

## **ST. NICHOLAS HURST PARISH COUNCIL**

MINUTES OF THE MEETING OF THE PARISH COUNCIL  
HELD IN THE COMMITTEE ROOM, SCHOOL ROAD, HURST  
ON TUESDAY 8<sup>TH</sup> JANUARY 2019 AT 7.30 p.m.

PRESENT: Councillors W. Smith (in the Chair),  
Curry, Holdstock, Lambert, Larkin, Mansfield, I. Smith  
and Stephenson.

PUBLIC: Eleven Members of the Public,  
Andy Meader, Pegasus Group.

OFFICERS: Mrs. M. Bradshaw (Clerk),  
Simon Price, Wokingham Borough Council (WBC),  
Holly Messenger, WBC.

### **8769 Apologies for Absence**

Apologies for absence were received from Councillors Lyon and Pilgrim.

### **8770 Prejudicial Interest**

There were no prejudicial interests to declare.

### **8771 Minutes**

The Minutes of the Meeting held on the 3<sup>rd</sup> December 2018 were approved as a correct record.

### **8772 Matters Arising**

The following matters were noted:

- Councillor Stephenson noted his concern that the turning circle at the end of Davis Way had not yet been reinstated, despite a visit by the Highways Inspector; and
- Following a recent event at Dinton Pastures, significant off-road parking had been noted around the Davis Street/Davis Way area.

### **RESOLVED:**

The Clerk to contact the Highways Inspector to ascertain the status of the reinstatement of the turning circle at the end of Davis Way; and

Councillor Stephenson to contact Dinton Pastures regarding parking arrangements for future events.

### 8773 **Public Forum**

The Chairman welcomed twelve members of the public to the public forum, including Mr Andy Meader from Pegasus Group who was representing his Client with regards to planning application 183093. He also welcomed Mr Simon Price and Miss Holly Messenger from WBC who were in attendance to provide an update to Members regarding the Tape Lane redevelopment. As the Tape Lane redevelopment was of public interest, the Chairman brought forward this agenda item to proceed the public forum discussions.

Mr Price updated Members and reported that the redevelopment was going to time and as planned with little complications. A vermin problem had been reported over the Christmas break, which he believes was exacerbated by the contactors being off site over the holiday period. On the day of the reported sightings, pest control were immediately commissioned to resolve the problem. One issue had been reported with a construction vehicle exiting the Lane inappropriately and this too had been immediately dealt with.

Councillor Curry reported that Contractors were operating courteously and, as a resident of Tape Lane, she noted very few problems. Miss Messenger confirmed that the works are scheduled for completion by September 2019.

Mr Price confirmed that he would liaise with the Clerk to arrange his attendance at a future Parish Council meeting, so providing regular updates to Members. Both Officers thanked Members for their time and left the meeting.

The Chairman opened the Public Forum. All members of the public and Mr Andy Meader confirmed that they were in attendance to discuss the planning application in respect of The Old Rose Garden, Orchard Road (application no: 183093).

The Chairman outlined clearly the protocol which had to be adopted in this case. This was in accordance with how Planning Committees at WBC are administered. Members of the Public would be allowed to speak in this public forum. Thereafter, the application would be considered by Members under agenda item number 7, as per all other applications for consideration that evening, and at this point Members of the Public would not be able to interject. The Chairman declared an interest and would not be voting on the application. His conflict arising as being the Deputy Executive Member for Strategic Planning at WBC. In the event of a split decision, the Vice Chairman would have the casting vote.

It was agreed that Members of the Public and Members of the Parish Council understood this protocol. The Chairman opened up the floor for debate.

Mrs Lou Robinson agreed to speak first. She presented a comprehensive statement outlining, in detail, her objections to the application. Her objections had been well documented in the Parish Council minutes of the 5<sup>th</sup> December 2018 when she had presented to Members her objections previously. She confirmed that, as a Member of Hurst Village Society (HVS), they too would be lodging their objections. She provided Members with a written copy of her statement which she circulated.

She was followed by Mr John Osborne who comprehensively explained his reasons for supporting the application. He urged Members, in arriving at their opinions, to not be emotive and consider planning balance which he strongly believed any Inspector would consider. He considered it an opportunity for change.

A Parishoner queried whether the existing B8 use on the site could be revoked. The Chairman confirmed that, at present, the owner is acting within his permissions.

The Chairman confirmed that up until the previous day, the Parish Council had been advised in writing that the site concerned was classified as brownfield. The Clerk had now received written confirmation, from the Planning Officer, that the site is classified as greenfield.

The Chairman was asked whether, in his capacity as the Ward Councillor and a Member of the Planning Committee, he had any intention to list this application. He confirmed that he would not be listing it on the grounds that his preference would be that Officers arrive at a decision based upon planning policy.

A Parishoner of Orchard Road confirmed the issues which had been experienced by the neighbouring property who, after an unsuccessful attempt to sell their house, had now rented it out. This was disputed by another Parishoner who had heard conflicting information.

Andy Meader added that CP11 relates to the settlement boundary and should protect the character beyond the boundary. He acknowledged that this was not a normal site and, therefore, represented an opportunity, rather than a threat, to enhance the character of the area. He reiterated that the granting of planning permission at this site would not set a precedent for the Parish as a whole.

Discussion was held regarding the Neighbourhood Plan. Mr Meader confirmed that even if this site was detailed in the Neighbourhood Plan, the issues being raised would not go away.

The Chairman thanked all contributors and urged Members of the Public to provide any more comments at this point. He reiterated that, after this point, they would not be free to comment. No further comments were forthcoming.

#### 8774 **Neighbourhood Planning Update**

The Chairman updated Members that the next meeting of the Neighbourhood Planning Working Group would be held on the 23<sup>rd</sup> January 2019. Considerable work has been undertaken by the Group drafting the questionnaire which will be further discussed at this meeting.

#### 8775 **Planning Applications**

Members discussed the applications attached to these Minutes. They objected to applications 183150. They had no adverse comments with regards to 182710, 183065 and 183350. They had no comment regarding applications 183169, 183137 and 183300. Councillor Stephenson confirmed that he was currently reviewing application 183069 and this would be further circulated to Members for comment.

The Chairman now reverted to consideration of application 183093, The Old Rose Garden. He asked Members to consider everything they had heard from the Public Forum before arriving at their individual conclusions.

All Members presented their opinions. These were as below:

Councillor Curry considered that there are many landowners in the Parish keen to develop similar sites. On this basis, the granting of planning permission would set a precedent that she felt unable to support as it would add to the existing pressures on traffic. For this reason, she did not support the application.

Councillor Mansfield stated that he had spent much time researching this site and its historical status. He felt on balance and, particularly following the sites recent greenfield classification, he was unable to support this site which could set a precedent. For this reason, he did not support the application.

Councillor Stephenson considered that CP11 protects the whole community and that this application is just the tip of an iceberg that he was not willing to support. For this reason, he did not support the application.

Councillor Larkin acknowledged a number of conflicting issues and the change of use of this site had to represent an improvement. However, he did acknowledge the precedent it would set. He noted the two material considerations of what he believed to be an obvious brownfield status along with the area being of special character. On balance, and for these reasons he supported the application.

Councillors Holdstock and Lambert both agreed with Councillor Larkin's view and, on this basis, they both supported the application.

Councillor I. Smith confirmed that he could see arguments from both sides. He agreed with Councillor Larkin's statement, however. The fundamental issue is the nature of the site and although it is being lawfully used for B8 use it is not a B8 location. For these reasons, he supported the application.

As per the Chairman's previous declaration, the Clerk confirmed that a vote should be taken with each of the remaining seven Members allowed one vote each.

Those in favour of application 183093 were recorded as 4. Those against were recorded as 3. The Parish Council's response to this planning application would, therefore, be on the basis of the majority vote.

The Chairman thanked all Members of the Public for their participation and they all left at 8.50pm.

**RESOLVED:**

- The Clerk to communicate the Parish Council's planning comments to WBC.



Budget 2019/20

The Clerk presented to Members the draft budget in respect of 2019/20. Members discussed the budget in detail and agreed unanimously to set the budget for 2019/20 at £49,520 with a precept of £41,600. Balance to be met from income and reserves.

RESOLVED: the Clerk to inform WBC of the Parish Council's precept for 2019/20.

**8777 Purchase of Speed Detection Device**

The Chairman requested that this matter be carried forward to the next meeting of the Parish Council.

**8778 Correspondence**

Martineau Green

The Clerk reported to Members that she had been informed by a Parishoner of Martineau Green of various cases of parked vehicles on the green and also of residents driving though the green to access their properties. The Chairman agreed that the site should be surveyed and quotes sought to increase the wooden bollards currently around the perimeter of part of the green.

RESOLVED: the Clerk to seek quotes for completing this work.

Hinton Road

Councillor Larkin reported that, following resurfacing works in Hinton Road and a recent complaint from a resident, he had contacted WBC regarding the significant loose chippings in the road and verges.

**8779 Information Reports**

There were no matters of information to bring to this meeting.

The meeting ended at 9 p.m.

Signed.....

Date.....