



Holybrook Parish Council

Serving the communities of Beansheaf Farm and Fords Farm

Council Meeting Extraordinary Minutes

Date of Meeting	Monday 8 th February 2021
Location	Zoom Virtual Meeting
Present	Cllrs. Baker, Bedwell (Chair), Croal, Lenaghan, Littlewood, S. Mistry, Oloko and Tull. Also present: Pam Kirkpatrick (Clerk) and Caroline Lenaghan (Administration Assistant)
Circulation	All Council and Ward Members

The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panels Meetings) (England and Wales) Regulations 2020 (“the Regulations”) came into force on the 4 April 2020. The Regulations remove the legal obligation to hold local authority meetings at a specified physical location, by permitting members and others attending the meeting to do so by way of ‘remote attendance’. The obligation to hold an Annual Meeting was also removed.

All virtual meetings held by the Parish Council before 7th May 2021 (NOTE: the date could be brought forward if the Government rules are relaxed) are enabled by this legislative change. This Protocol applies to meetings of the Council and/or its Committees, that would, but for the coronavirus pandemic and the Regulations, be held in public. All other Standing Orders remain in place.

No.	Notes	Action
EO14/20/21	<p>Open forum for members of the public</p> <p>Six members of the public were present; four of whom wished to speak.</p> <p>Fiona Lawrie is a representative for the Facebook Group ‘Save Pincents Hill’ and, as such, Members invited Ms Lawrie to provide some history and context regarding the proposed development of Pincents Hill. The main points:</p> <ul style="list-style-type: none">- There appears to be no follow up arsenic study;- The green space which is being ‘allowed’ is a waterlogged section of the field;- There is a published schedule of work which shows that works are due to commence this year;- The number of objections submitted to WBC is not accurately reflected on the WBC planning portal. <p>Mrs Carver raised concern with the amount of development in the area and subsequent loss of green space and displacement of wildlife and nature.</p> <p>Mrs and Mrs Collard raised several concerns. Main points:</p> <ul style="list-style-type: none">- Site is not in the DPD. WBC has a surplus of housing land and this site is not, therefore, required;- The proposed level of CIL monies appears inadequate compared to other local developments;- The proposed ‘community healthcare hub’ is a ‘red herring’. The CCG has not given support;- The most recent transport study was undertaken during a National Lockdown [due to the Coronavirus pandemic] and is not, therefore, reflective of the true situation. <p>The Members of the public were thanked for their attendance and their comments will be noted by the Parish Council.</p>	

No.	Notes	Action
EO15/20/21	<p>Apologies for absence</p> <p>Members accepted apologies from Cllr Somner due to his declared non-pecuniary interest and Cllrs H. Mistry and Collard (Cllr Collard attended in capacity of 'resident').</p>	
EO16/20/21	<p>Declarations of Interest relevant to the Agenda</p> <p>None.</p>	
EO17/20/21	<p>To discuss the amended plans regarding application number 19/00113/OUTMAJ</p> <p>Site: Land East of Pincents Lane, Tilehurst</p> <p>Proposal: 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; 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;</p> <p>All matters except for access to the site are to be reserved. Matters for which detailed approval are sought: detailed design of the vehicular access to the site from Pincents Lane and associated turning area, the location of the emergency vehicular access to the site and the locations of pedestrian and cycling access to the site, and Full application for change of use of the eastern part (7ha) of the site for use as public parkland, to be protected from development in perpetuity.</p> <p>Members were reminded that HPC had already submitted two previous objections and that information in the new objection should be regarding the updated plans. The Chairman directed Cllr Tull, as the Chair of Planning, to lead the council discussion.</p> <p>Members AGREED that a further OBJECTION will be submitted and that the following main points should be included:</p> <ul style="list-style-type: none"> - Much of the information in the 'updated' plans is, in fact, out-of-date and inaccurate; - Concern regarding the amount of groundworks required leading to an irreversibly altered landscape and potential run-off and drainage issues at the lower end of Pincents Hill; - Concern regarding the location of the access to the 'healthcare hub'; - Traffic saturation levels; - Concern that if the 'healthcare hub' is not supported, more properties will be added to the site instead; - The Environmental Health Officer has raised several concerns with noise levels on the site. <p>This proposed development does not fit with the Housing Secretary, Robert Jenrick's 'Planning for the Future' where he states: '... [developments should] reflect and enhance their surroundings and preserve our local character and identity.'</p> <p>DELEGATED: Clerk, Planning Chairman and Chair to formulate the planning response. To be viewed by members before issue.</p>	
	<p>There being no other business, the meeting closed at 20:28</p>	

Signed: Dated:

Minutes prepared by	Pam Kirkpatrick, Clerk
Minutes dated	10 th February 2021