



Clerk to the Council
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MINUTES

Greenham Parish Council Meeting in St Marys Church, New Road, Greenham. RG19 8RZ
on Wednesday 8th November 2023 AT 7.30PM

Present:

Cllr. Steve Jones (Chairman)
Cllr. Julian Swift-Hook (Vice Chairman,
Cllr. Chris Austin
Cllr. Martin Griffith
Cllr. Alison Blackborow
Cllr. Martin Sanderson
Cllr. Sally-Ann Jay
Cllr. Ken Neal
Cllr Michael Wakelyn-Green
Cllr. Phil Barnett
Clerk: Mrs Kim Lloyd

Note: The meeting will be recorded for the sole purpose of producing the minutes of this meeting. The recording will be deleted once the minutes have been agreed.

1 PROPOSALS AT SANDLEFORD PARK EAST REPRESENTATIVES

Representatives: Louise Hingley from Cratus (Consultants), Rebecca Fenn Trip and Adam Rickenback from Bloor Homes all provided a presentation on the proposal of Sandlesford Park East. Some of the points that were raised by both Bloor Homes and Greenham Parish Council (GPC) are shown below.

- Bloor Homes asked if they could attend a meeting to engage with GPC as had done recently with Newbury Town Council
- 1,000 homes, a Care Home, a Primary School, with an area of land safeguarded for expansion of Park House School is proposed.
- This development has been secured in the West Berkshire Local Plan
- Of the 1,000 homes, 40% being affordable homes.
- The ancient Woodlands will remain as open spaces. Equal amount of waterflow and nutrients will be maintained for the woodlands.
- A 15 meter no development buffer will be around the ancient woodland.
- Parish Council raised concerns regarding two access from Monks Lane becoming congested.
- Trees along the frontage of Monks Lane were raised and Bloor Homes confirmed that only around 6 trees would need to be removed.

- Bloor Homes confirmed that the new Bio-Diversity Act is coming into force in January 2024 and that they were ahead of the terms of this new act already through providing the Country Park (i.e., Woodlands). Enhancing the ancient land specific conditions, a Bio-diversity management plan will be submitted with the application where consultation will be open, and Bloor Homes are and will be working with BBOWT (Berkshire, Buckinghamshire, Oxfordshire Wildlife Trust)

Parish Council raised the question if any land had been allocated for Allotment ground for Greenham in the plans as this was a request and allotment demand was indicated in the first proposal. Bloor Homes said no land had been granted in the outline stages of the plans. It was granted to investigate a country park only. Cllr. Neal said he thought that some land would be turned over to WBDC for amenity use and that Greenham could request allotment land. Bloor Homes said the inspectorate applied a condition for amenity land to be passed to the council or a third party for management. The Clerk will write to WBC regarding the request for Allotment ground.

ACTION: Clerk

2 PUBLIC PARTICIPATION

None

3 APOLOGIES FOR ABSENCE

Cllrs. Hay, Abbs, Drummond and Puffett had sent apologies.

4 DECLARATIONS OF INTEREST ON AGENDA ITEMS

Cllr. Jones declared an interest as Trustee of West Berkshire Therapy Centre, under the Clerk Report, 12.

5 PLANNING SCHEDULE (Appendix 1)

- [23/02306](#) - **History 2, Newbury Racecourse, Racecourse Road Newbury**. It was agreed for the Clerk to write to WBC asking if GPC could be consulted in advance to these proposals and not through a planning application consultee process.
- [23/02467](#) **Out Of District Planning Consultation Basingstoke and Deane Borough Council Land at OS 450078 163328 Echinswell Road Bishops Green Hampshire**. The road network is still a major concern. The Clerk was asked to repeat GPC response submission from 22/00174/OUT application. As the same reasons for objections still stand.

Ex-Chairman of the Council Mr Tony Forward was commended by Cllr. Barnett for speaking to WBC regarding the road network concerns on behalf of the residents.

Cllr. Jones proposed and Cllr. Neal seconded, all in favour.

6 MINUTES

The Minutes were approved as a true representation of the meeting held on 11th October 2023. Cllr. Barnett proposed, Cllr. Wakelyn-Green seconded, all-in favour apart from three abstentions that were not present in the last meeting.

7 FINANCE

Cllr. Jones proposed both the approval of payments and the Bank Reconciliation to 1st October 2023, Cllr. Blackborow seconded, all were in favour.

The concern was raised that the Financial Services Compensation Scheme only provides protection for customers to a limit of £85,000. It was then agreed to transfer the surplus funds over this threshold from Metro Bank Account to Unity Trust Bank. It was agreed to keep the same signatures as Metro Bank, being Cllr.

Steve Jones, Cllr. Julian Swift-Hook, Cllr. Adrian Abbs and Cllr. Alison Blackborow. Cllr. Jones proposed and Cllr. Griffiths seconded; all were in favour.

The Budget vs Expenditure Qtr 2 was reviewed with no further queries.

Regarding extra website training for the Clerk. Cllr. Sanderson said his background is website building and was happy to work with the Clerk to manage this website or possibly a new platform. Cllr. Swift-Hook did raise the issue that TEEC's current platform is run by windows and is a specific platform for Parish Councils. More consideration will be given to what website the parish needs.

ACTION: Clerk/Cllr. Sanderson/Community Engagement Group

8 DOG WASTE COLLECTION

The Clerk reported that following a meeting with WBC Countryside Team it was decided to cancel the contract with Tactical Facilities Management Ltd (TFM). TFM provided the 'mop up' dog waste collection for the Greenham Common dog waste bins. GPC were asked to pay for this service by WBC to support the WBC contractors due to overflowing dog waste which was reported at that time. Sadly, nothing has changed, and bins are still overflowing. It was said that WBC contractors were not carrying out a Saturday collection as stated in their contract. TFM would collect waste on the Sunday, finding that the bins were overflowing. WBC Countryside Team are going to monitor their contractors more closely. (To note, TFM have and do provide an excellent service collecting waste).

It was said if WBC then find that more bins or collections were needed, WBC will investigate employing extra contractors or providing more bins for the Common.

The Greenham Parish dog waste bins were also investigated as there had been confusion over which bins are WBC and GPC. There were 10 GPC dog waste bins identified rather than the 6 shown on the Asset Register. Moving forward, TFM will be asked to collect waste from 10 parish bins instead of 6 and WBC will monitor the common bins by their own contractors.

To report overflowing dog waste on the Greenham Common, please report this using [WBC report a problem](#). It was asked to add the Common Dog Waste bins to the Greenham and Crookham Common Commissions (GCCC) next Agenda to find out their thoughts on this matter.

ACTION: Clerk

9 DIAMOND FIELD, NEW BUILDING PROJECT

Following the last meeting, the survey was agreed to be distributed to all households. After the meeting the method of how to distribute the surveys was discussed via email. The consensus was to obtain a FREEPOST licence application from Royal Mail for the return of the surveys. Some Councillors were happy to deliver the survey to households, others agreed to use the postal service.

The cost to post surveys to all households with a FREEPOST return was estimated at around £3,000 on a anticipated third of surveys being returned. It was agreed that this cost was acceptable in mind of how much the overall project would cost. Parish Council need to hear residents' thoughts, to gain an understanding if there is an interest in a new community hall.

The Clerk will start the process and let Council know when they are ready to post to households, it was agreed to allow a 6-week deadline for the survey to be returned.

ACTION: Clerk

10 ANNUAL PARISH ASSEMBLY

A doodle poll was circulated, and from further discussion in the meeting, the agreed date for the Parish Assembly was confirmed as Thursday 25th April 2024 at 7pm in the Greenham Control Tower. In January the

Clerk will work with the Community Engagement Team to obtain a list of all organisations and groups within the Parish to invite them to the event.

ACTION: Clerk/Community Engagement Group

11 COMMUNITY ENGAGEMENT (CEG)

Cllr. Blackborow asked if members of Council could confirm if they wanted to be on the group and to schedule meetings. It was raised to try virtual meetings due to members not having the time to attend.

It was confirmed that the following members are a part of this group.

- Cllr. Blackborow (Chairperson)
- Cllr. Drummond
- Cllr. Barnett
- Cllr. Sanderson
- Cllr. Wakelyn-Green
- Cllr. Griffiths
- Cllr. Jay
- Cllr. Puffett
- Pragna Hay
- Ken Neal
- Clerk

12 CLERK REPORT

- An auditor from Auditing Solutions is coming on 22nd November in the Greenham Control Tower to carry out the interim audit.

Donations from last meeting clarifications.

- It was agreed to donate to West Berkshire Therapy Centre, the same as last year being £700 plus an increase of 10% (£770) via the Good Exchange.
- It was agreed not to donate to the Newbury Weekly News Over 80s Christmas Parcel Fund but to carry on donating to WBC Foodbank as felt this was a more needed cause.
- Parish Noticeboards were now cleaned, and an invoice will be received in due course.
- A letter from an anonymous resident was received regarding accusations to the Golf Course Planning committee and WBC. It was agreed to forward the letter to the local authorities.

13 CHAIRMAN REPORT

No reports.

14 DISTRICT COUNCILLOR'S REPORT

Cllrs. Barnett reported that residents had complained about issues of road closures and speeding in the Parish which is being investigated by WBC.

15 PARISH COUNCILLOR'S REPORTS

- Cllr. Jay said that the solar lights in the church footpath didn't appear very bright, and the Clerk was asked to investigate further.

ACTION: Clerk

- Cllr. Blackborow reported on overgrowth encroaching on pavements and highway land. The Clerk asked for the locations and will report this to WBC. **ACTION: Cllr. Blackborow / Clerk**
- Cllr. Sanderson raised that notice boards are being sold cheaply and if anyone is interested to contact him for more details.
- Cllr. Swift-Hook raised the app which is called 'Fix My Street' which can be used to report problems to the WBC.

16 FUTURE AGENDA ITEMS

- Parish Assembly, January, a Community Engagement Meeting (CEG) needed to form an action plan.
- Country Park development part of the Sandford Development, December.

17 DATE OF THE NEXT PARISH COUNCIL MEETING

6th December 2023 @ 7.30pm, St Marys Church, Greenham

APPENDIX 1

Planning Applications to consider.

Reference	Type	Location	Description	Observation
23/02306	OUTMAJ	History 2 Newbury Racecourse Racecourse Road Newbury	Section 73: Variation of Condition 2 - Approved Plans of approved application 14/03109/OUTMAJ (and subsequent permission 18/00587/NONMAT): Revised Race Day Movement Plan - to allow the use of the race day route through the racecourse site to direct event traffic during a Fireworks Display Event (1 day per calendar year, 4pm-11pm).	Comment, (See Item 5)
23/02467 Propose steve 2nd Ken All in favour	OOD	Out Of District Planning Consultation Basingstoke and Deane Borough Council Land at OS 450078 163328 Ecchinswell Road Bishops Green Hampshire	Out Of District Planning Consultation BDBC: Ref 23/02627/RES - Application for the approval of Reserved Matters pursuant to outline planning consent (22/00174/OUT) for the erection of up to 42 dwellings including means of access from the existing highway on Ecchinswell Road, Bishops Green. Appearance, Landscaping, Layout and Scale to now be considered.	Object

West Berkshire Council Planning Application Decisions and Planning Inspectorate Appeals

Reference	Type	Location	Description	Decision
23/00154	OUT	Land Between Units 3-6 and Unit 7 The Votec Centre, Hambridge Lane, Newbury	Section 73: Variation of Conditions 4 (Approved Plans), 12 (bin collection point) and 13 (cycle storage) of previously approved application 18/02435/OUTD: Outline application for development of 9 residential apartments. Matters to be considered: Access, Appearance, Layout and Scale.	Granted Outline Permission
23/01387	LBC	The Annexe at Hall Barn House, Pidgeons Farm, Greenham, Thatcham	The proposed addition of a log burner with external rising flue to the Living space of the Annex known as 'The Cottage'	Granted
23/01471	HOUSE	5 Hook Close, Greenham, Thatcham, RG19 8EZ	Proposed replacement conservatory roof and alterations to walls, windows and doors. Proposed structures in rear garden.	Granted