



**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, New Road, Greenham. RG19 8RZ  
on **Wednesday 10<sup>th</sup> January 2023** AT 7.30PM

### **Councillors Present:**

Cllr. Steve Jones (Chairman)

Cllr. Gary Puffett

Cllr. Martin Sanderson

Cllr. Michael Wakelyn-Green

Cllr. Chris Austin

Cllr. Sally-Ann Jay

Cllr. Phil Barnett

Cllr. Billy Drummond

Cllr. Martin Griffiths

**Clerk:** Mrs Kim Lloyd

**Public:** 1

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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 APOLOGIES FOR ABSENCE**

Cllr. Alison Blackborow, Cllr. Pragna Hay and Cllr. Julian Swift-Hook

### **2 DECLARATIONS OF INTEREST ON AGENDA ITEMS**

All Councillors declared an interest in item 8, as Greenham parishioners on the budget /precept 2024-2025.

Cllr. Jones declared an interest as Trustee of Greenham Control Tower.

Cllrs. Barnett and Cllr. Drummond are both members of Newbury Town Council. (NTC)

Cllr. Billy Drummond is Vice Chairman of West Berkshire Council (WBC)

Cllr. Phil Barnett is also a member of WBC.

Cllr. Chris Austin is a Commoner and on the Greenham, Common and Crookham Commission (GCCC)

### 3 PUBLIC PARTICIPATION

Mrs Rachel Oxley from the Parochial Church Council (PCC) attended. Following up from the last meeting when PCC requested £10,000 towards St Marys Church footpath, Mrs Oxley had secured a cheaper contractor through Cllr. Jay's recommendation. Mrs Oxley also had investigated other forms of environmental materials to use for the footpath. Parish Council were satisfied with Mrs Oxley's findings and thanked her for the report. £10,000 was resolved to pay in the last meeting, pending further quotes, Mrs Oxley was now pleased to report that £5,000 was needed. A comment was then raised to the terms of conditions of paying 50% deposit upfront to the contractor. After a full discussion, it was confirmed that Parish Council are depositing the funds on The Good Exchange and would assume that Greenham Trust would be diligent and prudent in given grants. It was also said that a precedent could not be given to giving grants in the future, and to then ask for deposits not to be paid upfront to contractors. It was agreed that no further action was needed, and Greenham Parish Council will deposit £5,000 through The Good Exchange platform.

**Action:** Clerk to send payment to The Good Exchange.

### 4 PLANNING SCHEDULE (Appendix 1)

- [23/02556](#) **Out of District Planning consultation Basingstoke and Deane Borough Council Land Adjacent To Knightsbridge Lodge Newbury Road Headley Hampshire.** Parish Council had no comment.
- [23/02728](#) **Telecom Cabinet, Mandarin Drive, Newbury.** Parish Council had no objections but made comment on if a consultation process could be provided for residents that it affects? Do residents get notification of where these are going to get erected in their proximity and can they make representation? It was felt that they might be installed in the most convenient, cost-effective location to the authority and residents do not have a say. Greenham Parish Council would like to see evidence that residents are made aware of where they are proposed to go. The colour and appearance should also be considered so that they blend into the background more.
- [23/02667](#) **History 2, Newbury Racecourse, Racecourse Road, Newbury.** Parish Council Object. There are no local facilities in place, and none planned, which is a concern for anti-social behaviour. The traffic is already congested with not enough parking, pushing people to park on double yellow lines making it unsafe for pedestrians. Parish Council ask for the infrastructure and facilities to be considered if these plans should be approved.
- [23/02744](#) **Metal Improvement Co Inc, Hambridge Lane, Newbury, RG14 5TU.** Parish Council had no comment.
- [23/02858](#) **Land Bounded by Lindenmuth Way and Jones Drive Communications Road, Greenham Business Park, Thatcham GP Developments (Newbury) Ltd.** Parish Council had no comment.
- [23/02768](#) **Newbury Racecourse, Racecourse Road, Newbury, RG14 7NZ** Parish Council had no objections but if there were to be any noise pollution from the extraction plant that could impact on the local community then this should be considered.
- [23/02791](#) **Sandleford Parade, Newtown Road, Newbury RG14 7EY Miracle Properties Ltd**

Parish Council had no objections but ask that a closer look is carried out at the access and to enhance the greener spaces. To keep the boundary hedge already in situ which provides a good screen. To also ensure that enough parking is allowed, as parking on the road would be problematic.

- [23/01904](#) **Newbury Racecourse, Racecourse Road, Newbury, RG14 7NZ**. Parish Council had no comment.

## 5 MINUTES

Minutes of the Parish Council meeting held on 6<sup>th</sup> December 2023 were approved.

Cllr. Jones proposed and Cllr. Jay seconded.

The Clerk was asked to add Cllr. Drummond comment from the previous meeting under future agenda items to the Mins, regarding his 24 years of service to Parish Council.

## 6 FINANCE

(i) The payments were approved as shown below. Cllr. Jones proposed and Cllr. Drummond seconded.

(ii) Bank Reconciliation to 1<sup>st</sup> December 2023 was proposed by Cllr. Jones and Cllr. Griffiths seconded.

(iii) The Clerk updated Council on the CIL Account.

**Action:** Cllr. Billy Drummond will chase the CIL Team regarding the Clerks email correspondence to them, requesting that CIL Funds could be reserved for the Diamond Build, (pending if the build goes ahead following the current consultation)

## 7 GREENHAM GRANT GIVEN PROCESS THROUGH THE GOOD EXCHANGE (JSH)

Consider: Amending the grant policy to donate through the good exchange

This item is deferred for when Cllr. Swift-Hook is in attendance.

## 8 BUDGET 2024-2025

(i) It was agreed:

- To reserve all the CIL Funds to the Diamond Build (pending WBC confirmation)
- To reserve £50,000 from the free reserves towards the Diamond Build
- To reserve £30,000 from the free reserves towards a Neighbourhood Development Plan
- A query regarding the budget item from previous years for £5k towards the Clerks support to Greenham and Crookham Common Commissions (GCCC) is still outstanding, it was decided to leave this in the budget, pending further investigation.

Cllr. Jones proposed the above amendments to the Budget, Cllr. Drummond seconded, and all in favour.

The Budget was then approved, (subject to the above amendments), Cllr. Austin proposed and Cllr. Gary Puffett seconded, with all in favour.

(ii) The Precept of £103,774 was agreed for 2024-2025 (the same as the previous year) Cllr. Jones proposed and Cllr. Austin seconded, with all in favour.

Parish Council agreed that they were extremely disappointed with WBC, that GPC had to make this decision without knowing the Tax Base Figure from WBC which goes a long way in serving their decision in the Precept setting.

## 9 BUS SHELTER ON THE RACECOURSE

Parish Council received an email from a resident requesting that a bus shelter is investigated at Fetlock Drive, Newbury Racecourse, where a concrete base is already installed. The Councillors confirmed that it is situated on an unadopted road. The Parish Council agreed that they need to support the residents in utilising public

transport more and agreed to find out what financial incentive WBC are going to offer Parish Councils to consider installing and maintaining bus shelters. The Parish Council will consider it more once this is known.

## 10 CLERK REPORT

- The Diamond Build Survey Consultation is planned to be posted to the Parish w/c 12/01.
- Cllr. Sanderson and the Clerk will meet to discuss the electronic version for the website/Facebook
- Parish Assembly will be on the next Community Engagement Meeting to discuss invitations to local groups/organisations.

## 11 CHAIRMAN REPORT

Cllr. Jones said he was sorry to see Cllr. Adrian Abbs resign from Parish Council.

All Councillors agreed that Cllr. Abbs willingness and support on Council was appreciated. Councillors Thanked him and wished him well.

Cllr. Jones also commented on how cold it was in the hall and was not willing to meet again in the hall due to the low temperature. The Clerk confirmed that the heating had been left on and was on full. After discussion, it was agreed to move the meetings for the foreseeable to the Greenham Control Tower. It was agreed to meet in the Tower in February and review the meeting place then.

## 12 DISTRICT COUNCILLORS REPORT

- Cllr. Drummond reported that the Greenham, Greener Group, Cllr. Ken Neal, and Cllr. Wakelyn-Green, Newbury Scouts and WBC officers all helped to plant apple trees on Stroud Green on a very wet Saturday morning.
- Cllr. Drummond has been dealing with complaints regarding cyclists and joggers from people with disabilities trying to cross the road, via the blue gate, Bury's Bank Road, adjacent to the mini roundabout to the Common. Cllrs. Drummond and Barnett are querying with WBC to try to get a pedestrian crossing at this part of the road.
- Ongoing complaints regarding Potholes is being investigated.
- Cllrs Drummond and Barnett were invited to a guided tour of the new development at Sterling Gardens development ( boundary road).
- Complaints regarding Kings Road and Boundary Road being shut for another three weeks, it should be re-opened after resurfacing is complete.
- There was a good turnout at the Greenham Control Tower Memorial Service on 12th December to commemorate the USA Serviceman. Parish Council were thanked for the refreshments that followed the service.
- Cllr. Barnett reported that several trees had fallen from the recent storm, and WBC had reacted quickly to removing them.

## 13 PARISH COUNCILLORS' REPORTS

Cllr. Austin reported that Crookham Hill Road is still shut and is causing major congestion in the town.

The flood at Waterside Farm is now gone and felt that all is needed is for sandbags to be provided to the cottages there to re-open the road. **Action: Cllr. Barnett had already raised this with Highways and will pursue.**

Cllr. Jay reported that a resident had carried out research on the Common over the last three years on dog waste and provided a report. It showed evidence on where the dog waste bins should go on the Common. This will be discussed more in the next meeting.

Cllr Puffett raised the concerns of drones flying on the racecourse, outside of Raceday's. More discussion in the next meeting

Cllr. Wakelyn-Green reported that he and Cllr. Blackborow has booked onto the ‘Core Skills and knowledge for Councillors’ at Shaw House.

**14 FUTURE AGENDA ITEMS**

Dog Waste Bins – (SAJ)  
Drones in the Parish

**15 DATE OF THE NEXT PARISH COUNCIL MEETING**

7<sup>th</sup> February 2023 @ 7.30pm, Greenham Control Tower.

**APPENDIX 1**

Planning Applications considered. (See Item 4 for comments submitted)

Reference	Type	Location	Description	Observation
<a href="#">23/02556</a>	ODD	Out Of District Planning consultation Basingstoke and Deane Borough Council Land Adjacent To Knightsbridge Lodge Newbury Road Headley Hampshire	Out Of District Planning Consultation BDBC: Ref 23/01174/FUL - Proposed erection of 4 no. dwellings	No Comment
<a href="#">23/02728</a>	TELE56	Telecom Cabinet, Mandarin Drive, Newbury	Application to determine if prior approval is required for a proposed: Base Station telecommunications installation. Proposed installation of a CS 25.0m FLI Cypress Tree on a new 6.4mx6.4mx1.2m pad foundation, together with 6No. Antennas, 1No. Ø300mm dish, 1No. Ø600mm dish, 1No. Cabinet, 1No. meter cabinet and associated ancillary works.	No Objections, with comment

<a href="#">23/02667</a>	RESMAJ	History 2, Newbury Racecourse, Racecourse Road, Newbury	Application for Approval of Reserved Matters following Outline Approval 14/03109/OUTMAJ - Section 73: To vary condition 32: No more than 250 dwellings shall be completed prior to the completion and opening to traffic of a new bridge, to 421 dwellings. Of approved reference 09/00971/OUTMAJ for redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative and visitors facilities; new hotel and hostel; replacement children's nursery; permanent retention of the Mill Reef Stand; replacement maintenance buildings, yard and workshops; replacement golf club house and apartment, floodlit driving range and remodelling of golf course; up to 1,500 dwellings. Matters to be considered: Appearance, Landscaping, Layout And Scale.	Objection
<a href="#">23/02744</a>	PASOL	Metal Improvement Co Inc, Hambridge Lane, Newbury, RG14 5TU	Application to determine if prior approval is required for a proposed: Installation of solar photovoltaics and associated works	No Comment
<a href="#">23/02858</a>	LDO	Land Bounded by Lindenmuth Way and Jones Drive Communications Road Greenham Business Park Thatcham GP Developments (Newbury) Ltd	Application under Local Development Order for Redevelopment of land off Communications Road for two detached units, Use Classes B1 (c) (Light industrial), B2 (General industrial) and/or B8 (Storage and distribution, access, new sub-station, parking and boundary treatments. (Revised scheme: amendment to southern elevation of Unit 1 to include two additional docking bays, with retaining walls and	No Comment

			reconfiguration of parking spaces and associated works	
<a href="#">23/02768</a>	FUL	Newbury Racecourse, Racecourse Road, Newbury, RG14 7NZ	Provision of new ventilation/extraction plant, replacement of existing HVAC ductwork and replacement of the felt type system on the roof of the Hampshire Stand building with a new dark grey membrane at same level of the previous roof. The new ventilation/ extraction plant is 3.20m high and mounted on a steel support structure that occupies an area of approximately 4.50m <sup>2</sup> (3.015m x 1.5m). The overall height of the new equipment is 3.165m.	No Objections, with comment
<a href="#">23/02791</a>	FULMAJ	Sandleford Parade Newtown Road Newbury RG14 7EY Miracle Properties Ltd	Phased planning application for the erection of two buildings comprising 18 no. flats and associated infrastructure and landscaping following the demolition of existing buildings	No Objections, with comment.
<a href="#">23/01904</a>	FULMAJ	Newbury Racecourse, Racecourse Road, Newbury, RG14 7NZ	Detailed application for the construction of an irrigation reservoir, fencing and ancillary works. This is to inform you that additional drawings/amended plans for the above application have been received by the Council. The main changes to the application include:	No comment

			<ol style="list-style-type: none"><li>1. Covering Letter has been submitted detailing the amendments and additional information submitted.</li><li>2. Additional information comprising an Archaeological Desk Based Assessment has been submitted.</li><li>3. An amended Ecological Impact Assessment has been submitted.</li><li>4. An amended Flood Risk Assessment has been submitted together with evidence of pre-application advice received from the Environment Agency.</li><li>5. Amended proposed Site Plan (block plan, drawing number 4744-SK03b) and an amended proposed Site Sections Plan (drawing number 4744-SK04b) has been submitted.</li></ol>	
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## West Berkshire Council Planning Application Decisions and Planning Inspectorate Appeals

Reference	Type	Location	Description	Decision
23/01954	HOUSE	73 Westwood Road, Newbury, RG14 7TJ,	Single storey front extension to form ground floor WC	GRANTED
23/02390	COND	Sandleford Park East, Newtown Road, Newtown, Newbury	Application for Approval of Details relating to the Primary School Site Boundary Plan pursuant to Condition 8 on Outline planning permission (20/01238/OUTMAJ), which was allowed on appeal on 06.05.2022 "with all matters of detail reserved except for access for up to 1,000 new homes; an 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	APPROVED
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).	WITHDRAWN
23/02093	House	95 Home Straight, Newbury, RG14 7WU	Fit balcony to front elevation.	REFUSED

## Appendix 2 - Final Budget 2024-2025

<u>GPC Final Budget 2024-2025</u>		<i>Updated 16/01/2024</i>			
EXPENDITURE:	Budget 2022/2023	Actual Spend	Budget 2023/2024	Projected to 31/03/2024	Proposed Budget 2024- 2025
Salaries					
Audit Fees	1,600	1,340	1,600	1,380	1,600
Hall Hire for Meetings	300	330	300	300	300
Insurance	1,800	1,894	1,900	2,350	2,500
Bank Charges /GDPR Reg	500	332	500	300	107
Office IT Support/Website Maintenance	600	343	500	0	250
Office rent	3,000	3,300	3,000	3,600	3,600
Stationery, includes Mobile	1,500	1,030	1,000	848	700
Subscriptions	1,700	1,516	1,750	1,830	1,900
Training	500	0	250	0	500
Travel (New)	50	70	50	0	50
Bus shelter & VAS electric	250	203	350	195	350
Salt bins	1,750	529	1,500	834	1,350
Dog bins	4,150	3,452	5,000	3,095	5,000
Street furniture Maintenance	2,000	3,285	2,300	2,876	3,000
CAB	7,500	7,500	7,500	7,500	7,500
S137 (£8.82 per elector)	24,000	16,835	24,000	10,770	25,000
Community presence	7,000	0	5,000	787	5,000
PWLB loan repayment 1	4,970	4,970	4,970	4,970	4,970
PWLB loan repayment 2	1,804	1,804	1,804	1,804	1,804
Greenham and Crookham common Commission Support (New)		5,000			5,000
<b>Total Expenditure</b>	<b>101,974</b>	<b>90,011</b>	<b>101,274</b>	<b>82,938</b>	<b>112,481</b>
<b>INCOME</b>					
Precept	£106,474.00		£103,774.00		£ 103,774.00
Other known projected income for 2024- 2025					
<b>Total Income</b>	<b>£106,474.00</b>		<b>£103,774.00</b>		<b>£ 103,774.00</b>
Precept <b>increase</b> / (decrease) on previous year					<b>£ -</b>
Budget not yet spent from previous year (projected)		<b>11,963</b>			<b>£ 18,335.60</b>

<b>PROJECTED OUTLOOK</b>				
Projected 31.03.2024 Balance		327,140		£ 358,145.94
Allocated Reserves (below)		208,541		£ 307,955.47
Projected free reserve held at 1st April 2024		118,599		£ 50,190.47
<b>ALLOCATED RESERVES</b>				
Greenham Control Tower Contingency Fund				£ 85,438.42
By-Election Fund				£ 13,000.00
Neighbourhood Development Plan				£ 30,000.00
CIL Fund ( <b>allocated to Diamond Build</b> )				£ 121,754.05
Memorial at Greenham Control Tower				£ 2,763.00
Allotment Fund (If land is found)				£ 5,000.00
Diamond Communtiy Hall (new build)				£ 50,000.00
<b>Total Allocated Reserves</b>				<b>£ 307,955.47</b>
<b>TAX BASE FIGURE</b>				
<b>PRECEPT PER HOUSEHOLD:</b>	<b>2022/2023</b>		<b>2023/2024</b>	<b>2024/2025</b>
<b>TAX BASE</b>	<b>2749.00</b>		<b>2659.00</b>	<b>2742.59</b>
<b>PRECEPT PER BAND D HOUSEHOLD</b>	<b>£ 37.75</b>		<b>£ 38.84</b>	<b>37.84</b>
<i>Inc/(decr) on previous year</i>	<b>£ 2.47</b>		<b>£ 1.09</b>	<b>-£1.00</b>

End