



Holybrook Parish Council

Serving the communities of Beansheaf Farm and Fords Farm

Planning Committee Meeting Minutes

Date of Meeting	Monday 15 th February 2021 – 19:00
Location	Zoom
Present	Cllrs Baker, Bedwell (Vice Chair), Collard, Croal, Lenaghan and Tull (Chair). Also present: Pam Kirkpatrick (Clerk)
Circulation	All Planning Committee Members

No.	Notes												
PL.14 – 20/21	<p>Open forum for members of the public</p> <p>Two Members of the public (Mr Robin Rimmington and Mr Ian Savill) were present to make representations regarding application 20/02861/FUL.</p> <p>Mr Rimmington, who stated that he his feeling ‘very upset and emotional’ about this proposal, made several points (summarised):</p> <ul style="list-style-type: none">- Many neighbours have made representations to WBC;- The space is not suitable for two parked cars; the proposals are unworkable and impractical;- The garage forecourt is not designed to be used as a thoroughfare;- Tarmacking the garden frontage is irreversible and a trend that others may follow leading to a loss of the small green spaces in the area. <p>Mr Savill’s points summarised:</p> <ul style="list-style-type: none">- The plans are unsuitable and, particularly, the proposed parking;- Complete change of character and aesthetic to the area;- Residents chose to live on Sandhills Way for the safety of footpath living;- The proposed hedging will likely be removed in time to create more space;- Once the changes have been made they are irreversible and it is the residents that have to live with the consequences (not the developer);- Could lead to estate creep;- The proposed parking arrangements are likely to lead to neighbourly disputes in the future.												
PL.15 – 20/21	<p>Apologies for absence</p> <p>None.</p>												
PL.16 – 20/21	<p>Declarations of interest relevant to the Agenda</p> <p>None.</p>												
PL.17 – 20/21	<p>Planning: New Applications</p> <p>The Planning Committee discussed and AGREED the following responses:</p> <table><tr><th>Planning no.</th><th>Applicant</th><th>Address</th><th>Proposal</th></tr><tr><td>21/00048/HOUSE</td><td>Ms Nina Chughtai</td><td>6 Invergordon Close, Calcot</td><td>Single storey front porch and rear extensions.</td></tr><tr><td colspan="4">NO OBJECTIONS.</td></tr></table>	Planning no.	Applicant	Address	Proposal	21/00048/HOUSE	Ms Nina Chughtai	6 Invergordon Close, Calcot	Single storey front porch and rear extensions.	NO OBJECTIONS.			
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21/00048/HOUSE	Ms Nina Chughtai	6 Invergordon Close, Calcot	Single storey front porch and rear extensions.										
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No.	Notes							
PL.17 – 20/21 cont.	Planning: New Applications continued							
	Planning no.	Applicant	Address	Proposal	20/02861/FUL	VIRH Ltd	18 Sandhills Way, Calcot	Demolition of existing two storey extension and garage and erection of two storey building to form 1 x 3 bedroom dwelling with associated car parking, access, hard and soft landscaping, refuse and cycle stores.
	Planning no.	Applicant	Address	Proposal				
	20/02861/FUL	VIRH Ltd	18 Sandhills Way, Calcot	Demolition of existing two storey extension and garage and erection of two storey building to form 1 x 3 bedroom dwelling with associated car parking, access, hard and soft landscaping, refuse and cycle stores.				
	<p>Members noted the concerns raised by residents.</p> <p>Following discussion it was AGREED that an OBJECTION will be submitted including the following points (summarised);</p> <ul style="list-style-type: none">- Insufficient parking arrangements: The entrance to the site is only 2.6m which does not allow for turning space; there is insufficient space between the parking spaces; the design is dangerous in this pedestrianised location and will cause frustration; Tarmac is irreversible and sets a precedent. The design is completely out of character to the Fords Farm design of open front gardens;- Build is to the boundary;- Unlikely that the proposed hedge will be maintained and could encroach on the public footpath;- The proposed bike stands are inappropriately placed at the back of the house where there is no external front to back access.- Due to site constraints, neighbours will be severely impacted during construction. There are safety concerns regarding lorry access to site.							
	20/02029/COMIND *as adjacent Parish	Reading Quarry	Reading Quarry, Berrys Lane, Burghfield	Development of an Energy Recovery Centre and adjacent Data Centre and associated infrastructure				
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	AGREED. Support the comments made by fellow Parishes.							
	21/00253/FUL	Mr & Mrs A Sears	West Mews, Mill Lane	Division of one house into two dwellings.				
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NO OBJECTIONS.								
There being no other business, the meeting closed at 19:26								

Signed: Date:

Minutes prepared by	Pam Kirkpatrick, Clerk
Minutes dated	16 th February 2021