



**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)

01635 43534

## **Minutes of Greenham Parish Council Planning and Highways Meeting held at 6pm on 27<sup>th</sup> September 2021 at Greenham Control Tower**

### **Present:**

Cllr Adrian Abbs (AA) Chairman  
Cllr Billy Drummond (BD)  
Cllr Ken Neal (KN)  
Cllr Martin Griffiths (MG)  
Cllr Phil Barnett (PB)

### **In attendance:**

Meeting started: 6pm  
Meeting chaired by: Cllr Ken Neal (KN)  
Three members of the public present

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### **Minutes – Planning and Highways Committee 27<sup>th</sup> September 2021**

Vote to appoint a new Chair as AA needs to leave the meeting at 6:25pm

**Proposed:** PB

**Seconded:** BD

**Abstentions:** None

**Against:** None

**Resolved:** To unanimously vote to approve Councillor Ken Neal as the Chair for this Planning and Highways committee meeting

### **19 Public Session**

Members of the public put forward their views on application [21/00636/OUTMAJ](#)

The resident's concerns are centred around Road Safety, Parking on the footpaths and the change of use for Deadmans Lane, Newbury.

The Parishioners also have concerns regarding light pollution from the hotel.

Loss of amenity was also highlighted and the loss of wildlife. The parishioners also mentioned the loss of a 'screens of trees' that act as a barrier between the hotel and houses that are situated in Deadmans Lane.

Visual Impact, ecology, highway and lighting impact are the main issues for the application

Parishioners left the meeting

## **20 Apologies for Absence**

Cllr Tony Vickers (TV)

Cllr Steve Jones (SJ)

Cllr Julian Swift-Hook (JSH)

## **21 Declarations of Interest, Statements of Position and Dispensations**

*To receive any Declarations of Interest and Statements of Position by Councillors.*

BD – Declared that his Daughter lives in Montague Drive (near one of the Planning applications)

AA – Ward Member for Wash Common

## **22 Minutes**

- a) **To approve** Minutes of GPC Planning and Highways Committee Meeting held on 25<sup>th</sup> August 2021

**Proposed:** AA

**Seconded:** BD

**Abstentions:** MG

**Against:** None

**Resolved:** To approve Minutes of the GPC Planning and Highways Committee meeting held on the 25<sup>th</sup> August 2021

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## **23 Planning and Highways**

- a) **To consider** all planning applications received up to the date of the meeting

**Proposed:** KN

**Seconded;** PB

**Abstentions:** None

**Against:** None

**Resolved:** To Unanimously move item four after item one in the Planning applications

1	<p>Newbury Rugby Football Club Monks Lane Newbury West Berkshire RG14 7RW</p> <p>Alliance Leisure Services</p>	<p>The proposed development is for a single storey sports pavilion building and car park providing facilities and social space to support a proposed artificial turf pitch, F2(C). The proposed artificial turf pitch forms part of this application and includes fencing, storage, spectator seating and artificial lighting. The building will provide approximately 400m<sup>2</sup> of internal floor space of use class F2(B)</p>	<p><a href="#"><u>21/02173/COMIND</u></a></p> <p><b>Proposed:</b> AA <b>Seconded:</b> KN <b>Abstentions:</b> None <b>Against:</b> None <b>Resolved:</b> To unanimously object to this application</p> <p>6:13pm AA left the meeting</p> <p>1) Parking only includes 50 spaces and a facility for up to 2000 fans – Monks Lane parking could become difficult on match days 2) BioDiversity – There is no indication of how 1.1 will be met when a natural grass surface is removed and replaced by buildings, car parking and artificial surface 3) No Alt energy scheme at all when clearly there is plenty of roof space for enough to allow for a true net zero facility all year (even though east west is not optimal it still &gt; 85% efficient depending on pitch of the roof</p>
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2	<p>Premier Inn Pinchington Lane Newbury RG14 7HL</p> <p>Whitbread Group PLC Futurama Limited</p>	<p>Outline planning application for up to 9 new dwellings and all associated works. Matters to be considered</p> <p>Access</p>	<p><a href="#"><u>21/00636/OUTMAJ</u></a></p> <p><b>Proposed:</b> BD <b>Seconded:</b> KN <b>Abstentions:</b> None <b>Against:</b> None Resolved: To unanimously object based on the following comments from the GPC Councillors:</p> <p>Major development and not conforming to CS15 “Renewable energy Major development shall achieve the following minimum reductions in total CO2 emissions (regulated and unregulated energy use) from renewable energy or low/zero carbon energy generation on site or in the locality of the development as long as a direct physical connection is used, unless it can be demonstrated that such provision is not technically or economically viable Residential Development: from 2016: Zero Carbon(74) Issues with access given nature of the existing road – Alternative already available through Premier inn Loss of BioDiversity – large destruction of Trees and no clear demonstration of how a gain of 1.1 in biodiversity will be made</p> <p>PB clarified that there are at least ten objections to this planning application.</p>
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			<p>Urged that there is representation from Greenham Parish Council.</p> <p>Clerk will notify the parishioner (JD) when the date for the Western Area planning meeting for this application will be.</p>
3	<p>Gas Holder Hambridge Road Newbury West Berkshire</p> <p>Viking Self Storage Newbury Ltd</p>	<p>Erection of 1no. Storage Unit (Class B8) including ancillary office use, with associated servicing and parking areas, landscaping and access from Hambridge Road.</p>	<p><a href="#"><u>21/02234/FUL</u></a></p> <p><b>Proposed:</b> BD <b>Seconded:</b> MG <b>Abstentions:</b> None <b>Against:</b> None <b>Resolved:</b> To unanimously not object to this Planning application</p>
4	<p>18 Sandleford Lane Greenham Thatcham West Berkshire RG19 8XW</p> <p>Ms J Hall</p>	<p>Single storey rear extension.</p>	<p><a href="#"><u>21/02204/HOUSE</u></a></p> <p><b>Proposed:</b> BD <b>Seconded:</b> MG <b>Abstentions:</b> None <b>Against:</b> None <b>Resolved:</b> To unanimously not object to this Planning application</p>

## 24 To Consider Greenham New Road Footpath

BD : Confirmed that installing a footpath was as requirement of the original development Greenham Parish Council would like to support this proposal, on the proviso that the Police are consulted on the safety design of the footpath for local residents, including openness and alignment. There is already an existing 'footpath' across the field. Clerk to check if local residents have been consulted.

**Proposed:** BD  
**Seconded:** KN  
**Abstentions:** None

**Against:** None

**Resolved:** To Unanimously approve the new road footpath, subject to GPC comments.

**25 Health and Safety**

No issues to report for health and safety

6:38pm Ended

FINAL