



Clerk of the Council

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20 May 2010

**MINUTES OF THE MEETING OF THE GREENHAM PARISH COUNCIL  
HELD AT NEWBURY RACECOURSE ON 19 MAY 2010 AT 7.30 pm**

PRESENT: Mr A J Forward (Chairman)  
Mr P Planterose (Vice-Chairman)  
Mr A Agutter  
Mr C Austin  
Mr P Barnett  
Mr A Beal (to 8.55 pm)  
Mr W Drummond  
Mr D Hale  
Mrs P Hay  
Mrs S Huxtable  
Mrs T King  
Mrs D Smith

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

1. Election of Chairman. It was proposed by Mr Beal, seconded by Mr Hale and carried unanimously that Mr A J Forward be re-elected as Chairman
2. Election of Vice-Chairman It was proposed by Mrs Smith, seconded by Mr Agutter and carried unanimously that Mr P Planterose be re-elected as Vice-Chairman
3. Apologies for Absence. An apology for absence was received and accepted from Mr J Swift-Hook
4. 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 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 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 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**".

5. Minutes of the Previous Meeting. The Minutes of the meeting held on 14 April 2010 were accepted as a true record and signed by the Chairman.

6. Matters Arising. Thatcham TC had previously advised the Clerk that it would be submitting an application for funding to improve the canal towpath, part of which is within Greenham. Thatcham has now decided not to submit the application. This is primarily because the S.106 contribution from the Racecourse Development towards towpath improvements will total £300,000. It therefore felt that an additional claim for £9,000 for the same stretch would not be successful. The Clerk has had a reply from WBC regarding the proposal to cut back verges at Burys Bank Road. Flailing has been contracted and it was agreed that Mr Austin should contact Mr Souden at WBC to discuss exactly what will be done.

7. Abbotswood/Pinchington Lane. The Chairman reminded the meeting that the appeal against the Enforcement Notice will be held next month. Mr Hale drew attention to the unimpeded access to the balancing ponds and it was regretted that WBC seems to have washed its hands of the dangers. Children can drown in very shallow water and recent tragic events in the district have shown how easy this is. Mrs Smith asked if parents in Deadmans Lane were sufficiently aware of the dangers. GPC will continue to press for action when it can. The possibility of leafleting houses to warn them of the danger was discussed but no decision was made.

8. Nationwide Data Centre. Mr Forward, Mr Hale, Mrs Hay, Mrs King and the Clerk visited the Data Centre on 18 May. The extent of new works since the last visit is impressive and the contractor is scheduled to hand the building over to Nationwide on 5 July. The Chairman has agreed a visit when the plant is working to assess the noise impact and so be in a position to answer queries from neighbours.

9. Racecourse Development Mrs Smith has had a meeting with Andrew Cooch of Sovereign along with the Chairman and Mr Hunneman of NTC. They will work with the Working Group. The Working Group has explored the costs of increasing warden cover before additional precept is received and would like to see the Warden scheme extended further into adjacent areas – this view is endorsed by Roger Hunneman. Mr Cooch would welcome an over-arching group led by GPC and including Ward Members, Wardens and the Racecourse. This was agreed, with Mrs Smith as Chair. Mr Beal asked if the double yellow lines in the area around the New Road/Westwood Road junction could be extended

and the Chairman said that coincidentally this had been discussed at Monday's NAG meeting. Mr Drummond said that WBC had taken photos and assessed the situation on Race days but felt there was no need. It seems that the No Parking cones put out by the Racecourse had reduced the problem to a level where a permanent solution was not considered necessary.

10. Wincanton. The Chairman had visited Wincanton to discuss the noise problems which affect Burghclere, Bishops Green, as far north as Burys Bank Road and possibly Thatcham. He praised the pro-active approach of WBC Public Protection. Wincanton is aware of the problem and is trying hard to find a solution. They have engaged the acoustic wing of consultants RBS to help with the issue. The Chairman suggested noise monitoring linked to cameras so that the source of noise could be identified and also the use of straw bales as baffles. Mrs Smith queried the height of stacked containers. The Chairman said that the recent temporary permission allowed stacking higher than the bund; however, the poor quality tarmac meant that stacks were some way back from the bund and were not as obvious as they could be.

11. S.106 Contributions. Regarding GPC's S.106 queries, the Clerk had now received from WBC the answers to GPC's further queries on WBC's original answers and these have been circulated. There are one or two specific areas where GPC may wish to take the discussion forward and these will be pursued individually. GPC has been able to achieve some improvements in the way that information is stored and presented. The presentation of 'cross-border' expenditure where money raised in Greenham is spent elsewhere was discussed, as it was shown as 'Greenham' spend which was misleading to both Greenham residents and those in the areas where it was spent. Mr Barnett said that there will always be a degree of swings and roundabouts. Mrs Smith queried the use of S.106 money, paid by NGP for sports facilities, at Pangbourne and asked if Greenham youth made use of facilities there. Mr Drummond confirmed that they did and said it was an area facility for such things as Duke of Edinburgh Awards. Mr Austin said that at a recent meeting with Newbury College and Rivar it was said that S.106 money had been paid for a footbridge over the A339 (a facility that GPC has long pressed for). The Clerk will investigate exactly what funding had been paid. Mrs Huxtable thought it disappointing that so little sports facilities had been provided on the Diamond; Mr Austin said that some groups regularly played cricket on Stroud Green and he suggested that local youths could make use of the Green.

The Clerk has written to WBC for an update on the S.106 funded Highways Improvements and is awaiting a response.

12. Planning.

GPC wishes to record that it regrets that it is often necessary to Object to applications. This is because there is no facility for endorsing a proposal in principle subject to Conditions – WBC has advised that it is a case of Object or Not Object. GPC is therefore obliged to enter an objection in order to ensure that proper notice is taken of suggested Conditions or improvements – as it frequently is.

(a) Applications

All recommendations were made unanimously except where shown.

<u>No.</u>	<u>Proposal</u>	<u>Recommendation</u>
10/00589/FULD	Land north of Martindale Farm Timber equestrian and accommodation facility Mrs A Sims	Object. See below
	<ol style="list-style-type: none"> <li>1. Letters of support received from horse trainers and associations but none from neighbours. Application does state discussed with immediate neighbours but no indication of support or objections?</li> <li>2. Existing parking is 6, no extra planned for this development except 1 disabled. Cycle spaces x6 proposed. Overnight stops and equipment carried suggests grooms, riders and trainers etc will actually use cars rather than cycle.</li> <li>3. Accommodation for grooms etc associated with the horses together with riders and trainers on training sessions on plan shown as 4 beds in total. Would need to ensure strict conditions of use.</li> <li>4. Sewage disposed via package treatment plant, are there any pollution etc risks associated with this?</li> <li>5. Access to the site appears to be via several (unsurfaced?) tracks to the A339 not directly to 339 as indicated in application. These tracks are shared with other residents in the area between Martindale Farm and NGP and are over common land. What are the shared maintenance arrangements and easements required etc as greater wear and tear will occur?</li> <li>6. As the access tracks are across common land they should only be maintained with gravel taken from the Common.</li> <li>7. WBC should check previous planning history for agricultural/equestrian issues and boundaries. Is use becoming commercial?</li> <li>8. Are there any light pollution issues and how is facility heated?</li> <li>9. Has, and should, Thatcham be invited to comment?</li> <li>10. The application is shown as private; however the scope and extent of proposed use suggests that it is a commercial operation and should be applied for accordingly.</li> </ol>	

Mr Forward and Mrs Huxtable abstained from voting as near neighbours of the applicant although they had no Interest to declare; all others present voted to Object.

10/00702/OUTD	5 Deadman's Lane RG19 8XS Divide plot and construct new 2 storey house Mr Barry Glasgow	Object. See below
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The ACCON noise report into noise levels in Deadman's Lane commissioned by West Berks has a

monitoring point outside no 7, which is further away from the A339 than the proposal site. The noise levels at no 7 were recorded as being at least in Band B of the NEC table in PPG 24. This requires special acoustic measures to be put in place which must be included in the application before it can be considered. If the location closer to the A339 brings the application site to Band C then permission should be refused. The adjacent property, 4 Deadman's Lane, is Sandleford Lodge and was formerly Grade II listed. The roof line of no 6 is only marginally acceptable against the low roof line of no 4 and 5 and a new house in the garden of no 5 to the same height as no 6 would dominate no 4 and 5 to an unacceptable degree.

10/00726/FUL	Woodpecker Cottage Pinchington Lane S.73 variation to Cond 1 of 09/01131 Mr & Mrs N Gough	No Objection but see comments below
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No objection but wish to ensure that materials match those on existing house. Also, all remaining relevant conditions must be carried forward.

10/00806/COMIND	English Provender NGP Temporary warehouses at Buckner Croke Way Mr A Riches	Object. See below
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1. Neighbour and community consultation was with Greenham Common Trust, should anyone else have been involved?
2. As no windows there should be no light pollution directly but any from roof – is it translucent? Also will be external floodlights to roller doors, will these cause light pollution?
3. Section 14 of application indicates no to designated sites however the SSSI is adjacent (Handpost Gulley). Any impact should be assessed.
4. Stated use is to store excess product, does this need temperature control as if so there will be noise associated with the plant. More details are required as none given.
5. Hours of operation given as 06:00 to 23:59, will forklifts with reversing beepers etc be used over all of these hours? Noise may travel as not so well contained by the building?
6. Is building secure from pest/rodent point of view?
7. Existing drainage to be used, could this be improved? At very least should be fully checked out and cleaned/desilted.

Mr Drummond had no objection, Mr Austin abstained and all others present voted to Object.

10/00938/HOUSE	Willowmead, Pyle Hill Workshop and garden machinery store Mr J Bennett	Object. See below
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Strict conditions regarding usage of the proposed store are necessary. It is shown as having large double doors which suggests large garden machinery but there is no access to the back garden except via a side gate. The necessity for this building is therefore not understood. Conditions that the present garage is to be used for vehicle parking only and that the proposed building is to be used for the stated purpose only and not for commercial use should be imposed to protect

residential amenity.

The Hawthorn tree shown on the plans should be protected during construction work.

Mr Austin abstained, all others present voted to Object

10/01050/HOUSE	6 Deadman's Lane Conservatory Mr Swann	No objection
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Comment: WBC should check site topography to ensure that the neighbouring property is not overlooked from the  $\frac{3}{4}$  height window.

BDB/72463 <i>Adjacent Parish</i>	Forge View, Broad Lane, Newtown Listed Building Consent – Replace 1 <sup>st</sup> floor window and alter porch. Mr & Mrs Smith	No objection
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(b) Decisions

<u>No.</u>	<u>Proposal.</u>	<u>Decision.</u>
09/02625/COMIND	NGP Change of Use to B8 (Temporary 3 year)	Granted
10/00192/FUL	Land south of Pinchington Lane Erection of temporary sales office	Granted
10/00428/FULD	16 Epsom Cres RG14 7TR Erection of attached dwelling in garden	Refused
10/00471/CERTP	20 Aintree Close Rear conservatory	Lawful
10/00542/FUL	Unit F Hambridge Lane Change of Use B8 to B1	Granted
10/00906/NONMAT	Trees, Water Lane Single storey extensions (amendments to 09/01590/HOUSE)	Approved

(c) Appeals

An appeal has been lodged against the refusal by WBC for the erection of a 2 bed cottage at Leesok Cottage, Pyle Hill. The appeal will be determined by means of exchange of written statements and a site visit by the Inspector. GPC was not going to add more input than it already had done.

13. Finance & Accounts for Payment.

The following cheques were presented for payment:

Mr J Boston – Clerk's salary & expenses	£1438.49
HM Revenue & Customs – Tax & NI	£95.05
HMRC underpayment	£97.25
AON Insurance – Annual GPC Insurance renewal	£531.10
Sovereign Housing Association Ltd – Wardens	£6750.00

The Clerk explained that HMRC had indicated various over and underpayments of tax and NI over the past few years. He thought this might be due to payments due up to 5 April each year not being made until after the end of the tax year because of the dates of the April GPC meetings. While HMRC sent an invoice for underpayment, it issued what amounted to a credit note for overpayments with a reduction in payments made during the year. This resulted in a reduced payment in the regular monthly Tax/NI payments together with an additional payment.

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

14. Parish Plan and Fun Day. Mrs Huxtable said that there was a clear wish expressed in the questionnaires for a community activity and Fun Day would be held on 6 June from 4.00 pm – 7.00 pm (setting up from 1.30 pm). Activities would include Face Painting, Table Tennis, a Fire Engine, Beat the Goalie, Cake Stall, Raffle, Lucky Dip etc. A leaflet drop would be made to all households in the Parish. Help was urgently needed to run the event and all names should be passed to Mrs Huxtable.

Mrs Huxtable presented the draft Parish Plan and Action Plan for consideration. There will be an abbreviated version for distribution to all Parish residents together with a glossy version for bodies such as WBC etc. The drafts were unanimously approved; any specific amendments should be passed to Mrs Huxtable. The Chairman thanked her and all members of the Steering Group for their sterling work.

At this point Mr Beal left the meeting.

15. Web Site & Contract. The Chairman reported that Mr Burgess has agreed to become more actively involved in developing the website

16. Allotments. The Clerk has been in contact with Granville Taylor, Services Manager at NTC. Since NTC increased the rents some allotment holders had given up their tenancies and some on the waiting list had withdrawn. As a result, there are currently no Newbury applicants on the waiting list. There are 24 'out of parish' applicants for Southbys of whom 9 are Greenham residents. Additionally, NTC has written to 6 plot holders giving them 30 days to bring their plots up to standard or be evicted. The Clerk will shortly be calling a meeting of the Allotment Working Group to discuss the implications of the current position. Mr Austin noted that some Southbys tenants have 3 plots; Mr Barnett said that this was an historical factor. There was also concern that some tenants were using the allotments on a commercial basis. Mrs Smith observed that although the demand was slack at the moment it was likely to increase as the new housing

developments were built. It was agreed that even if land was found, there would be considerable expense in turning it into allotments. Mr Austin said that GCT had recently refused bids for improved fencing at existing sites.

17. Financial Orders. The draft Financial Orders were discussed. The Clerk explained that previously finance had been dealt with within Standing Orders but he felt that stand-alone Orders were more correct. After discussion it was proposed by Mr Agutter, seconded by Mr Planterose and carried unanimously that the Financial Orders be adopted. They were then signed by the Chairman.

18. Greenham Common SSSI. It was noted at the April meeting that the SSSI map of Greenham Common, which was drawn some 10 years ago when the Common was handed back to the Public, does not accord with current conditions. In particular it has been found that ground nesting birds prefer to nest on the areas previously covered by hard standings, runways etc, which are not SSSI sites, rather than on the grassy areas which are SSSI sites. It was resolved that the Clerk will write to Natural England seeking a review of the SSSI map. Mrs Smith said that there was a conflict over the purpose and use of the Common – should it be viewed as a Nature Reserve or a Public Open Space? Mr Austin said that strictly it was not a Nature Reserve and from the public, Mrs Appleby said that proper use required some give and take over conflicting demands. Mrs Mitchell also from the public said that as a member of BBOWT she was aware they encouraged the public to use land they had an interest in. Mr Hale said it appeared that BBOWT was trying to turn the Common into a Nature Reserve and the Chairman said that this was one reason that BBOWT had been invited to address the June meeting.

19. Parish Boundaries. One of the clear indications from work done on the Parish Plan is that actual Parish boundaries do not accord with where people think they live. It has also been suggested that existing boundaries do not reflect current natural barriers. For example, residents of the Nightingales are convinced that they live in Greenham, a perception reinforced by the existence of Greenham Stores and the Greenham Community Centre within The Nightingales, and during the Parish Plan process they showed considerable enthusiasm for becoming involved in Greenham activities. It has been suggested that the western Parish boundary should be re-drawn to run along the A339. This would result in The Nightingales and other roads in the vicinity being transferred to Greenham with Newbury College, the Rugby Club, Sandleford Park, and the proposed development there being transferred to Newbury. The natural northern boundary should be the railway line. Mrs Huxtable said she had details of the actions necessary to trigger a boundary review and she would circulate them.

20. West Berks Council Website. The Chairman said that he continued to be frustrated by the inadequacies of the WBC website which was too often difficult to access or not available and was not up to date and lacked sufficient information, particularly in respect of planning matters, when it could be accessed. A serious concern was that use for research and comparing applications was impaired as items were expunged. A good example was the development at the old HWRC where construction had only just started but plans had been deleted. There was doubt expressed over the use of the name 'Pinchington Grange' for marketing purposes when it was known that the agreed street names would be different. It was agreed that the Clerk and Chairman would write to WBC

to query the role of the WBC website.

21. Forthcoming Events. The Clerk explained that it was intended to make Forthcoming Events a regular Agenda item rather than include such matters in Exchange of Information. The WBC Winter Weather Review by the Overview and Scrutiny Management Committee will be held at the WBC Council Offices on 24 May from 1.30 pm to 3.00 pm. The Chairman and Mrs Smith would represent GPC. Mrs Smith drew attention to the drainage ditches alongside the A339 which are full of fly tipping. WBC has announced a change to the format of the District Parish Conference on 27 May. It will now take the form of a Code of Conduct training session. A meeting to discuss Rural Broadband Provision will be held at the WBC Council Offices on 1 July from 6.30 pm to 8.30 pm. The Chairman had suggested to WBC that Parish Councils were not competent to discuss this and professionals such as Mr Burgess should be involved. GPC endorsed this view. The Mid and West Berkshire Local Access Forum, which is a statutory body comprising WBC, Reading BC and Wokingham BC is holding a workshop at the Discovery Centre, Thatcham on 2 June from 6 pm to 9 pm. The workshop will be presenting details of the Rights of Way Improvement Plans for the area. Mrs Smith is a member of the Forum and said that the Forum also included consideration of the local transport plan so all interlinked issues were discussed. It was felt that emphasis should be placed on green infrastructure and disabled access to open spaces.

22. Exchange of Information. The Clerk has received from WBC a copy of the Riparian Owners Information Leaflet, which is also available on the WBC website. The Clerk has received the WBC Draft Housing Policy which is available for perusal by Councillors. The WBC Carriageway Resurfacing Programme for 2010/2011 has been announced by WBC. The only road within Greenham included is Greenham Road/Pyle Hill from Racecourse Road to The Nightingales. The Clerk will ask WBC for details of dates, alternative routes etc. The idea of a leaflet to inform residents was generally endorsed as a good idea.

WBC has received a request to hold a birthday celebration, including food and drink, on Stroud Green on 10 July from 7.00 to 10.30 pm. WBC has asked for comments. Mr Drummond was in favour of the application, all others present against. It was agreed that the request should be resisted due to concerns over lighting, end time, security, lack of toilets, car parking and there being no precedent. A second request is for a fair on Stroud Green for 2 weekends in June/July. Again, WBC has asked for comments but is inclined to suggest the Racecourse which has hosted fairs previously. GPC agreed that any fairs should be held at the Racecourse, as they have been previously. The Chairman expressed concern that as common land this could not only set a dangerous precedent but problems may occur as the public could not be excluded from areas used this way.

Mrs Huxtable has been to a meeting about the Street Athletics which will be held at Pigeons Farm on 12 Aug from 10.00 am to 5.00 pm. Competition will start at 1.00 pm. A total of £10,000 is needed for funding of which £6,000 has been raised. There will be follow-up coaching days. A park and ride will operate from Park House school. The Chairman pointed out that at the NAG meeting it was made clear the event was now committed with celebrities already engaged so the money will have to be found one way or another. The event is now to embrace a larger area. It was thought that TVP has concerns

over road closures and the level and extent of policing required.

Mrs Smith said that there was no footpath from the development at the old HWRC site towards Tesco which can only encourage car use. It was recalled that GPC drew attention to this at the planning stage. It was also noted that the footpath to the Common had been blocked off preventing residents of Deadmans Lane and others continuing to access the Common as they had done since moving in, although this access was shown on the original plans. Mr Austin confirmed that there had never been a formal footpath there although it was thought that a right of way may have been created by usage

Mr Austin said that there will be a meeting of the Common Commission on 20 May and invited those present to attend. Discussions will be entered into with WBC over distribution of Commoners' Rights. An EGM of the Commoners' Association will be called to wind the Association up. It is hoped to erect a bench on the Common from the surplus funds with any excess being donated to the conservation volunteers.

23. Date of Next Meeting. The Meeting closed at 2145. The date of the next meeting is on 9 June 2010 at St Mary's Church Hall at 7.30 pm.

A J Forward  
Chairman  
9 June 2010

Abbreviations:

BBOWT-	Bucks, Berks and Oxon Wildlife Trust
GCT	- Greenham Common Trust
GPC	- Greenham Parish Council
NGP	- New Greenham Park
NTC	- Newbury Town Council
TVP	- Thames Valley Police
WBC	- West Berks Council