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Minutes of Greenham Parish Council Planning and Highways Committee held at 7.30 pm on 30th August 2018 at Greenham Control tower, Greenham

Present:

Cllr Tony Vickers (TV)
Cllr Ken Neal (KN)
Cllr Billy Drummond (BD)
Cllr Abbs (AA)
Cllr Phil Barnett (PB)

In attendance:

Clerk
Julian Thick – Newbury Racecourse Ltd (JT)
Mike Butler - West Berkshire Council Planning (MB)
Derek Carnegie – West Berkshire Planning (DC)
Paul Crispin – David Wilson Homes (PC)
Newbury Weekly News reporter Dan Cooper

Minutes – Planning and Highways Committee

Meeting starts at 6pm

1. Proposal: To Vote for Planning Committee Chair

TV proposed as Chair

Proposal: BD

Seconded: AA

All in favour

No other nominations

2. Proposal: To Vote for Planning Committee Vice Chair

TV proposed KN as Vice chair

Proposer: BD

Seconded: A

All in favour

No other nominations

3. Apologies for Absence

SJ is away on business

AF is unwell

4. Declarations of Interest, Statements of Position and Dispensations,

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

BD - Director of Greenham Business Park and Greenham and Crookham

Commons Commission (GCCC), West Berkshire Councillor

KN - Commissioner of Greenham and Crookham Commons Commission (GCCC)

5. Public Session

Standing orders suspended at 6:05pm

TV explained the scope for the Racecourse development presentation

Julian Thick clarified that Newbury Racecourse is not the landlord of the development

6. Presentation on the Racecourse Development –

In attendance: West Berkshire Council Planning, David Wilson Homes (Developer) and Newbury Racecourse representative – Followed by a discussion

MB - Original development submitted was for 1500 dwellings

30% affordable housing (450), Financial contributions towards Highway works, Public open space and an education facility

2011 Western Phase application submitted, 421 dwellings. Phase now completed

Central 366 more dwellings planned, Phase now almost completed

Eastern area 760 dwellings

758 Building completions by Aug 2018

The Rail bridge has been completed and is the sole vehicular access to the East of the site.

The Racecourse development was not an allocated site in WBDC's planning 'Core Strategy' at the time it was approved.

JT confirmed property ownership breakdown at the Racecourse. All houses sold at the Racecourse have been sold as freehold and the apartments are sold on a 125 year lease – the affordable apartments leases are structured in the same way as the private homes although the lease is 999 years

There is a sole managing agent at the racecourse [Remus management]. In addition to the apartment blocks Remus also carry out the management function of the estate areas, which is on behalf of all residents who purchase a home at the racecourse, as all the public open spaces have been retained by the project with the only exception that the areas of play have been adopted by West Berkshire Council.

DC confirmed the agreement with Sovereign re affordable housing. Each phase gives Sovereign housing the option to buy properties for Social housing.

BD – Questioned Social housing distribution on the site and this was explained

JT – Clarified planning permission for a hotel and a hostel. Hotel hasn't yet been built. Hostel has a temporary three-year planning permission to be used as a hotel.

TV – Asked for clarification of any community areas

JT – Clarified that a community area was never included in the plan. Also clarified that there is a public open space in the development.

TV – questioned cycling signs near the barrier, to be installed

MB – signs can be added on the pavement, footways and cycle ways will be adopted by WBDC. Only the central section of road will not be adopted

MB – Discussed the Nuffield Health club right of way. This situation has now been resolved.

ANPR system is now being used to time the journeys through the barrier to prevent the road being used incorrectly.

PC – Bus shelters, GPC has made the decision not to take responsibility for the maintenance of the bus shelters

MB – there have been a few non-material changes on the site.

AA – Raised the issue about a 'dangerous' pathway fence at the East end of the site. Pathway will be completed at the end of the project.

JT – clarified the Freehold and leasehold of the site, as detailed above

TV – asked for clarification of the Public liaison group and their meeting dates

JT, DC and PC left the meeting

Proposal to bring the LDO agenda item forward on the agenda to enable MB to leave the meeting earlier.

- 1) Proposed: TV
 - 2) Seconded: AA
- All in favour

7. To Consider a consultation by West Berks Council on a revised Greenham Business Park Local Development Order (LDO)

MB – Explained the changes in Building heights on the plan, this is the main change to the revised plan. It is proposed to lower the height by half a metre, on average across the park. LDO is being formally reviewed. WBDC will issue a tracked change document to the Clerk and comments have to be received, from GPC, by 13th September 5pm.

The option of a Park and Ride was discussed but this is not planned for the site.

An S106 agreement cannot be attached to an LDO to fund a Park and ride.

It is not possible for WBDC to compel the Trust to fund a park and ride.

The Clerk will receive the document from WBDC and will forward the comments to WBDC
Continuing light pollution from the park was discussed and the ability to specify the direction of lights towards the Common.

Noise pollution was also discussed and the possibility of being capped at 60DB. These comments will be returned to WBDC when the comments document is produced and sent to WBDC.

7:05pm MB left the meeting
S/O Reinstated 7:05pm

MB to be contacted so a copy of the tracked changes document can be sent to the Clerk. The Clerk will then forward to Councillors, KN and AA to produce a comments document to be sent to WBDC

7:11pm DC NWN leaving

8. To Consider a consultation by Basingstoke & Deane Council on its draft Landscape, Biodiversity & Trees policy

KN – Confirmed that this does not affect GPC in any way.
No comment to be returned

9. Planning

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

1	Old London Apprentice 2 Hambridge Road Newbury Berkshire RG14 5SS Proposal Siting of No. 3 umbrellas within existing external drinking area.	18/02069/FUL	1802069FUL No objections
2	The Limes Water Lane Greenham Thatcham Berkshire RG19 8SH Proposal Change of use	18/01990/FUL	1801990FUL Possibly extra car journeys No objections

	from granny annexe to rented accommodation		
3	Unit H Hambridge Lane Newbury Berkshire RG14 5TU Proposal Change of use of industrial unit from van hire (sui generis) to light industrial (use class B1)	18/01822/FUL	18/01822/FUL Possible increased noise levels from the industrial noise GPC should comment that Environmental Health needs to be satisfied that this will not be the case. Light and noise levels need to be controlled appropriately, in light of residential development.
4	Newbury College Monks Lane Newbury Berkshire RG14 7TD Proposal Application for approval of details reserved by Condition (5) - Materials of planning permission 17/03434/COMIND.	18/01939/COND2	18/01939/COND2 Choice of brickwork No objections

Added discussion for 18/01935/HOUSE

Full height extension. 64 Westwood Road. AA support Highways officer for three parking spaces as part of the plan. Comments to be returned to WBDC by the Clerk

b) To report on decisions made by West Berkshire Council adversely to the views of this council

None Received

- 10. To Approve** three GPC members to represent GPC on the Sandleford Joint Working Party with Newbury Town Council
AA, KN, TV all volunteered to join the working party

AA would like to add a point on the next Full Council agenda to speak to St Gabriel's about a footpath option as part of the Sandleford development. Clerk to add to the agenda.

Proposed: AA

Seconded: BD

All in favour

11. WBDC Highway Winter Service Plan 2018/19 – Consultation

- a) **To consider** Highway Winter Service plans

BD – Winter service plan covers frequency of gritting and clearing roads in the Winter.

As no copy of the Service plan was available, no comments could be made.

12. Health and Safety

None at all

13. Other items for information or for possible inclusion on a future Agenda

For information only – no decisions can be taken.

TV suggested Community Engagement route to engage the Racecourse community. Residents have highlighted issues with bike storage for example and bus services to the development.

Issues to be highlighted and discussed:

Open space – public use of these spaces should be highlighted

AA – comments about policing the boundary conditions of the site and making sure it's safe

Details on ANPR – how many times can you drive through before you are struck off.

GPC can use Community engagement to talk to the residents. |

Meeting ended 7:45pm

DRAFT