



**Clerk to the Council**  
*Greenham Control Tower,  
Bury's Bank Road, Thatcham  
Berkshire, RG19 8BZ*

[clerk@greenham.gov.uk](mailto:clerk@greenham.gov.uk)  
[www.greenham.gov.uk](http://www.greenham.gov.uk)  
07435 070014

## MINUTES

### GREENHAM PARISH COUNCIL MEETING IN ST MARYS CHURCH, GREENHAM WEDNESDAY 9<sup>th</sup> AUGUST 2023 AT 7.30PM

**Present:**

Cllr. Steve Jones – Chairman  
Cllr. Phil Barnett  
Cllr. Alison Blackborow  
Cllr. Martin Griffiths  
Cllr. Ken Neal  
Cllr. Chris Austin  
Cllr. Michael Wakelyn  
Cllr. Martin Sanderson  
Cllr. Gary Puffett

**Clerk:** Mrs Kim Lloyd

**In attendance:** None.

The Clerk announced that the meeting is being recorded for minute purposes. The recording will be deleted once the minutes are approved.

---

#### 1. PUBLIC SESSION

No public present.

#### 2. APOLOGIES

Cllr. Sally-Ann Jay, Cllr. Adrian Abbs, Cllr. Pragna Hay, Cllr. Billy Drummond and Cllr. Julian Swift-Hook sent their apologies.

#### 3. DECLARATION OF INTEREST, STATEMENT OF POSITION AND DISPENSATIONS

Cllr. Neal is Chairman on the West Berkshire Council (WBC) Green Exchange, Vice-Chair to GCCC, a member of GCCC with 5 rights to the Common.

Cllr. Jones is a Trustee of the Greenham Control Tower and a social member of the Newbury and Crookham Golf Course.

Cllr. Blackborow is a member of the Greenham Greener Group (GGG)

Cllr. Chris Austin is a member of Greenham and Crookham Common Commission (GCCC) with ten rights on the Common.

Cllr. Phil Barnett is a member of West Berkshire Council (WBC) Newbury Town Council (NTC) and the Chairman of Licensing at WBC.

#### **4. PLANNING APPLICATION WORKING GROUP**

Following a discussion to consider re-forming a planning application working group, it was decided not to reform a group at this stage. Councillors were asked to review applications before the meeting to be more prepared. Cllr. Jones said he would chair this item with stricter time constraints when needed.

#### **5. PLANNING – TO CONSIDER THE PLANNING APPLICATIONS, AS SHOWN IN APPENDIX 1 [23/01585/OUTMAJ](#) Sandleford Park West, New Warren Farm, Warren Road, Newbury.**

It was agreed to reiterate the last representation that was made for Sandleford Park West on 23/01562/PPA.

In addition to this an objection to demolish Warren House. It is an historic building and is being demolished to allow emergency road access.

Cllr. Jones proposed, Cllr. Griffiths seconded, 8 in favour.

#### **[22/01448/FYLEXT](#) Newbury and Crookham Golf Club, Burys Bank Road, Greenham, Thatcham.**

It was agreed to reiterate the objection representation as per previous application. And also, to comment on the lack of affordable housing on the scheme.

Cllr. Griffiths proposed and Cllr. Neal seconded the motion, Cllr. Jones abstained. 8 in favour.

#### **[22/01400/FUL](#) Sandleford Park West, New Warren Farm, Warren Road, Newbury**

It was agreed to support. Cllr. Griffiths proposed, Cllr. Neal seconded. Cllr. Jones abstained. 8 in favour.

#### **[23/01732/OUTMAJ](#) Land North Of Just Learning Nursery Monks Lane, Newbury**

It was agreed to reiterate the objection representation as per previous application. Cllr. Jones proposed, Cllr. Puffett seconded. All in favour.

#### **6. MINUTES APPROVAL**

It was agreed that the minutes of the meeting on 12<sup>th</sup> July 2023 are a correct representation of the meeting. Cllr. Blackborow proposed, Cllr. Austin seconded, all in favour.

#### **7. FINANCE**

Cllr. Jones proposed that both the Schedule of Payments for August 2023 and Bank Reconciliation to 1<sup>st</sup> July 2023 shown as Appendix 2 are approved. Cllr. Wakelyn seconded, all in favour.

#### **8. DIAMOND FIELD, NEW BUILDING PROJECT**

No further updates, Cllr. Jones proposed that we address this project with due speed. Cllr. Griffiths seconded and all agreed.

#### **9. COMMUNITY ENGAGEMENT**

A meeting was held before this parish council meeting. An agenda has been resolved with proposals of what the group are going to do over the coming weeks. Cllr. Blackborow was appointed as the new Chairman.

Beating the Bounds is being planned for Sunday 8<sup>th</sup> October to run in conjunction with Thatcham Festival.

#### **10. DOG WASTE COLLECTION CONTRACT**

The Clerk had circulated details of the dog waste costings for WBC and Tactical Facilities Management (TFM). Cllr. Blackborow proposed, Cllr. Jones seconded for the dog waste collection to solely move over to TFM, from the original arrangement of WBC contractors and then using TFM as a backup.

Cllr. Austin raised that the WBC Countryside Manager had suggested that all dog bins should be removed and that dog walker owners should take their dog waste home to dispose of it. Council felt that this would make dog waste fouling even worse.

#### **11. STREET FURNITURE INSPECTIONS**

The Clerk reported that unfortunately no companies (i.e., RoSPA) are interested in safety inspecting bus shelters and benches alone but would if incorporating a playground inspection. The Clerk had spoken to WBC and NTC to find out what they do. WBC use Externiture, and the Clerk brought it to their attention that Externiture do not safety check shelters, they only clean. The Clerk spoke to Externiture again who then said that even though they do not officially safety check shelters they would flag a fault up with the local authority or town/parish councils when cleaning.

The Clerk said there were no options but for GPC to continue with the ongoing arrangement from the last two years that Externiture visit every six months to clean both the shelters and benches.

Cllr. Austin very kindly said that when he could, he would look at the bus shelters in-between these cleans to check the shelters for faults or graffiti. Council thanked Cllr. Austin.

The Clerk will send the locations of shelters to Cllr. Austin.

**ACTION: Clerk**

The Clerk also mentioned that the defibrillators were cleaned by Externiture twice a year costing the parish £340 a year. The Clerk said she would take on this responsibility.

The Clerk then reported that graffiti is on the noticeboard close to the Racecourse and on the Tesco bus shelter. On obtaining a quote from Externiture to have this removed, they found Newtown Bus Shelter is also graffitied. Once the Clerk receives a quote, she will speak with Tactical Facilities Management to compare costings.

**ACTION: Clerk**

#### **12. GENERAL POWER OF COMPETENCE VS BY-ELECTION**

The Clerk investigated costs for a by-election. It was agreed to wait four years for the next parish election to strive for two thirds of Councillors to be elected. The General Power of Competence (GPC) from the Clerk being awarded the qualification for CiCLA (Certificate in Local Council Administration) can then be applied for. The cost of a by-election was not justified to apply for this power now.

#### **13. PARISH COUNCIL VISIT TO GREENHAM CONTROL TOWER (AB)**

Cllr. Blackborow asked if Councillors would like to attend the Control Tower following an invitation to see the recent landscape work that Parish Council contributed to.

Councillors agreed that they would. Cllr. Austin suggested that the next Parish Council meeting is held at the Control Tower at the usual time of 7.30pm and to arrange a meeting with Control Tower Trustee Representative Nigel Manley at 7pm before the meeting.

**ACTION: Clerk**

#### **14. CHAIRMAN REPORT**

Cllr. Jones raised the concern regarding the forthcoming Park Run event on the Common. In the latest Greenham Crookham Common Commission (GCCC) Minutes it suggested that café provision will be in place which is in direct competition with the Control Tower café. Park run event also attracts people from outside of the Parish and he felt this spoils it for local parishioners to use the common at their leisure.

Will there be extra provisions for lavatories? Or will the runners be using the control tower facilities, which can cause issues with drainage, if overused there will be unforeseeable costs to get facilities repaired. It was decided to speak with Nigel Manley regarding this event when Parish Council meet him in September.

## 15. CLERK REPORT

- Email from **Thames Valley Police Anti-Social Behaviour** – If you (or others with your consent) have reported 3 incidents (or more) within a 6 month period you can activate the ASB Case Review (also known as ASB Case Review) through your Local Authority. This has been designed to give you, the victim, the right to demand that agencies deal with persistent anti-social behaviour. For more details. Please see [ASB Case Review Help website](#).
- **Police Officer Helen Kenny** will be attending our next parish council meeting to answer any questions. (Note: the next meeting will be held at the Greenham Control Tower).
- Email from WBC. Invitation to join the **West Berkshire Parish Climate Forum: Wednesday 20th September 2023**
- **Neighbourhood Development Plan (NDP)**  
The Government confirmed that the Neighbourhood Planning Support programme is available again. You can find out further details at: <https://neighbourhoodplanning.org/about/grant-funding/#basicgrant>.
- **Travelling Community** WBC Countryside Manager asked private landowners to be aware that there is an increased number of reports from the community and organisations that there are attempts at unauthorised access to land in the area. Please can you make sure that you check your usual security arrangements are in place at your various open spaces, and parks and green areas.
- **Newbury Racecourse playground gate.** A Newbury Racecourse parishioner had reported that the playground gate is broken and causing serious injuries to the children. WBC had acknowledged but the Clerk had heard no more. Cllr. Sanderson will check on the gate. **ACTION: Cllr. Sanderson**
- **Thank you** from Greener Greenham Group, (GGG) for the grant of £500 and for the continued support. It is very much appreciated.

## 16. DISTRICT COUNCILLORS' REPORTS

Cllr. Barnett reported that there has been a lot of complaints of hedges encroaching onto public rights of ways which WBC are working through. Numerous roads are being resurfaced with more to follow. Utility companies need to be engaged before commencing work so this can take time to complete.

## 17. PARISH COUNCILLORS' REPORTS

- Cllr. Blackborow said the HM Queen Elizabeth III memorial bench is now in place on Stroud Green.
- The posters are up for the [Greenham in Bloom Competition](#), so please spread the word, closing date 30<sup>th</sup> September.
- Cllr. Blackborow also raised the concern to the state of the footpaths in the parish. People using mobility scooters need to go onto the road as some footpaths are unusable. This has been reported to WBC. Cllr. Barnett said he would look into this. **ACTION: Cllr. Barnett.**
- Cllr. Jones asked if anything has happened regarding the tarmac dumped in the layby in Bury Bank Road. The Clerk will chase WBC. **ACTION: Clerk**

## 18. HEALTH AND SAFETY

None raised.

## 19. MATTERS FOR FUTURE CONSIDERATION

None.

### APPENDIX 1

#### Planning Applications to consider.

| Reference                | Type   | Location  | Description  | Observation |
|--------------------------|--------|---|--|-------------|
| <a href="#">23/01585</a> | OUTMAJ | Sandleford Park West,<br>New Warren Farm,<br>Warren Road, Newbury   | Outline application for the phased delivery of up to 360 dwellings; demolition of Warren House and other buildings; widening of Warren Road to provide access through to Andover Road to the west; emergency access via Kendrick Road; provision of open space; drainage, walking, cycling, green and other associated infrastructure, including 40% affordable housing provision. All matters to be reserved except for access. | Comments    |
| <a href="#">22/01448</a> | FYLEXT | Newbury and Crookham Golf Club, Burys Bank Road, Greenham, Thatcham | Proposed residential development of 31 dwellings, with associated landscaping, vehicular access and parking  | Object      |
| <a href="#">22/01400</a> | FUL    | Newbury and Crookham Golf Club, Burys Bank Road, Greenham, Thatcham | PROPOSAL: Proposed redevelopment of the existing clubhouse and ancillary buildings to provide a new, enlarged clubhouse, reconfigured car park, reconfigured garden spaces associated with on-site clubhouse accommodation and associated landscaping  | Support     |
| <a href="#">23/01732</a> | OUTMAJ | Land North Of Just Learning Nursery<br>Monks Lane<br>Newbury        | Application for Outline Planning Permission for up to 31 dwellings, with open space, parking and associated infrastructure, boundary treatments and landscaping.<br>Matters to be considered:<br>Access  | Object      |

## West Berkshire Council Planning Application Decisions and Planning Inspectorate Appeals

| Reference | Type   | Location   | Description   | Decision |
|-----------|--------|--|---|----------|
| 23/01432  | LDOCON | 15 Main Street, Greenham Business Park, Greenham, Thatcham | Application for Approval of Details Reserved by Conditions 8, 11, 13 of Local Development Order 22/01355/LDO - Application under Local Development Order for development of a 2 storey office block 650 sqm with external landscaping including 24 parking spaces.  | Approved |
| 23/01559  | NONMAT | Sandleford Park East, Newtown Road, Newtown, Newbury       | Application for a Non-Material Amendment (s96a) to the wording of Condition 9 on the outline planning permission 20/01238/OUTMAJ granted at appeal on 6.5.2022 with all matters reserved except for access, for up to 1,000 new homes; 80 extra care housing units (Use Class C3) as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150 sq m, B1a up to 200 sq m) and D1 use (up to 500sq m); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works. The amended wording of Condition 9 on the outline planning permission, shall read:<br>"Notwithstanding what is shown on | Approves |

|          |        |   |  |          |
|----------|--------|---|--|----------|
|          |        |   | <p>the Land Use and Access Parameter Plan (drawing number PP02 Rev H1), Green Infrastructure Parameter Plan (drawing number PP03 Rev G1), Building Heights Parameter Plan (drawing number PP04 Rev G1) or Strategic Landscape and Green Infrastructure Plan (drawing number 04627.00005.16.632.13), a scheme for the Park House School expansion land showing the location and boundaries of the expansion land in accordance with drawing number BG-SP-001 Rev B, or such other land of no less than 1.6 hectares as may be approved by the Local Planning Authority pursuant to a discharge of condition application, and including the specification for the playing pitch to be provided, existing and proposed levels, tree protection measures, associated pedestrian routes and spectator space, means of enclosure, drainage, other hard and soft landscaping measures together with a programme for implementation shall be submitted to the Local Planning Authority before the first application for reserved matters. The expansion land scheme shall be implemented in full in accordance with the approved details."</p> |          |
| 23/01261 | FUL    | St Gabriels School, Sandleford Priory, Newtown Road, Newbury RG20 9BD | Single storey extension to existing reception class building.  | Granted  |
| 23/01560 | NONMAT | Sandleford Park East, Newtown Road, Newtown, Newbury                  | Application for a Non-Material Amendment (s96a) to the wording of Condition 18 on the outline planning permission 20/01238/OUTMAJ granted at appeal on 6.5.2022 with all   | Approves |

|  |  |  |   |  |
|--|--|--|---|--|
|  |  |  | <p>matters reserved except for access, for up to 1,000 new homes; 80 extra care housing units (Use Class C3) as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150 sq m, B1a up to 200 sq m) and D1 use (up to 500sq m); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works. The amended wording of Condition 18 on the outline planning permission, shall read:</p> <p>"The first reserved matters application for each phase of the development which would be located within any part of any of the rainfall catchment areas as identified in Appendix K1 of the Environmental Statement (drawing number 10309-DR-02) shall provide details of the sustainable drainage measures to manage surface water within that phase or areas affected.</p> <p>No development within each phase of the development within the rainfall catchment areas shall take place until approval of the sustainable drainage measures for that phase has been received in writing from the Local Planning Authority as part of the reserved matters application.</p> <p>These details shall be pursuant to the Drainage Strategy approved under Condition 17 and shall: ...."</p> <p>[The remainder of the text of Condition 18, namely points (a) to (e) and also the final paragraph, shall remain unchanged and continue to apply in full].</p> |  |
|--|--|--|---|--|



APPENDIX 2

Schedule of Bank Payments

9th August July 2023

1. Cheque payments – GPC Current Account (Metro Bank)

| Inv Date   | Inv No / Trans Ref                | Payee                          | Amount   |
|------------|-----------------------------------|--------------------------------|----------|
| 26.07.2023 | Posters for Greenham in Bloom     | The Alpha Xperience            | £ 53.82  |
| 05.09.2023 | Dog Waste Bins SI-762             | Tactical Facilities Management | £ 399.00 |
| 24.07.2023 | Payroll - July                    | SME Accounting                 | £ 12.00  |
|            | Clerk pay - July                  | Kim Lloyd                      |          |
|            | Income Tax /NI Employee/er - July | HMRC                           | £ 786.67 |
|            | Pension employee/er for July      | Berkshire Pension              |          |

2. Regular Bank Payments – GPC Current Account (Metro Bank)

| Trans Date | Trans Ref                | Payee | Amount  | Trans Type |
|------------|--------------------------|-------|---------|------------|
| 23/07/2023 | M051 Y0                  | BT    | £ 50.45 | DD         |
| June       | Monthly Bank Charge      | Metro | £ 20.00 | DD         |
| 01/06/2023 | Electric to Bus Shelters | SSE   | £ 19.69 | DD         |