



Holybrook Parish Council

Serving the communities of Beansheaf Farm and Fords Farm

Extraordinary Meeting Minutes

Date of Meeting	Monday 10 th February 2020
Location	Beansheaf Community Centre
Present	Cllrs. Baker, Bedwell, Collard, Croal, Littlewood, S. Mistry and Tull (Chair of Planning) Also present: Pam Kirkpatrick (Clerk)
Circulation	All Council Members

No.	Notes	Action								
05/19/20EM	<p>Apologies for Absence</p> <p>Cllrs. Lenaghan, H. Mistry and Somner.</p>									
06/19/20EM	<p>Declarations of interest relevant to the agenda</p> <p>None.</p>									
07/19/20EM	<p>Open Forum for the Members of the Public</p> <p>Two Members of the public were in attendance. They wished to submit their objection to planning application 19/00113/OUTMAJ. In addition, Tilehurst Parish Council's Clerk, who wished to observe the meeting.</p>									
08/19/20EM	<p>Planning Application for Consideration</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Application no</th> <th style="width: 15%;">Applicant</th> <th style="width: 15%;">Address</th> <th style="width: 55%;">Proposal</th> </tr> </thead> <tbody> <tr> <td>19/00113/OUTMAJ *as adjacent Parish</td> <td>Town U+I</td> <td>Land East of Pincents Lane, Tilehurst</td> <td>A hybrid application comprising the following elements: Outline application for up to 265 dwellings on the western part of the site and a mixed use building comprising 450sqm (GIA) of floorspace 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 eastern part (7ha) of the site for use as public parkland, to be protected from development in perpetuity. All matters, except for access to the site, are 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 of emergency vehicular access to the site and the locations of pedestrian and cycling accesses to the site.</td> </tr> </tbody> </table>	Application no	Applicant	Address	Proposal	19/00113/OUTMAJ *as adjacent Parish	Town U+I	Land East of Pincents Lane, Tilehurst	A hybrid application comprising the following elements: Outline application for up to 265 dwellings on the western part of the site and a mixed use building comprising 450sqm (GIA) of floorspace 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 eastern part (7ha) of the site for use as public parkland, to be protected from development in perpetuity. All matters, except for access to the site, are 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 of emergency vehicular access to the site and the locations of pedestrian and cycling accesses to the site.	
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No.	Notes	Action
08/19/20EM cont.	<p>Planning Application for Consideration - continued</p> <p>The Council held an open discussion regarding the aforementioned planning application following which Cllr Bedwell proposed that HPC OBJECT. This was supported and AGREED by all Members.</p> <p>The main points:</p> <ul style="list-style-type: none">- Crash data is out-of-date and incorrect;- Lack of confidence in the accuracy of the traffic modelling;- There are too many important 'matters reserved';- The emergency access being shared with pedestrians and cyclists;- Traffic is a major issue;- Infrastructure has not kept pace with development;- Signposting to the site location is poor;- Tilehurst Parish Council has not granted access to their fields;- Still no swept path analysis of proposed emergency vehicle access. <p>In addition, Members AGREED that the Clerk and Cllr Tull write the final submission, based on information provided by Cllrs. This is to be reviewed by Full Council on Monday 17th February before being submitted to WBC. It is noted that WBC have now granted an extension to the response time to 24th February 2020.</p>	
	There being no other business, the meeting closed at 20:30	

Signed: Dated:

Minutes prepared by	Pamela Kirkpatrick (Clerk)
Minutes dated	14 th February 2020