements and not maintenance. WBC has asked for details of small schemes that might be suitable. It seems that the suggested bridge over the A339 near to the College did not fall into this category. After deliberation, it was agreed that members would advise the Clerk of all suggested improvements and that he would pass these to WBC. He would also ask WBC for rough costs for the suggested schemes to inform future debate.

10. Planning.

The Appeal against the refusal by WBC of permission for the erection of a bungalow at The Sanctuary, Basingstoke Road was heard on 24 September. The Inspector dismissed the appeal.

An appeal has been lodged by ALDI Stores against refusal of permission for the erection of an A1 food store on the site of the former Bridges Garage in London Road. The appeal

will be determined by an Informal Hearing. Additionally, ALDI has submitted a new application (see below).

(a) Applications

<u>No.</u>	<u>Proposal</u>	<u>Recommendation</u>
09/01988/COMIND <i>Adjacent Parish</i>	Newbury Leisure Park, Lower Way RG19 3AL Change of use of part of existing bowling alley to restaurant with 2 storey extension Newbury Leisure Ltd	No objection. See below
	<ol style="list-style-type: none"> <li>1) Marked as Greenham but in fact is adjacent Parish (Thatcham).</li> <li>2) Basically revamp of previous 07/02643/COMIND withdrawn May 2008 concerned demolition of part of building to house 5 screen cinema with 100 seat restaurant.</li> <li>3) This application involves reduction of bowling lanes from 24 to 18 and demolition of Moor Stream Cottage currently used as Newbury Leisure offices. Appears they will include a laser TAG facility, no apparent use of the extant nightclub permission.</li> <li>4) Parking reduced from 207 to 166 spaces, applicant states parking never full even when fully used as nightclub etc. GPC notes loss of parking however for the first time cycle parking is to be provided.</li> <li>5) The Environment Agency has commented that connection to surface water drainage should be used due to the high water table. The applicant states use of SUDS, the appropriate WBC officers should consider this carefully in view of the location of the site.</li> <li>6) Applicant providing bat boxes to compensate for any loss of roosts, work to be carried out to minimise any disruption to any bats etc.</li> <li>7) Overall <b>No Objection</b>. GPC disappointed to note reduction in bowling amenity but recognises other amenities such as laser TAG and restaurant.</li> </ol>	
09/02103/COMIND <i>Adjacent Parish</i>	ALDI Ltd London Road RG14 1LA Demolition of existing and erection of Class A1 food store. ALDI Ltd	No Objection. See below

1. GPC supported previous application (09/01300/COMIND) with comment re plant noise. This application very similar to previous application. Minor changes include tactile paving, correction of minor discrepancies between site and layout plans and transport assessment. Cannot see traffic assessment in application pack so cannot comment however would not expect any significant issues compared to rest of this area! This probably best discussed between highways and applicant for S106 issue.
2. Refused by WBC due to S106 contribution issues. Figures now agreed for open space, administration fee. Transport figure under discussion, yet to be agreed.
3. Plant room noise issue taken note of in re-submission with applicant stating a condition would be acceptable. Refrigeration plant enclosed, waste compactor fully enclosed to mitigate noise.
4. Note re no special measures to combat ASB (same as elsewhere) but applicant would install CCTV should there be threat to own business.
5. Overall the PWG **support** this application, would request the same comment as before to ensure noise mitigation measures carried out as indicated.

(b) Decisions

<u>No.</u>	<u>Proposal.</u>	<u>Decision.</u>
------------	------------------	------------------

09/01630/FULD	Land at Lesok Cottage, Pyle Hill Erection of 2-bedroom cottage and garage	Refused
09/01694/FUL	Land SE of Venture West, NGP (LGV Test Centre) Formation of earth embankment	Granted
09/01719/HOUSE	Christmas Cottage, Pinchington Lane BBQ garden building	Granted

#### 11. Finance & Accounts for Payment.

The following cheques were presented for payment:

Mr J Boston – Clerk's salary & expenses	£1007.69
HM Revenue & Customs – Tax & NI	£447.59
Mazars- External Audit	£327.75
Royal British Legion Poppy Appeal – Wreath	£16.50
BALC - Training Day 5 November (Mrs Smith)	£35.00
Sovereign Housing Association Ltd – Wardens*	£6750.00

\* Reissue of cheque issued October 2009 subsequently cancelled.

It was proposed by Mrs Smith, seconded by Mr Beal and carried unanimously that the cheques be approved for payment. The Clerk explained that the re-issue of the Sovereign cheque was due to uncertainty caused by the adoption of different trading names for different parts of the business. Although the local housing unit was publicising itself as 'Sovereign South & West' it now appears that this is not a financial unit. The Clerk will write to Sovereign seeking clarification of exactly what the position of the different units is and asking for confirmation that this does not affect the financial support given to the Wardens.

12. Risk Assessment. It was necessary to undertake the annual risk assessment. Following guidance from the External Auditor, the risks assessed and the method of recording are different to previous years and are presented in a tabular form. Risks fall in to 3 categories as shown below

#### Areas where Insurance may minimize risk

<u>Risk</u>	<u>Level of Risk</u>	<u>Notes</u>
3rd Party liability	Low	Insurance cover
Consequential Loss	Low	Insurance cover
Fidelity Guarantee	Low	Insurance cover
Public Liability	Low	Insurance cover

Robustness of insurance provider and evaluation of premiums are carried out annually

**Areas with scope to manage risk by co-ordination**

Applies to items such as building security, vehicle hire, trading units etc. Not applicable to Greenham

**Areas with a possible need for risk self-management**Risk

Keeping of proper financial records in accordance with statutory requirements  
 Ensure all business activities are within legal requirements  
 Comply with restrictions on borrowing  
 Ensure all HM Revenue & Customs requirements are met  
 Ensure adequacy of annual precept within sound budgeting arrangements

Action

Kept as Required  
 No business activities  
 No monies borrowed  
 Tax/NI rates assessed independently  
 Assessed by Finance Working Group and ratified by full Council. Budget compared to actual expenditure quarterly

Internal controls

Proper timely and accurate publication of Minutes  
 Response to electors exercising right of inspection Meeting laid down timetables for consultation  
 Loss of electronic data  
 Incapacity of Clerk  
 Registers of Members Interests and Gifts & Hospitality in place and up to date

Draft Minutes raised day following meeting, Approved at next Council meeting  
 All necessary public notices posted  
 Notified to Councillors, listed in Minutes and monitored by Clerk  
 Backed up on external hard drive. 2 x drives rotated between Clerk and Chairman  
 Budgeted sum for employment of locum  
 Confirmed.

It was proposed by Mr Agutter and seconded by Mr Beal and carried unanimously that the Risk Assessment be accepted.

13. Parish Plan. Mrs Huxtable said that the focus has been on considering the S.106 spend and identifying priorities. Many of the community desires could be met by upgraded and new facilities at the Diamond. There was a clear need for a central point that would be suitable for social meetings, dances, clubs etc. The main thrusts of the Plan continue to be highways and community facilities.

14. Web Site & Contract. Deferred.

15. Allotments. The Clerk said that various initiatives continue to be pursued.

16 District Parish Conference 24 November 2009. The Clerk awaits an agenda for the Conference. When received it will be circulated to Councillors.

17. Exchange of Information. HCC has announced a forthcoming consultation on potential changes to its Minerals and Waste Core Strategy. It will contact consultees in the next month with more information and a copy of the consultation document. The Clerk has received details of the diversion of the footpath running from the water tower to the play area near Pritchard Close between Pritchard Close and Greenham Close. From the map provided by WBC it appears that the authorised footpath ran diagonally across the back gardens of 1 – 7 Pritchard Close. The effect of the diversion is to route it around the water tower and behind the gardens of 1 - 7 Pritchard Close. WBC has published the Major Incident Plan 2009. A copy is held by the Clerk.

Mr Planterose advised that he had earlier attended the NTC sustainability meeting. A 'Greening' strategy had been proposed and it was agreed that GPC should align itself with this NTC initiative.

13. Date of Next Meeting. The meeting closed at 9.50 pm The date of the next meeting is on 9 December 2009 at St Mary's Church Hall at 7.30 pm.

A J Forward  
Chairman  
9 December 2009

Abbreviations:

BALC - Berkshire Association of Local Councils  
GPC - Greenham Parish Council  
HCC - Hampshire County Council  
NGP - New Greenham Park  
NTC - Newbury Town Council  
WBC - West Berks Council