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15 September 2011

**MINUTES OF THE MEETING OF THE GREENHAM PARISH COUNCIL
HELD IN ST MARY'S CHURCH HALL, GREENHAM
ON 14 SEPTEMBER 2011 AT 7.30 pm**

PRESENT: Mr A J Forward (Chairman)
Mr P Planterose (Vice-Chairman)
Mr A Agutter to 9.15 pm
Mr P Barnett from 9.35 pm
Mr A Beal
Mr D Hale to 8.15 pm
Mrs P Hay from 7.40 pm
Mrs S Huxtable
Mr. A Johnson
Mr. D Kenning
Mrs T King
Mrs D Smith

IN ATTENDANCE: Mr J Boston (Clerk)
2 members of the Public (including 1 member of the Press).

1. Apologies for Absence. Apologies for absence were received and accepted from Mr W Drummond and Mr J Swift-Hook. Mr. Barnett and Mrs Hay had advised that they each had earlier meetings and would attend as soon as they were able. Mr. Hale would need to leave after the Planning Item and Mr. Agutter would need to leave at 9.15 to travel to Wales due to a family emergency. The Chairman said that in order to allow Mr. Hale to leave as soon as possible he would take agenda Item 5 before Item 4.

2. Declarations of Interest and Statements of Position.

Mr. Johnson 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**".

Greenham Parish Council

The Clerk asked if any Member had any Interest to Declare at that time. Mr. Hale declared that he would have a Prejudicial Interest in the Sandleford Farm (Gilson) application as the owner of the adjacent Grade II Listed Farmhouse and Dairy. The following members declared Personal Interests: Mr Planterose (Racecourse) Mr. Agutter (retail Park) Mr. Forward and Mrs Huxtable (Sandleford Farm).

3. Minutes of the Previous Meeting. The Minutes of the meeting held on 10 August 2011 which had previously been circulated, were accepted as a true record and signed by the Chairman. Mr. Johnson abstained due to his absence from the last meeting.

5. Planning. That Chairman said that GPC would deal with the Gilson application last. This would enable Mr. Hale to be involved in any discussion and to then leave after he had made his statement in respect of the Sandleford Farm application.

(a) **Appeals.** The further GPC objections to the GAMA appeal have been forwarded to the Planning Inspectorate. On 31 August the applicant undertook the clearance of some trees and undergrowth at the A339/Brackenhurst Lane junction. It also knocked some stakes in the ground and marked the proposed road layout with red paint. This was without the prior knowledge of WBC but the planning officer (Mr. Butler) subsequently ruled that this action constituted the necessary permitted work under the temporary permission to enable it to remain active.

(b) **Racecourse.** The Reserved Matters application for the western area (area 'c') was deferred to 28 Sep. This was as a result of widespread discontent over the officer's decision to call the hearing when both Greenham Ward members as well as adjacent ward members were on pre-arranged holidays. The Chairman said that he had realised that WBC had made no proper landscape appraisal of the revised plans. He therefore thought that Bettina Kirkham, who had previously been the landscape consultant to WBC, should be employed to undertake this. *See entry under Item 6.* Mr. Kenning said he was appalled that WBC should be so disrespectful and thought it wrong that GPC should pay to do something that WBC should be doing. The Chairman agreed but said that he thought GPC had a duty to parishioners to ensure that WBC decisions were made based on accurate, pertinent and current information. If WBC did not provide it then GPC had to. From the public Mr. Chaplin said that WBC had stated that the reserved matters application had been deferred to enable additional material to be included. He had submitted a request under the FoI Act but it appeared that WBC was delaying answering until after the revised hearing date.

(c) **Applications**

| <u>No.</u> | <u>Proposal</u> | <u>Recommendation</u> |
|--------------|--|-----------------------|
| 10/02766/ADV | Newbury Retail Park Revised advertising totem | Object see below |

See next Page

From this:

10 / 02766

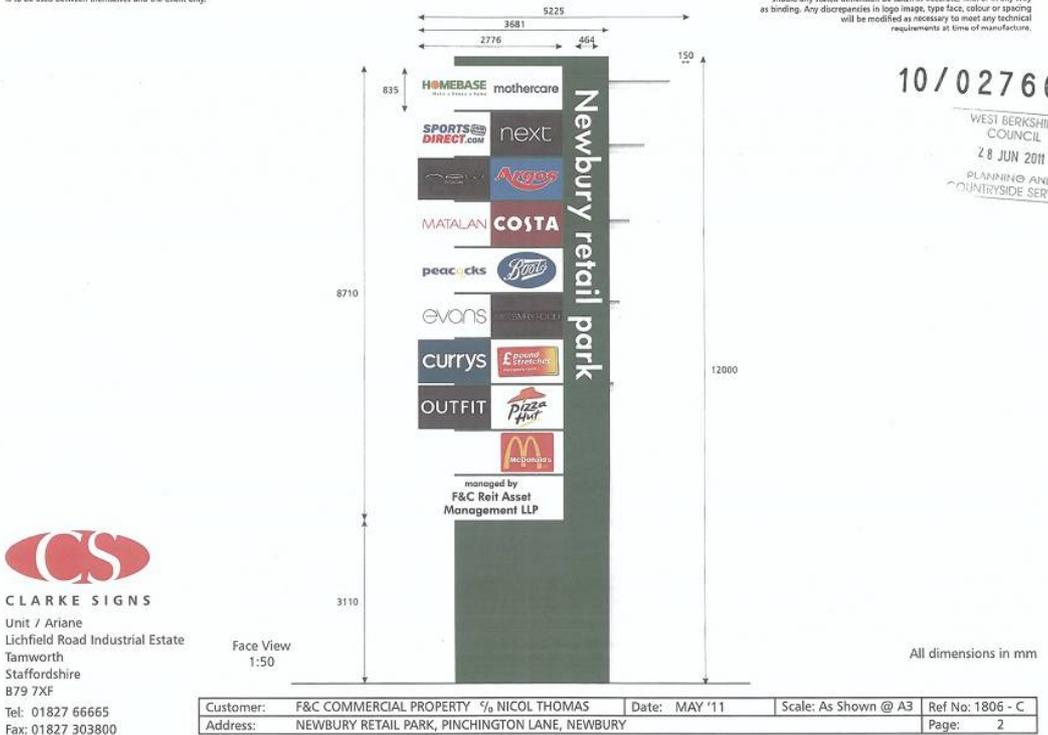
WEST BERKSHIRE
COUNCIL
08 NOV 2010
PLANNING AND
COUNTRYSIDE SERVICE



To this:

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At 40 feet high and over 10 feet wide it will be very visible even along Monks Lane but to ensure it is visible it will be illuminated as follows:

Illumination: The letters are to be internally illuminated by means of white LED's
The tenant signcases are to be internally illuminated by means of cool white hot cathode lamps.

The application form also adds that in addition:

| | | | |
|--|--|--|--|
| g) Details of method of illumination (internally illuminated/externally illuminated) | INTERNAL BY WHITE LED. EXTERNALLY BY HOT CATHODE FLUORESCENT LAMPS | | |
| h) illuminance levels (cd/m ²) | T.B.A. | | |

However as the actual luminance level is not stated it is impossible to make a meaningful assessment. No mention is made of the height of the existing column to enable a comparison to be made.

The block plan is not clear but on the presumption the sign is just to the west of the existing triangle then the new sign is north to south:

will be difficult to enforce even for Sovereign. Even if childless couples move into the blocks there is no certainty that when children arrive families will want, or be able, to move.

GPC suggests that gradients over the bridge for pedestrians are too steep for disabled persons and against policy. As the outline has been approved this may make it impossible to require any amendment but GPC nevertheless urges some further consideration of this.

A further concern is that all pedestrian and cycle traffic is assumed to exit all phases of the racecourse development via the western end. The bridge will have a walkway, but is not deemed to be a major (or preferred) pedestrian or cycle route, so is of minimal width. Nor is there provision for safe routes to school or on to the towpath (although S106 money is to be invested in the latter). This however flies in the face of the likelihood that some people from this development will send their children to the Firs and Trinity schools; will work in Hambridge Road or Lane, Newbury Business Park or Thatcham; will want to walk or cycle to the hospital; will want to use Henwick playing fields (the nearest sports fields).

Overall GPC is of the opinion that the plans as presently presented cannot be supported.

| | | | |
|--------------|---|----------|---------------------------------------|
| 11/01455/LBC | 1 Pigeons Farm Road Garage conversion Mrs C Chidley | RG19 8XG | No Objection but see comment below |
|--------------|---|----------|---------------------------------------|

GPC has no objections but requests a condition that any new brickwork matches the existing.

| | | | |
|-----------------|---|--|--|
| 11/01505/RESMAJ | Newbury Racecourse Central area Reserved Matters Demolish existing & construct hotel, offices, hostel, nursery Newbury Racecourse plc | | No objections but see comment below |
|-----------------|---|--|--|

1. Care must be taken to ensure that any plant etc, particularly for catering purposes, does not impact adversely on residential amenity, both of the hotel occupants and of nearby residents.

2. GPC appreciates that traffic matters have been dealt with under the Outline permission. However, it wishes to place on record that these figures were based on the assumption that the commercial activity of the racecourse would be unchanged. This is erroneous because:

- a. The hotel did not exist when current traffic flows and density were assessed, so all traffic generated will be additional.
- b. Since the surveys the racecourse has embarked on a comprehensive concert programme.

| | | | |
|----------------|---|----------|--|
| 11/01509/HOUSE | 5 Browns Walk Rear conservatory Mr. & Mrs Manning | RG19 8FF | No Objections but see comment below |
|----------------|---|----------|--|

GPC has no objection in principal but has the following concerns:

- 1. Maintenance
 - SPG04 makes it clear there will/may be issues arising over maintenance where access will be needed to the neighbouring property. How is the owner going to maintain the gap between the wall of the conservatory and

the boundary? If the normal conveyance rules are followed the fence or boundary is in the ownership of the neighbour.

2. Neighbour Amenity

- The wall is unlikely to present much impact on residential amenity of the neighbour as it will be only morning light that gets lost but there is concern about the diagonal window at the end of the wall of the conservatory as this will allow direct views into the neighbouring property.
- No details of the adjoining property are supplied to judge where windows are and in which rooms to see if guidance in SPG04 is breached.
- The plan shows the conservatory will look out at about 45 degrees on the neighbouring land – will loss of privacy occur?

3. Other

- Something like a fence is shown on the supplied plan in the existing rear elevation but is not shown on the proposed elevation. Does it remain or has it been removed?
- The plans supplied suggest no change in ground levels between properties – is this the case?

| | | |
|-----------------|--|------------------|
| 11/01511/XCOMIN | Former GAMA site RG19 6HA S.73variation to condition 6 of 05/02309/FUL to provide 10 years from date of implementation rather than date of consent. Flying A Services Ltd | Object see below |
|-----------------|--|------------------|

GPC is concerned that previous applications, although contrary to policy, have been tolerated by organizations such as English Heritage as a means to raise funding to protect the monument but that no condition or legal agreement exists ensuring that any profits will be directed to this task. We would urge that should any permission be granted it must be conditioned to ensure profits are used to fund the protection of the monument. Any promise by the current applicant without such conditions is not enforceable, either against the applicant or any future owner.

This is a very dangerous application. If we are not careful the permission could allow an indeterminate end date by just allowing the use for ten years from implementation. Any permission given for the application must also have Condition 1 applied.

Condition 1 which sets a three-year time period to implement the application for the previous application is a common condition enabling the planning authority to establish if things have moved on since the original permission was given. Clearly they have as not only have various applications been permitted which will increase traffic on the A339 but PPS5 has now emerged and should now be taken into account.

PPS5 gives specific guidance that says before an application is permitted the applicant must demonstrate alternative sources of funding have been sought or that buyers have been sought for the site. This test should apply to this application as this is now policy. GPC previously

said the circumstances of the applicant was not relevant and that other means of funding or alternative uses or purchasers should have been demonstrated. This has not happened.

We are concerned that since 2005 the applicant has had several temporary permissions for this site and this clearly shows they cannot get the scheme off the ground commercially. This means that ensuring the future of the monument has been delayed for six years. We feel it's time to call a halt and require the applicant to follow the guidance of PPS5 as above.

In the previous three applications that sought full and permanent permission for such use the applicant said that temporary use was not acceptable or marketable. It is therefore not understood why this application has now been submitted for a temporary permission.

If permission is given we would also urge that only single storey car storage is permitted rather than the 3 m high

| | | |
|----------------|--|------------------|
| 11/01520/HOUSE | 28 Burys Bank Road RG19 8BZ | Object see below |
| | Demolish existing double garage and replace with triple garage and garden store with a bed-sit annexe within roof space. | |
| | Mr. Edwin Klinkenberg | |

The site is outside of the settlement boundary so ENV23 applies. No information has been supplied to show the original size of the property on 1st July 1948. This is needed as the property and other buildings have clearly grown. ENV23 advises what increase in size is acceptable but this can only be achieved if the original sizes are known.

There are also significant trees not shown on the plans as illustrated below:



It appears that in fact the new building is, or could be, a thinly disguised independent dwelling. The garden store is very large and without any means of access to the garden, other than through the new garages. The design of the building is such that it would be very easy to convert it into a good size 4-5 bedroom house, simply by moving the exterior staircase to the opposite side of the wall (internally), adding a few partition walls and replacing the garage doors with windows. As the application states that it is a bed-sit annexe, if approved there would be a presumption that the building is a domestic dwelling.

The footprint of the remaining outbuildings, even after the existing garage has been demolished, will almost be as big as the main house. The scale of the proposed building is inappropriate and the effect on the touch and feel of the area and especially the impact on the residents of No 29 is totally unacceptable.



11/01562/HOUSE 23 Capability Way RG19 8FA Object see below
 Single storey rear sun room
 Mr. A Shaw

WB SPG04-2_1 on extensions gives following advice: that the 60 degree rule should be used where a line is drawn from the middle of a window in habitable rooms. Little detail is shown on the plans of the neighbouring property but on one of the drawings there seems to be the faint outline of patio French windows. On this basis the extension breaches quite severely this 60 degree line. To compound the problem the extension is directly to the south of the neighbouring property which is explicitly against the advice in the same SPG.

11/01607/XCOMIN Former GAMA site RG19 6HA Object see below
 S.73variation to condition 6 of
 05/02308/FUL to provide 10 years
 from date of implementation rather than
 date of consent.
 Flying A Services Ltd

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We are concerned that since 2005 the applicant has had several temporary permissions for this site and this clearly shows they cannot get the scheme off the ground commercially. This means that ensuring the future of the monument has been delayed for six years. We feel it's time to call a halt and require the applicant to follow the guidance of PPS5 as above.

In the previous three applications that sought full and permanent permission for such use the applicant said that temporary use was not acceptable or marketable. It is therefore not understood why this application has now been submitted for a temporary permission.

If permission is given we would also urge that only single storey car storage is permitted rather than the 3 m high.

| | | |
|-----------------|--|--------------|
| 11/01642/TELE56 | Venture West GBP Remove H3G antenna/equipment, replace with 3x4-stack dipole and 2x300mm dishes Airwave Solutions Limited | No objection |
| 11/01548/FULD | Sandleford Farm RG20 9BB Redevelop to provide 1 x 2-bed, 6 x 3-bed and 2 x 4-bed residential units. Gilson Engineering (Newbury) Ltd | |

After repeating his statement of Prejudicial Interest, Mr. Hale made a personal statement and answered relevant questions. He outlined the concerns he had made to WBC which were:

Finished Heights and Levels.

The foundation site AOD levels of plots 2-3 and 4-9 compare to previous applications. While some of the building heights appear to have been decreased slightly, the overall effect is of buildings slightly higher than previous. This has been measured from the supplied plans but I would urge that the applicant supplies actual figures. It is noted that the ridge height of the farmhouse is shown on the plans but **not** those of the proposed new buildings. Until the finished ridge heights of all new buildings are indicated on the plans I am of the opinion that a proper evaluation of the scheme cannot be undertaken. The houses are too high and will compromise the setting of the listed farmhouse and dairy.

Lowering of Ground Levels (Plot 2).

It is evident from reading the AOD levels on the plans that the ground levels between the foundations of plot 2 and the farmhouse boundary fence are to be lowered. This will be quite considerable in places; no details are shown as to how this will be achieved. This detail should be obtained before permission is given and not after. **Reason:** to ensure protection of the nearby trees and red cedar hedge.

Boundary Planting (Existing).

Much is made in the applicant's conservation report about how the trees and hedges along the southern boundary of the site will shield the listed farmhouse from the new development. The truth is somewhat different, the backcloth of trees currently protecting the historic setting of the farmhouse and dairy are in real danger of being severely damaged or destroyed by the lowering of the ground levels to the south east area of the site, the removal of the large protected Horse Chestnut tree just 2.5m from the farmhouse boundary, and erecting a 3m high acoustic fence tight against the red cedar hedge. Unless **conditions** are put in place by the planning officer, as suggested by the Western Area Planning Committee when they last visited the site, then the long term health of the and trees and hedges cannot be guaranteed.

Acoustic Fence.

The position of the 3m high acoustic fence on the boundary with the farmhouse is **not** where Public Protection suggested it should be erected in the previous application but further to the north on higher ground to enable maximum protection for the farmhouse. The proposed position is most unsuitable and will seriously harm the setting of the listed farmhouse and almost certainly destroy the roots of the red cedar hedge. The position of the fence needs to be amended.

Pumping Unit (Sewage).

The Sewage Pumping Unit (3m diameter) is located very close to the northwest corner of the farmhouse. The effects of the proposal on the stability of the foundations and ambience of the farmhouse must be taken into consideration and full details supplied before any planning decision is taken and not after. It should ideally be located as far as possible to the southwest of the site, as in the previous application. The understanding of the impact on the farmhouse is essential given its listed status and the fact it will have shallow foundations. The ground bourn noise of the pump will also cause an impact to residential amenity especially due to the nature of the farmhouse construction.

Surface Water.

No information is supplied on the location of planned soakaway cages, it is essential full details of the soakaways and position is supplied before any planning decision is taken. **Reason:** to protect the foundations and fabric of the farmhouse. Whether the paved access area is permeable or impermeable the impact on the farmhouse will take one of two forms. If permeable, water will soak into the land and find its way to the foundations of the farmhouse. However if impermeable, then more water will find its way into the ground at times of excess rather than being pumped from the soakaways.

Yew Tree.

The position of the yew tree on the plans and in the Arboriculture report is incorrect, it is however correct in the Topographical Site Survey. The RPA of the tree is 4.8m and it spreads 3.5m into plot 2.

The protection zone as shown in the Arboriculture report needs to be amended as the tree officer pointed out in the previous application.

Horse Chestnut Tree.

The protected Horse Chestnut tree is to be removed, its sudden removal will have an adverse and possibly catastrophic effect on the foundations and fabric of the farmhouse were roots are evident under and around the shallow foundations. The effects of removing this tree need to be very carefully considered and detailed information supplied before any planning decision is taken and not after. There is no landscape report with this application and no information as to what will replace the Horse Chestnut tree.

Proposed Views/Plan

The proposed views and plans do not include a projected view of the new houses from the farmhouse perspective, if it did it would show just how much of an impact these new houses will have on the listed buildings.

Curtilage Listing.

An extract below is from a Secretary of State decision:

“The farmhouse on one side was included in the list in 1960. The other buildings surrounding the yard were by that date probably no longer in agricultural use, and were by the date of the appeal in separate ownership; one had been turned into a separate dwelling. The secretary of state considered that, although a substantial portion of the other buildings surrounding the farmyard were now ancillary to the new dwelling in the practical sense, the visual function of those buildings, and of the new dwelling itself, continued to relate to the former farmhouse; he thus decided that all the buildings surrounding the yard were within the curtilage of the farmhouse (even though it was described in the list as being of no special interest).”

A further extract:

“any pre-1948 structure that was in the curtilage of the principal building at the date of listing (or possibly 1 January 1969) will be included in the listing, provided that it is a fixture, and is ancillary to the principal building.”

Most of the farmyard buildings at Sandleford Farm were built pre-1900 and the date of listing was 1983 when the whole complex of house and farmyard were one. The above makes it clear that even if not in agricultural use the listing included them. In this case the buildings were still in agricultural use, this continued without any separation of the farmhouse and buildings until the house and dairy were sold in 1987 - it was only then a fence was erected between the farmhouse/dairy and site.

In view of the above the site meets all the criteria for curtilage listing and therefore listed building consent is required before any alterations or demolition of buildings can take place on this site. If required I can supply documentation to support this claim. The attached document makes it clear that even if the ancillary buildings are not of listable quality they are part of the listing.

Archaeology - Icehouse

I refute all claims and allegations made in the conservation report supplied with this application that there is not an ice house on the southern boundary of the site. Both the planning officer in the

previous report and the conservation report show the position of the building in two different places. If the correct location were chosen they would find a domed construction below the surface. **I can categorically confirm there is an ice house** on the boundary and it is **not** in the position indicated in the report. The report goes on to give examples of grand ice houses on large estates, but fails to consider the smaller scale and type of construction often found on Georgian and Victorian farms with their own dairies and large family houses.

Locally in Newbury a similar construction was discovered.

From the article titled **Victorian ice house unearthed** in the Newbury Weekly News dated Thursday 18th October 2007 the following picture and extract is of interest:



Archaeologists believe that the structure was used as a rudimentary freezer for food in Victorian times by stacking ice blocks on shelves and packing around the shelves with straw and sawdust.

The structures had to be buried deep so that the earth surrounding it would maintain a constant temperature and not melt the ice.

For the full storey visit:

<http://www.newburytoday.co.uk/news/article.aspx?articleid=5443>

This is exactly the case here, the ice house adjacent to the farmhouse is under the ground and smaller in size, it was used for storing ice for use in the nearby listed dairy, where milk, butter and cream was produced for delivery by horse and cart to the local community. The former owner (farmer) explained to me, when I purchased the property, how they remembered their grandfather cutting blocks of ice from the lake in the grounds of Sandleford Priory, loading them on to a horse and cart and transporting them back to the farm, then storing them underground packed tightly together with snow and straw from the farm, for use in the dairy during the summer months. It is in the exact position indicated to me at that time. When visiting the site the council's archaeologist assured me he was happy with what he had seen and from the limited excavation was confident it was an ice house/subterranean structure, and **not** the remains of a foundation from an old wall, as suggested in the Conservation report. I did offer to carry out further excavations at the time but the archaeologist felt it was not necessary. I do remember him coming to the site with a camera and

assumed he had taken pictures of the icehouse as well as the brick culverts, which had also been made available for him to inspect.

In conclusion Mr. Hale said that when he bought the Farmhouse he anticipated that at some stage the Farmyard would be developed and he had no objection to this in principle. He was though concerned that wholly inappropriate proposals continued to be made and that factually inaccurate statements continued to be presented to WBC. Mr. Hale then left the meeting.

11/01548/FULD Sandleford Farm RG20 9BB Object see below
 Redevelop to provide 1 x 2-bed, 6 x 3-bed
 and 2 x 4-bed residential units.
 Gilson Engineering (Newbury) Ltd

| | Constraint Type | Status |
|---------------------------------------|------------------------------|----------------------|
| HPARKB - Historic Parks Buffer (500m) | Historic Parks Buffer (500m) | Constraint is active |
| HPARK - Historic Parks | Historic Parks | Constraint is active |
| SSSI2K - SSSI Buffer (2km) | SSSI Buffer (2km) | Constraint is active |
| MOD3KM - MoD Land Buffer (3km) | MoD Land Buffer (3km) | Constraint is active |
| MCA - Mineral Consultation Area | Mineral Consultation Area | Constraint is active |
| ARCH - Archaeological Site | Archaeological Site | Constraint is active |
| TPO - Tree Preservation Order | Tree Preservation Order | Constraint is active |
| AG123 - Agricultural Land | Agricultural land | Constraint is active |

Section 2.1 page 13 of Conservation Statement - By definition, in historic park designation terms, as this area is a farmyard it does not form part of the park per se and/or its special character. Thus in this case the issue is - will the proposal have an adverse impact on the setting of the park? In GPC's view the answer is Yes.

Application Form

7. Despite the claim that plans incorporate areas for waste and recycling collection nothing is shown on the plans. The road will have to be adopted before Veolia will collect from within. Such as small estate is not normally adopted.

10. The applicant says there are existing 22 parking spaces yet application 07/ 00507 states there are only 20. It is clear the spaces are not conventional parking spaces but used to store vehicles as confirmed by the applicant. Given 13 full time employees this seems to be confirmed. As a result the traffic from this site today is likely to be much less than for the housing.

12. The box soakaway is not ticked yet the Planning Statement at 1.05 says there will be a soakaway. Details must be supplied before permission is granted as the location of this soakaway is most likely to be near the sewerage pumping station so the impact on the neighbouring farmhouse with its sensitive foundations must be considered before permission is given.

13. **Biodiversity** - All items should have tick in second box. For items (a) and (b) the box "no" should not be ticked as no survey has been carried out to establish anything of importance on

neighbouring or nearby land. Box “c” should definitely have been ticked as the conservation officer has already confirmed there are features of geological conservation importance - which does not necessarily mean saving them but may be recording them.

Natural England said in their response to 08/00901 which was eventually withdrawn that – *“The [Bat] 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 nearby 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.”*

The survey with this application is over 24 months old so must be updated and include other species and include neighbouring land.

18. The planner previously said the use on site was B2 but this application, previous ones and an appeal all acknowledged this site only has B1(c) use allowed. WBC Planning Enforcement has also confirmed this.

21. Site area said to be 3,812.9 sq m and on 07/00507 was 3732.22 sq m however a calculation made using the topographical survey shows the whole application to be close to 3840 sq m but taking away the retained land we have an area including the roadside part of only 3003.47 sq m.

Brownfield Site and Previous Use.

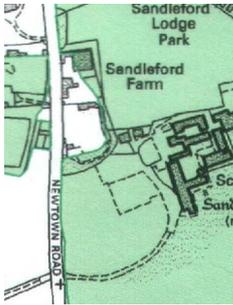
The application site is not all Brownfield. The retained land has never been Brownfield and has been the subject of successful enforcement when uses strayed onto it. If the land were to be left as it is it would not matter but re-grading work will require at a minimum some earthworks. The rear access to plots 4, 5 & 6 also crosses this retained land and is an essential part of the application. It therefore cannot be said the retained land can be conditioned as landscaping only. Making this retained land part of any permission makes it then Brownfield and opens up opportunities to include it in further applications which may have to be considered. The planner previously has said the site is B2 use. This is not the case as such use was refused on appeal. The current use of the site for heavy engineering is contrary to the real permission for B1(c). The site has become an unfriendly neighbour and the subject of a visit by the Environment Agency. Proper enforcement and a return to its permitted use would make it the ideal location and neighbour for the listed Farmhouse.

Planning Statement

Drawing schedule – we do not seem to have drawing 2009/124/502, all others are present.

1.01 Contrary to what document says:

- The site is outside of the local development area if that term means settlement boundary.
- The site is close to SSSI site as confirmed by West Berkshire’s constraint table i.e. within 2km.
- The site is not just adjacent to the listed park but a considerable part is within it. When the park was listed as usual any farm buildings and farmyards are excluded. The Gilson site now covers a greater area than the farmyard and this extra part is therefore listed. This is clearly shown on the plan below.



1.02 Cites a report which addresses transport issues raised within the previous application. This is not the case as it is dated 2009 and still contains the errors previously reported including buses that do not pass the site and some which do not run. Changes have also been made to routes and route numbers and Saturday working all of which have not been corrected.

1.04 We do not agree that the issue of sewerage can be dealt with by condition as the construction and positioning of the plant in the position indicated is likely to compromise the Farmhouse and boundary planning.

1.05 The same applies here as with 1.04 above but with more concern as a soak away will cause water to filter onto the land surrounding the Farmhouse which could compromise the structure etc. The position, construction detail and effect must be considered before any permission is granted.

1.07 It is claimed that Dave Stubbs of Thames Valley police has been consulted on this application. This is not possible as he left the force some time ago. The members also expressed concern on the previous site visit that the site was very open to the east with easy access into the application site with many escape routes over the open land beyond.

1.08 Employment aspects are relevant to this application as the update to the local plan in 2007 for the plan 1991 to 2006 is relevant. The local plan in its narrative says:

4.5 RETENTION OF EXISTING EMPLOYMENT SITES

4.5.1 In accordance with the key aims it is the Council's policy to both extend diversity in the local economic base and address the needs of the rural economy. In so doing it is essential that employment areas in West Berkshire are retained for such uses. However, a flexible approach is required in these areas to enable renewal of premises to meet changing market needs. The question of small businesses also needs to be considered, given the fact that many of

West Berkshire's employment areas support small companies.

As with the old Travis Perkins site in Newbury it is important to preserve it especially with the existing pressure on employment locations through considerable building both completed and planned. In section E at 2.41.4 of the local plan it also says: 'The guiding principle is that development in the countryside should both benefit rural economic activity and maintain or enhance the environment. Local planning authorities need to bear in mind the vital role of small scale enterprises in promoting a healthy rural economy'. Such small business sites are proposed in the emerging core strategy for Sandieford to make it sustainable so extinguishing this one is decidedly unwise. As PPS3 says at point 41: 'There is no presumption that land that is previously-developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed'. At point 70: 'Where Local Planning Authorities have an up-to-date five year supply of deliverable sites and applications come forward for sites that are allocated in the overall land supply, but which are not yet in the up-to-date five year supply, Local Planning Authorities will need to

consider whether granting permission would undermine achievement of their policy objectives'. The site is not in the supply we already have and will extinguish a potentially important employment site for the local economy.

As we have a five plus year supply of building land and would lose an employment site this application will present a planning loss not gain.

2.01 As already mentioned the Bat report is out of date and no report or survey has been carried out on adjoining land.

2.04 There is mention of a contaminated land report but no such document is on the public access site. This is an essential part of the consultation for GPC given the history of incidents at this site.

2.05 The quoted comment from an officer that the degraded park is "not a significant consideration" is hardly right as it goes completely against the advice of the custodians of the listed status of the park. The landscape consultant and the emerging core strategy policy say:

•Newbury District Wide Landscape Character Assessment 1993 Notes covering development state that further erosion of former parkland by development should be prevented and any development on adjacent land to the Grade II registered Sandleford Priory should include substantial tree planting to enhance context of parkland and prevent further visual degradation.

Note – the listing above is for the park. The building also called Sandleford Priory is Grade I listed.

The emerging Core Strategy at 5.111 says "12 Historic Parks and Gardens - 3 of which, Aldermaston Court, Sandleford Priory [which means the historic park as in the introduction] and Shaw House, are currently on the English Heritage Register of 'Heritage at Risk'".

&

5.116 The policy aims to protect and enhance this diversity and local distinctiveness through the use of Landscape Character Assessment (LCA). This provides the framework for informed decisions to be made as to whether different landscapes should evolve by:

- Conserving the existing and historic character;**
- Enhancing existing character by introducing new features into the landscape;**
- Strengthening or restoring a previous character; or Creating a new character when a sense of place and local distinctiveness have been eroded or lost.**

The landscape consultant on the previous withdrawn application confirms "EH have identified Sandleford on their Heritage at Risk Register." See below:

THE HERITAGE AT RISK REGISTER

A mid/late C18 landscape laid out to designs by Lancelot Brown, surrounding a Gothic house remodelled by James Wyatt. In 1947 the estate was sold into divided ownership, the house, gardens and core of the park being used as a school. Other ownerships have fallen prey to development (housing, waste disposal) leaving the core compromised as a design fragment which in turn is under-resourced in its management. The setting of the house and park and garden is extremely vulnerable to development.



Asset Type: Registered Park and Garden at Risk

Name: Sandlesford Priory
Parish: Greenham
Unitary Authority: West Berkshire (UA)
Parliamentary Constituency: Newbury
Region: South East
Designation: Registered Park and Garden Grade II
New Entry: No
Condition: Extensive significant problems
Vulnerability: High
Trend: Declining
Owner Type: Mixed, multiple owners
Contact: Charlotte McLean 01483 252043

Design and Access Statement.

The heading Economic Context makes acclain that the applicant is looking to move to another location but this must not be considered with this application as there is no way this proposal can be conditioned to include this claim.

The claim of 60.5% of the allocation may need to be adjusted in the light of a smaller figure applying to the site of the actual build.

Environmental Noise Assessment.

Apart from describing the whole site as Brownfield it is described as being on the outskirts of the city of Newbury.

The first major omission is that plot 1 is completely left out of the analysis as it does not occur in table 3. This is of greater concern as it is outside of the zone considered by Public Protection to be safe and not just nearer the road but beside it with an opening roof light and window and door on the gable end which looks down the A339.

We have previously brought it to the attention of planners that the position of the microphones at position “B” as shown on page 17 is not borne out by photographic evidence.

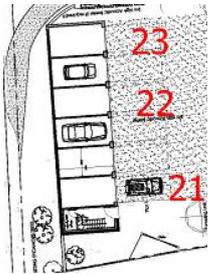
The position of the Farmhouse on page 18 is basically correct and shows the Farmhouse almost at right angles to the road and tapering away from the site boundary. All of the acoustic mapping uses the incorrect location which was that supplied with the application until corrected by the survey. This may show a benefit to the Farmhouse if the models are re-programmed but may well cause more impact to plots proposed due to revised reflections.

The plan provided with the application numbered 2011-124-601 shows the wall beside the road as a minimum of 2m and a wall beside plot 9 as 3m. The acoustic report on page 18 Figure 3 though shows the wall beside the road in places is actually 3m. This is an historical throw back to previous applications. The real heights relied on by the acoustic report should be clearly repeated in the proposed site plan. In the acoustic report there is no height recorded for the wall beside plot 3 so is the model correct?

Figure 3 which is headed current site plan is actually the proposed site plan with the issues of the heights already discussed.

Figure 4 which is headed Location of Proposed Noise Barriers is otherwise empty with no plan on it at all.

Figure 5 is wildly inaccurate as it shows plots 21 to 23. This application is for 9 plots only so it implies this application is moving the plots 21 to 23 from Deadmans Lane to this site. The accuracy of this report is therefore open to great question:



The location of the acoustic fence at the boundary of the Farmhouse is not where Public Protection said it should go. They had observed the sloping nature of the ground and that a fence in the proposed location is at least a metre below the level at the entrance. To have the same effect as the model which assumes level ground the fence would need to be 4m tall. The position recommended by PP last time was to the north of this location to actually block sound from the road.

Looking at the extracts below from MAP1 & MAP2 it is very hard to understand why the scheme is acceptable – see below in the table:

| Current conditions no mitigation. | Developed site no mitigation | Developed site with mitigation |
|-----------------------------------|----------------------------------|--------------------------------|
| | | |
| | It is impossible to imagine that | Even with the acoustic |

| | | |
|--|--|---|
| | with the entrance bringing the source of noise nearer and the large building which provided shielding by the existing entrance removed and no change to the situation from the road to the farmhouse levels at the western gable end of the farmhouse have dropped so significantly. | measures there is clearly an increase in noise to the rear of the farmhouse with inevitable spill to main rooms. The acoustic fence between the farmhouse gives some increased protection to plot 1 but provides less for the farmhouse when compared to that enjoyed today without mitigation. Levels in the garden of plot 9 are greater than 55dB. Levels by plot 1 are unacceptably high especially at the gable end by the door etc. where the colour is red. |
|--|--|---|

There is a serious omission in the diagrams as no profile is given for noise levels today at the first floor of the farmhouse. Noise levels at the façade of plots 4, 5 & 6 are at levels where windows cannot be opened at night.

Visual Impact on the Farmhouse.

Building Heights Document (2010 application figures in brackets).

| Plot Number | Plot 2&3 | Plot 4 to 9 | Farmhouse |
|----------------------------------|----------------|---------------|---------------------------------|
| Ground Level (AOD) | 114.30(113.77) | 115.30(115.0) | 113.00 |
| Roof Level (AOD) | 121.50(121.27) | 122.90(122.6) | 121.77 to 122.09 at south ridge |
| Building Height | 7.20(7.5) | 7.6(7.6) | 8.77 to 9.09 at south ridge |
| Height Above FH using rear ridge | -0.27(-0.5) | 1.13(0.83) | 0 |
| Ground Level Difference from FH | 1.30(0.77) | 2.30(2.0) | 0 |

All measurements in metres. AOD = height above sea level to give datum point for comparative height.

It is clear that plots 2 to 9 are overall taller than the previous application and therefore have more impact on the farmhouse.

The supplied drawings make the farmhouse look more significant than it is by a long way.

Proposed:



Pictures from conservation report show the farmhouse to be no taller than single storey existing buildings given the slope of the land:



Comparing the height of the vehicles you can imagine a two storey house and the impact on the farmhouse behind:



The importance of PPS5.

HE3.3 At a regional level, the character and significance of the historic environment should inform the RSS with particular attention paid to the landscapes and groupings or types of heritage assets that give distinctive identity to the region or areas within it.

8 Some individual heritage assets such as World Heritage Sites are likely to have regional

significance in plan-making.

POLICY HE5: MONITORING INDICATORS

HE5.1 Local planning authorities should consider how they can best monitor the impact of their planning policies and decisions on the historic environment. They should pay particular attention to the degree to which individual or groups of heritage assets are at risk of loss or decay, how they expect this will change over time, and how they propose to respond. Ref 9.

9 The local planning authority has a duty to consider conservation area designation pursuant to section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

POLICY HE6: INFORMATION REQUIREMENTS FOR APPLICATIONS FOR CONSENT AFFECTING HERITAGE ASSETS

HE6.1 Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. As a minimum the relevant historic environment record should have been consulted and the heritage assets themselves should have been assessed using appropriate expertise where necessary given the application's impact. Where an application site includes, or is considered to have the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where desk-based research is insufficient to properly assess the interest, a field evaluation.

HE6.3 Local planning authorities should not validate applications where the extent of the impact of the proposal on the significance of any heritage assets affected cannot adequately be understood from the application and supporting documents.

HE7.3 If the evidence suggests that the heritage asset may have a special significance to a particular community that may not be fully understood from the usual process of consultation and assessment, then the local planning authority should take reasonable steps to seek the views of that community.

HE7.5 Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.

POLICY HE9: ADDITIONAL POLICY PRINCIPLES GUIDING THE CONSIDERATION OF APPLICATIONS FOR CONSENT RELATING TO DESIGNATED HERITAGE ASSETS

HE9.1 There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens, World Heritage Sites, should be wholly exceptional.

HE9.2 Where the application will lead to substantial harm to or total loss of significance local planning authorities should refuse consent unless it can be demonstrated that: (i) the substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that

harm or loss; or

(ii) (a) the nature of the heritage asset prevents all reasonable uses of the site.

All the above responses were approved unanimously. It was agreed that the Chairman should be authorised to complete the objection to the Sandleford Farm application and to continue to investigate other applications including that within NTC for the Blue Ball. The Chairman would circulate any further objections to GPC before they were submitted to WBC.

(d) Decisions

11/00585/OUTMAJ CSG Pinchington Lane Granted
Demolish existing, construct 13 dwellings

GPC Rec: No objections subject to control of LGV parking.

WBC: Appropriate controls will be placed on remaining LGV operation

11/00657/XCOMIND GAMA site Refused
S.73 variation to 10 years from implementation

GPC Rec: Refusal

11/00731/CON Newbury Racecourse Granted
Partial demolition of wall and rebuild to match

GPC Rec: No objection but request bricks etc match existing

WBC: Material matching required by Condition 2

11/01002/HOUSE 4 Browns Walk Granted
Rear conservatory

GPC Rec: No objection

11/01158/HOUSE 14 Epsom Cres RG14 7TR Granted
Two storey side extension

GPC Rec: Object. Opportunity to create separate dwelling. No parking details

WBC: Conditions – minimum of 2 parking spaces to be provided. Extension to remain ancillary to main house and not to sold or let as a separate dwelling or separate curtilage created.

4. Matters Arising. The new bus shelters are now in place and have been well received. There is some outstanding electrical work to enable the real-time information displays and internal lighting. The proprietor of Weavaway had thanked the Chairman for GPC's efforts to improve the bus services, including provision of bus shelters, and for the improvements achieved to rest room facilities at Newbury bus station. Regarding the new notice boards, the Clerk has identified that the land between the footpath and the Racecourse fence at the northern end of the northern part of New Road is owned by the Racecourse, which has given permission for the new notice board to be erected there. The Clerk is waiting for confirmation that the land at the southern end of the southern part of New Road is owned by Sovereign, and for their agreement to the notice board being erected there before an order is placed. Mrs Appleby has written to the Clerk thanking GPC for their kindness and thoughtfulness in naming Audrey's Meadow after her. The Clerk read the letter out in full. Tesco has now taken action to fence off the gap in their boundary leading to the A339. It is understood that Tesco is also considering introducing a pound-in-the-slot regime for trolleys. This would lead to a considerable reduction in the number of trolleys abandoned in the Parish.

6. Finance & Accounts for Payment.

The following cheques were presented for payment:

| | |
|--|----------|
| Mr J Boston – Clerk's salary & expenses | £1235.36 |
| HM Revenue & Customs – Tax & NI | £330.47 |
| Zurich Municipal - Bus shelter insurance | £227.13 |

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

Mr. Agutter proposed and Mr Planterose seconded that GPC employ consultants as follows: Landscaping matters in respect of the Racecourse reserved matters, up to £1000; landscaping in respect of Sandleford Farm up to £580 and Conservation in respect of Sandleford Farm up to £700 (all exclusive of VAT). The proposal was carried unanimously.

7. Parish Plan. Members of the PP Steering Group, the Diamond Committee and the Clerk met with representatives of 2 companies that provide outdoor gym equipment at the Diamond on 13 and 14 September. Members of the Steering Group had previously met with 2 other suppliers. When the necessary quotes and information has been received a decision will be made on the preferred provider. Thatcham has equipment from 2 separate suppliers and the Clerk will ask the Thatcham Clerk if there is any preference in terms of quality, value for money and after-sales service. Enquiries will be made within the local community to see if there is any strong preference in respect of type of equipment. It appears that grant funding may be available from various sources and Mrs Huxtable will investigate this further. The Clerk will investigate insurance requirements and implications.

8. Youth Working Group. PCSO Andrew Scott is concerned that no audit of the Diamond accounts has ever been conducted. He has asked the Chairman for assistance in remedying this. The Chairman proposed that GPC meet the cost of an initial audit of the Diamond accounts; however Mr. Agutter said that he may be able to arrange an audit at no cost – he would report back at the next meeting. The Chairman said he was disappointed with the lack of progress with the YWG. He recognised that those involved were well-intentioned but they had conflicting demands on their time. He felt the time was approaching when they would need to be asked to bring forward concrete proposals or the Group would have to be reconstituted.

9. Newbury Racecourse – the way forward. Nothing to report

10. Core Strategy. The Clerk and Chairman attended the Core Strategy hearing on 31 August at the WBC offices. The purpose of the hearing was to consider the WBC plans for correcting the identified failing – specifically that Sandleford had been selected as a preferred site without consultation or a proper Sustainability Appraisal/Environmental Impact Assessment. WBC proposed to conduct the SA/EIA, present the justification for selection of Sandleford to full Council for approval and then consult on the outcome. The view of all attendees except those representing WBC and the promoters of Sandleford was

that this was not acceptable. The Clerk made the point that legal precedent was clear that consultation must come before any decision was reached and must be fully taken into account. The Clerk told the Inspector that in his view WBC had decided on the answer and was now trying to construct a suitable question to match it. There was also a general feeling amongst attendees that the timescale was now too long as some of the evidence would be 3 or more years out of date and legislation would undoubtedly have changed before the Inspection was concluded. It was widely felt that the only proper course of action was for WBC to start again with the benefit of lessons learned. The Inspector has now ruled that the Inspection is to be suspended until February 2012 to allow WBC to undertake further work.

11. S.106 Including S.106 Highways Improvements. Deferred due to absence of Mr. Drummond.

12. Roads and Transport. The Chairman had been involved in various matters. He had drawn the attention of the College to inconsiderate parking in the bus lay-byes within College grounds and had spoken to WBC about foliage overhanging several roads – this was causing buses to drive in the middle of the road to avoid damage.

13. Shopsafe. The Chairman had written to the shops within the Retail Park that were not part of the Shopsafe scheme. He knew of 2 that were considering joining. The Chairman also recounted a recent incident that underlined the value of the scheme.

14. Audrey's Meadow. WBC has provided the following advice on the protection of Audrey's Meadow under the Greenham and Crookham Commons Act 2002:

1. This land can be added because section 6 of the Act permits additional open space to be managed with the Common
2. Any open space which the Council considers can conveniently be managed with the Common can be added (are there others?). I do not have a definition of 'conveniently' but it suggests that it should be near to the Common or have some association with the Common.
3. Audrey's Meadow can be managed in this way for an indefinite period, or for such a period as the Council may specify. We would seek your views.
4. WBC will need the consent of the Commission to add Audrey's Meadow and is also required to consult with any other local authority in the area, in this case Greenham PC. *Clerks Note: Other bodies such as the Open Spaces Society and CPRE may also be notified).*
5. No Common rights will apply to the Meadow.
6. The provisions of the Act will apply (the land will have full protection under the Act) and significantly, this allows Greenham PC to have a say in its management as you have a representative on the Commission.
7. There is a clause which allows the Council to revoke the decision to add the land (after a relevant notice period).
8. Clearly the process will involve a formal report to be taken to the Council. As part of the consultation on this we will seek the approval of the Commission and also consider the views of Greenham PC.

It was agreed that Audrey's Meadow should come under the protection of the Act and that the dialogue already entered into should count as consultation as required by the Act.

At this point Mr. Agutter left.

15. WBC Consultation –Developer Contributions. WBC currently seeks developer contributions in accordance with SPG04/4 – Delivering Investment from Sustainable Development. The SPG sets out in detail the approach to seeking developer contributions from developments of 1 new dwelling or more, or 200 square metres or more of business floor space. Since its adoption, the SPG and the formulaic approach has been regularly reviewed. Officers in the Education Service have carried out a survey of new properties in West Berkshire to establish the numbers of children found in different types and sizes of property. The survey also identified total occupancy rates, allowing the survey to be used across the Council. The results of this survey will be used to update the average occupancy rates and child yield numbers per size and type of dwelling, used in our formulaic approach.

The use of new occupancy rates constitutes a material change to the documentation and therefore a 6 week consultation process is required. The details can be found on the Council's website from Monday 5th September at: <http://www.westberks.gov.uk/index.aspx?articleid=23678>. The consultation process will close at 10am on Monday 17th October 2011. Mrs Smith asked how the change of many schools to Academy status would affect Developer Contributions. The Clerk will enquire of WBC.

16. Consultations with NTC. The Chairman said that in conversation with the NTC Chief Exec he had suggested that closer co-operation and consultation between the two Councils would be advantageous. The NTC Chief Exec agreed but said that he wanted to avoid any suggestion that as the larger Council NTC was imposing its will and he thought the initial move should come from GPC. It was therefore proposed and agreed without dissent that the Chairman and Clerk be authorised to liaise with NTC as seems fit.

17. Protection of Stroud Green. On 7 September a group of travellers camped on Stroud Green. WBC took immediate action to evict them but due to legal requirements this was not possible before 9 September. In an exchange of emails with the Clerk, WBC stated that years ago the bylaws were used almost on a weekly basis either for peace protestors or travellers. When the CJPO Act was enacted WBC decided to use the relevant sections to secure evictions. In practice, there is seldom any greater delay in removing travellers. In the bylaw days, the travellers would simply drag their heels as they knew WBC did not have the correct facilities in place to pull caravans off the land, nor were there enough Police to ensure safety. Regarding criminality, they can be arrested and should be - it should not be tolerated. However as with any other criminal, they do not lose their home on conviction (unless they 'go inside'), that is the main point. Criminality will however increase the likelihood of the Police bringing forward s61 which mimics the bylaws in that it can be invoked (almost) immediately. The Clerk replied: 'My worry (and, I think, GPC's) was that looking ahead to when the Racecourse development is complete there will be considerable extra pressure on Stroud Green – particularly as open space provision within the development is not generous. Driving on Stroud Green will then become even more dangerous to people trying to enjoy it than it is now. GPC is therefore anxious to put

provision in place whereby the existing bye-laws are brought to the attention of users so that action could be taken against them if necessary. We have been loath to initiate charges when there is no indication that the bye-laws exist. The worry was that we might end up in a situation where local residents have action taken against them but travellers do not'.

At this point Mr. Barnett arrived. 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**".

18. Forthcoming Events. The next District/Parish Conference will be on **18 October 2011** at the WBC offices (doors 6.00pm for a 6.30pm start). As space is limited those wishing to attend should notify the Clerk as soon as possible. The CCB AGM will be held in Reading at 2.00pm on **18 October 2011**. Anyone wishing to attend should notify the Clerk by 26 September. The Government will be holding a discussion on the Localism Bill, the future of local government and how to best deliver services efficiently and within budget. It will be at the Holiday Inn, Regent's Park, on Thursday **17th November 2011** from 09.30 - 16.30. Cost is £99.00 plus VAT for bookings made by 16 September. It is unclear if attendance is restricted to one person per Council.

19. Exchange of Information. The Chairman had attended the AGM of CPRE (Newbury & Hungerford Branch). The speaker mentioned the Localism Bill and said that many other bodies were now echoing CPRE's reservations. Of particular concern was where Parish Councils would get guidance and funding for new responsibilities.

Mr. Kenning had reported several instances of blocked drains to the WBC website with no response. He was particularly concerned about those outside Greenacres near the pedestrian crossing. There has been a recent accident which could have been due to aquaplaning. The Clerk will write to WBC.

Mrs Smith attended the Open Spaces Society Open Day on 3 September on behalf of GPC. She reported that Open Spaces is a charity, which concerns itself with all forms of open space, footpaths etc. There is considerable overlap with the work of Local Access Fora and The Ramblers Association. With regard to the Fora though the main differences are:

- Open Spaces also looks at and supports registration of village greens
- Open Spaces is an expert on common land and a statutory consultee on works on common land
- Open Spaces is a national body (Fora only have local and regional bodies)
- Open Spaces provides advice, the Fora will suggest where advice may be found

- The Fora are statutory consultees on rights of way (creation, diversion, improvement plans)

Amongst the advice available from Open Spaces is that on gates etc, particularly regarding disabled access (this includes gate mechanisms such as latches). A path order may be written to require the removal of gates at some times of year (eg where there is seasonal grazing). MRs Smith had been invited for interview by WBC with a view to filling one of the vacancies on the Standards Committee. She also reported on the Heritage Weekend and suggested that next year the Needlework Archive and possibly the Control Tower should be open.

Mr. Johnson apologises for missing some meetings. He said he was totally committed to GPC but unfortunately some meetings clashed with NTC which acted much more along party lines and as the majority was one NTC sometimes had to take priority. He asked if GPC had any plans for the Diamond Jubilee. Mrs Smith thought that an event on the Diamond would be appropriate. *Clerk's Note: Subsequent to the meeting there was correspondence with Rev Clarke on this matter.* Mr. Johnson said that NTC had formed a working group for the Jubilee and that GPC would be asked to attend. It was important that any possibly synergies were achieved and that conflicts were avoided.

Mrs King said that at a recent meeting of the Heritage Forum it had been decided to produce a local listing of all heritage buildings. The public would be asked to nominate those that were deemed worthy of inclusion.

Date of Next Meeting. The Meeting closed at 10.05 pm. The date of the next meeting is on **12 October 2011** at St Mary's Church Hall at 7.30pm.

A J Forward
Chairman
12 October 2011

Abbreviations:

CCB - Community Council for Berkshire
GPC - Greenham Parish Council
NTC - Newbury Town Council
WBC - West Berks Council