



Clerk to the Council
Greenham Control Tower,
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MINUTES

Greenham Parish Council Meeting in St Marys Church Hall, New Road, Greenham RG19 8RZ
on **10th April 2024**

Councillors Present:

Cllr. Steve Jones (Chair)
Cllr. Julian Swift-Hook (Vice Chair)
Cllr. Martin Sanderson
Cllr. Gary Puffett
Cllr. Alison Blackborow
Cllr. Ken Neal
Cllr. Billy Drummond

Clerk: Mrs Kim Lloyd

Public: 1

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

1 HEALTH AND SAFETY OF MEETING LOCATION (GP)

Cllr. Puffett provided a H&S brief to Council and public members.

2 APOLOGIES FOR ABSENCE

Cllr. Jay, Cllr. Austin, Cllr. Hay, Cllr. Barnett, Cllr. Wakelyn-Green.

3 DECLARATIONS OF INTEREST ON AGENDA ITEMS

No Declaration of Interests raised on agenda items.

4 PUBLIC PARTICIPATION

Nothing raised.

5 PLANNING SCHEDULE

5.1 To consider the following new planning applications:

- [23/01100/RESMAJ](#) **History 3, Newbury Racecourse, Racecourse Road, Newbury.** Application for Approval of Reserved Matters following Outline Approval 09/00971/OUTMAJ Redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative, and visitors facilities; new hotel and hostel; replacement children's nursery; the 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 the golf course; up to 1,500 dwellings; local centre; combined heat and power district heating system; new and improved accesses; parking for visitors, staff and residents; open space and landscaping, signage, service infrastructure, and associated uses (minor changes to application 08/02201/OUTMAJ). Matters to be considered: Appearance, Landscaping, Layout and scale.

This is to inform you that additional drawings/amended plans for the above application have been received by the Council.

Greenham Parish Council resolved to **Object** on the following points.

- Privacy Issues, the proposed development will overlook onto already neighbouring gardens.
 - The new development is not in keeping with the current street scene.
 - There are inadequate parking facilities, forcing vehicles to park unsafely along the road
 - This proposed development will eliminate open green space.
- Cllr. Jones proposed, Cllr. Drummond seconded and all in favour.
- [23/02667/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. This is to inform you that additional drawings/amended plans for the above application have been received by the Council.

Greenham Parish Council resolved to **Object** as per previous objection submitted on 17.01.24.

- There are no local amenities in place, and none planned, which could lead to anti-social behaviour.
 - The traffic is already congested with not enough parking, people will park on double yellow lines making it unsafe for pedestrians.
- Parish Council ask for the infrastructure and amenities to be considered if these plans should be approved
- Cllr. Jones proposed, Cllr. Drummond seconded and all in favour.
- [24/00431/FUL](#) Stryker UK Ltd, Stryker House, Hambridge Road, Newbury RG14 5AW. S73A: Variation of Condition 1 (Development within a year of permission date) of previously approved application 18/02777/FUL: Erection of a new semi-permanent storage building for storage purposes. Greenham Parish Council **resolved to no objections**
 - [24/00441/HOUSE](#) 50 Burys Bank Road, Greenham, Thatcham, RG19 8DB. Single storey rear extension to dwelling and new outbuilding to replace existing derelict outbuilding on similar footprint. Greenham Parish Council **resolved to no objections**
 - [24/00580/HOUSE](#) Shaldon, Sandleford Farm, Newtown Road, Newbury RG20 9BB. Erection of canopy porch within permitted development dimensions. Greenham Parish Council **resolved to no objections**

- [24/00585/HOUSE](#) 6 Epsom Crescent, Newbury, RG14 7TR. Proposed conversion of garage, extension of porch and replacement of flat roof with new pitched roof.
- Greenham Parish Council **resolved to no objections**
Cllr. Jones proposed, Cllr. Blackborow seconded, all in favour of 24/00431, 24/00441, 24/00580, 24/00585.
- [APPEAL APP/W0340/W/23/3334321](#). Application Ref. 21/00636/OUTMAJ.
Premier Inn, Pinchington Lane, Newbury, RG14 7HL. Outline planning application for up to 9 no. dwellings and all associated works. Matters to be considered Access, Layout and Landscaping.
Note: GPC had already submitted a representation of objection in 09/2021 which will be read by the Secretary of State.

5.2 To receive reports of recent planning decisions taken by WBC.

- **24/00229/COND** Sandford Park East, Newtown Road, Newtown, Newbury. Application for Approval of Details comprising updated badger survey and mitigation strategy pursuant to Condition 39 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; 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."
WBC **APPROVES** the details submitted in relation to the condition(s) specified in Part I of this notice.
- **24/00231/COND** Sandford Park East, Newtown Road, Newtown, Newbury.
Application for Approval of Details comprising a plan for the protection and mitigation of damage or disturbance to Otters and Water Voles and their habitats pursuant to Condition 38 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; 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."
WBC **APPROVES** the details submitted in relation to the condition(s) specified in Part I of this notice.
- **24/00086/ADV** Tesco Extra, Pinchington Lane, Newbury, RG14 7HU. Retrospective installation of 1x 42" LCD media screen size-860(W)x2160(H)mm Screen size-530(W)x930(H) mm 3nos x 1250mm x 700mm flag pole signs, overall 3350mm in height.
WBC **GRANTS** advertisement consent for the development referred to in Part 1 in accordance with the submitted application form and plans, subject to conditions as shown on the decision notice.
- **24/00306/NONMAT** 41 Burys Bank Road, Greenham, Thatcham, RG19 8DB. Non-Material Amendment to approved application 22/00795/FULMAJ: Sub-division of existing dwelling into 2 no. dwellings; with associated parking, turning, landscaping, private amenity space and access. Amendment: amendment to the split line and wall on the

ground floor plan. Block up existing external door opening and alter rear boundary hedgerow arrangements.

WBC **REFUSES** the minor amendment as specified above subject to the following comments shown on the decision notice.

6 MINUTES

The Parish Council agreed that the Minutes were a true representation of the parish council meeting held on 13th March 2024. Proposed Cllr. Jones, Cllr. Puffett seconded, all in favour.

7 FINANCE

(i) April Payments to be approved, {as shown in Appendix 1}

(ii) Bank Reconciliation to 1st March 2024

The payments and the Bank Reconciliation to 1st March were approved. Cllr. Jones proposed, Cllr. Blackborow seconded, all in favour.

8 DIAMOND BUILD

The report of the survey consultation was circulated before the meeting. It was agreed in the meeting to form a new working group to consider the survey in more detail and to decide on the outcome.

Cllr. Drummond, Cllr. Puffett, Cllr. Neal, and Cllr. Blackborow agreed to be in the working group. Cllr. Barnett will also be invited to this meeting who was not in attendance.

A meeting will be arranged in the next two weeks.

9 COMMUNITY PARISH ASSEMBLY – 25 APRIL 2024, GREENHAM CONTROL TOWER, 7PM

The Clerk updated Council on the final arrangements. It was agreed to purchase pin badges for Council members. It was considered that next year a display could be shown regarding Parish Councils involvement in the history of Greenham Control Tower. Facebook (paid) posts had reached 2,114 public and had 13 event responses. An advert will be in the Newbury Weekly News on Thursday 18th April.

10 CLERK CORRESPONDENCE

Bus Shelter, Racecourse

West Berkshire Council confirmed that they would clear the broken glass from the bus shelter glass panel outside the rocking horse at the Racecourse. Cllr Sanderson to check that this had been done.

Dog Waste Bins

Tactical Management reported that three bins had been graffitied in the parish, the cost for this would be £30 to clean the bins when being emptied, the clerk said this was cheaper than Expenditure. It was agreed to accept the quote. Cllr. Cllr. Jones proposed and Cllr. Swift-Hook seconded, all in favour.

The Clerk said she would continue to talk to WBC and Continental (WBC Dog Waste Contractors) regarding the dog waste bins overflowing on the Common. Cllr. Drummond said to copy him into the email correspondence. The Clerk said that WBC had acknowledged emails but nothing had appeared to change and bins were still overflowing.

Greenham and Crookham Common Commission (GCCC) Election

The Commission is obliged to hold Commoner elections every 3 years, and 2024 is an election year. All Commoners have been written to and a notice will also appear in the Newbury Weekly News on the 11th and 18th April 2024. Please see the [GCCC website](#) for more details.

Unity Trust Bank has now sent out instructions for authorised signatories to log onto online banking.

Benches

It was confirmed that a memorial bench was found abandoned in the woodlands near the water tower in Pigeons Farm. Cllr. Drummond said to forward the information on to him as he was aware where the bench was originally situated.

It was reported also that the memorial bench on Stroud Green had been damaged. It was unclear if it was just the installation that needed repairing, or the bench itself. Cllr. Jones said he would investigate and report back to Parish Council. If it was the installation. The Clerk would notify WBC as they had only recently installed the bench that GPC purchased.

Police

The Clerk had contacted Thames Valley Police to ask if they held quarterly meetings that Council members could attend to engage more with them. This was raised in the last community engagement meeting. They said they were not aware of any such meetings. Communities run their own Neighbourhood Action Groups (NAG) that police members sometimes would attend. Greenham NAG was disbanded many years ago, but if Greenham did start one up again then to contact TV police and they would try and attend when they could. {The Clerk also noted that she had not received any confirmation from the police to attend the forthcoming Assembly when they had been invited}

11 CHAIRMAN REPORT

Cllr. Jones received an email from a member of the public regarding the uneven ground on the Common. He had replied to say that the Common is managed by WBC and BBOWT (Berkshire, Buckinghamshire, Oxfordshire Wildlife Trust) and asked the Clerk to forward the email to them.

12 DISTRICT COUNCILLORS REPORT

Cllrs. Drummond and Barnett had attended the hearings for Planning Application Sandleford development.

13 PARISH COUNCILLORS' REPORTS

Cllr. Blackborow said that Car Park volunteers are needed for the D-Day Event on 6th June for the Greenham Control Tower Car Park. If anyone could help to let Cllr. Blackborow know.

The D-Day event led onto a discussion of using the Control Tower's Beacon. Cllr. Puffett to forward more details to the appropriate people to investigate.

The Clerk noted that the Beacon was not on the Greenham Asset Register.

14 CO-OPTION OF NEW MEMBER TO COUNCIL

Following an application from Mrs Kim Harrison. Mrs Harrison was invited to attend this meeting. Cllr. Swift-Hook proposed and it was seconded by Cllr. Jones, with all in favour to Co-Opt Mrs Harrison on to Council. Mrs Harrison signed the Declaration of Acceptance of Office.

15 FUTURE AGENDA ITEMS

- Greenham S137 Grant Policy and the process through the Good Exchange – {JSH to review policy}
- Website options – {awaiting report and CE meeting to consider new website format}
- Councillor emails – {awaiting further information}
- Speed of the Traffic along Westwood Road, {May}
- Tommy Memorial Statue, {May}
- Diamond New Build, {May}

16 DATE OF THE NEXT PARISH COUNCIL MEETING

8th May 2024 @ 7.30pm, St Marys Church Hall

Confidential Part 2

Parish Council to resolve that by virtue of the confidential nature of the business to be transacted the press and public be excluded from the meeting during consideration of the following item(s) of business under Section 2 of the Public Bodies (Admission to Meetings) Act 1960

- 1 HONORARY FREEMAN /FREEWOMAN, LOCAL GOVERNMENT ACT 1972 SECTION 249**
The one nomination was withdrawn.
- 2 The Clerk Appraisal** took place on 23/02/2024 with two members of the Staffing Committee.
- 3** Parish Council approved the Clerks inflation (backdated to April 2023 as instructed by National Joint Council) plus, one point increment on the scale as agreed with the Staffing Committee in line with contractual terms for passing the CiCLA qualification. Cllr. Jones proposed and Cllr. Puffett seconded, all in favour.

APPENDIX 1

Schedule of Bank Payments			
10 April 2024			
1. Cheque payments – GPC Current Account (Metro Bank)			
Inv Date	Inv No / Trans Ref	Payee	Amount
31.03.2024	Month 12 Clerk Salary, March	Kim Lloyd	
31.03.2024	Month 12 HMRC employee/er Contribution	HMRC	
31.03.2024	Month 12, Pension	Berkshire Pension	
31.03.2024	Clerk Payroll - March 2148	SME Accounting Ltd	£ 12.00
29.03.2024	Dog Waste Collection - Inv 1386	Tactical Facilities	£ 179.52
05.02.2024	Returned Survey postage	Royal Mail	£ 124.97
18.03.2024	Returned Survey postage	Royal Mail	£ 49.20
2. Regular (DD/SO) Bank Payments – GPC Current Account (Metro Bank)			
Trans Date	Trans Ref		
March	Monthly Bank Charges	Metro	£ 20.00
March	Bus Shelter Electricity 27.02.2024	SSE	£ 23.04
25.03.2024	Loan Repayment	PWLB	£ 901.99