



# Holybrook Parish Council

Serving the communities of Beansheaf Farm and Fords Farm

## Planning Committee Meeting Minutes

Date of Meeting	18 <sup>th</sup> February 2019 commencing 7.00pm
Location	Beansheaf Community Centre
Present	Cllrs Tull (Chair), Bedwell (Vice Chair), Collard, Croal, Lenaghan and Stewart. Also present: Pam Kirkpatrick (Clerk).
Circulation	All Members

No.	Notes						
PL.20 – 18/19	<p><b>Open forum for members of the public</b></p> <p>One member of the Public wished to observe the meeting but did not wish to speak.</p>						
PL.21 – 18/19	<p><b>Apologies for absence</b></p> <p>None</p>						
PL.22 – 18/19	<p><b>Declarations of interest relevant to the Agenda</b></p> <p>None.</p>						
PL.23 – 18/19	<p><b>Planning applications for consideration:</b></p> <p>Members reviewed and discussed the following planning applications and <b>AGREED:</b></p>						
	<table border="1"> <thead> <tr> <th>Application no</th> <th>Address</th> <th>Proposal</th> </tr> </thead> <tbody> <tr> <td>19/00073/HOUSE</td> <td>10 Blackwater Rise, Calcot</td> <td>Conversion of garage to study with insertion of window to front and associated works.</td> </tr> </tbody> </table>	Application no	Address	Proposal	19/00073/HOUSE	10 Blackwater Rise, Calcot	Conversion of garage to study with insertion of window to front and associated works.
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19/00073/HOUSE	10 Blackwater Rise, Calcot	Conversion of garage to study with insertion of window to front and associated works.					
<p>No objections.</p> <table border="1"> <tbody> <tr> <td>19/00113/OUTMAJ</td> <td>Land east of Pincents Lane, Tilehurst (as adjoining Parish)</td> <td>A hybrid application comprising: Outline application for up to 265 dwellings on the western part of the site and a mixed use building comprising 450sqm (GIA) of floor space in use class D1 to provide a community healthcare hub and residential above (included in the 265 dwellings); Engineering operations on the area covered by the outline application to create suitable gradients for internal site roads and development platforms for the residential development; and FULL application for change of use of the eastern part (7ha) of the site for use as a public parkland, to be protected from development in perpetuity. All matters except for access to the site are to be reserved. Matters for which detailed approval are sought are: The detailed design of the vehicular access to the site from Pincents Lane and associated turning area, the location emergency vehicular access to the site and the locations of pedestrian and cycling accesses to the site.</td> </tr> </tbody> </table>	19/00113/OUTMAJ	Land east of Pincents Lane, Tilehurst (as adjoining Parish)	A hybrid application comprising: Outline application for up to 265 dwellings on the western part of the site and a mixed use building comprising 450sqm (GIA) of floor space in use class D1 to provide a community healthcare hub and residential above (included in the 265 dwellings); Engineering operations on the area covered by the outline application to create suitable gradients for internal site roads and development platforms for the residential development; and FULL application for change of use of the eastern part (7ha) of the site for use as a public parkland, to be protected from development in perpetuity. All matters except for access to the site are to be reserved. Matters for which detailed approval are sought are: The detailed design of the vehicular access to the site from Pincents Lane and associated turning area, the location emergency vehicular access to the site and the locations of pedestrian and cycling accesses to the site.				
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No.	Notes
<b>PL.23 – 18/19</b>	<p>When considering this application, Holybrook Planning Committee considered information gathered at Town U &amp; I's open evening, Tilehurst Parish Council's Full meeting and public opinion.</p> <p>Based on the above and having scrutinised the submitted planning documentation, the Planning Committee <b>OBJECT</b> to this application based on, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>- The proposed site is not cited in the DPD housing allocation (WBC are, without this site, on target to meet their housing allocation);</li> <li>- The proposed development site is outside of the existing settlement boundary;</li> <li>- Overstretched infrastructure with no support for the proposed Healthcare Hub from Berkshire CCG;</li> <li>- Impact on traffic, particularly on A4 – question the validity of the traffic surveys;</li> <li>- The proposed emergency access it not suitable.</li> </ul> <p><b>DELEGATED</b> – Clerk and Council Chairman to write the objection and submit to WBC's Planning Department, Local District Councillors and Alok Sharma, MP.</p>
<p><b>There being no other business, the meeting closed at 7.27pm</b></p>	

Signed: ..... *Claire T. O.* ..... Date: *18/03/2019* .....

Minutes prepared by	Pam Kirkpatrick
Minutes dated	20 <sup>th</sup> February 2019