

BURGHFIELD PARISH COUNCIL

Minutes of the Infrastructure Committee Meeting

Date: Thursday 3rd March 2022 **Time:** 7.00pm

Place: Burghfield Village Hall, Recreation Road, Burghfield

Present: Cllr P Lawrence Cllr D Godwin
Cllr M Cresser Cllr T Ansell (*Arrived 7.30pm*)

Attending: Assistant Clerk to the Parish Council

Apologies: Cllr I Morrin, Cllr C Greaves

Absent Cllr R Longton

Due to no members of the public being present, the proceedings of the meeting commenced at 7.00pm

1.0322 **Apologies for Absence**

To report, approve and record apologies for absence (and the reasons).

Apologies were presented and accepted for Cllr I Morrin and Cllr C Greaves

2.0322 **Declaration of any personal or financial interests**

There were no items upon the agenda that necessitated a member to declare a personal or financial interest.

3.0322 **Applications for Dispensations**

There were no items upon the agenda that necessitated a member to present a written request for dispensation of a disclosable pecuniary interest.

4.0322 **Minutes of the last Meeting**

The Minutes of the meeting of the Infrastructure Committee held on 3rd February and 17th February 2022 were confirmed a correct record and signed accordingly.

5.0322 **Consideration of Planning Applications**

i) To submit observations on planning applications currently before the committee:

22/00386/HOUSE	Byways, Hillside, Burghfield Common	Alterations and Extension to existing detached property. Demolition of existing garage and porch to form new porch and glazed link extension.
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Parish Council: No Objections

21/03143/LBC2	Culverlands House, Mans Hill, Burghfield Common, Reading	Demolition of existing garage block and boot room. Building new 2 storey garage block with an external staircase. Adding an art studio and family recreational space and reconfiguring the utility area.
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Parish Council: Info Only, no further comments

21/03142/HOUSE	Culverlands House, Mans Hill, Burghfield Common, Reading	Demolition of existing garage block and boot room. Building new 2 storey garage block with an external staircase. Adding an art studio and family recreational space and
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	reconfiguring the utility area.
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Parish Council: Info Only, no further comments

22/00145/FUL	Motorway Service Area, Reading Services Eastbound, Burghfield, Reading RG30 3UQ	Erection of a 'drive thru' building with 'drive thru' lane and associated works including relocation of coach spaces
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Parish Council: No Objections

22/00067/TELE56	Telecom Cabinet 1, Reading Road, Burghfield Common, Reading	Application to determine if prior approval is required for a proposed: Development by or on behalf of an electronic communications code operator for the purpose of the operators Electronic Communications Network in, on, over or under land controlled by that operator or in accordance with the electronic communications code - Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works.
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Parish Council: Info Only, no further comments

22/00325/RESMAJ	Land North Of Dauntless Road and South Of Pondhouse Farm, Clayhill Road Burghfield Common"	Approval of reserved matters following Outline Permission 18/02485/OUTMAJ [Outline application for residential development of up to 100 dwellings with new cycle pedestrian access onto Coltsfoot Way and two vehicular accesses onto Clayhill Road. Matters to be considered: Access.] Matters seeking consent: Appearance, Landscaping, Layout and Scale
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Objection (Comments Below)

Appearance

Poor design with too many house "linked" and not enough green area between plots.

No mention of Sustainability of these dwellings, in terms of water recycling, micro generation, water run off elevation, Solar power, waste recycling. Better insulation materials.
Contravenes WBDC policy CS14 - Design Principles

Landscaping

This looked ok, overall.

Parish Council:

Layout

Dwellings are too close together and while we agree with prioritisation of pedestrians, more room for off street car parking should be planned in, as reality often does not meet policy statements!!

As this location is Rural, why such a large "Green" in the middle of the development. How about scaling it down to allow the dwellings to be spaced out better?

Contravenes WBDC policy CS4 - Housing Type and Mix
Contravenes WBDC policy CS14 - Design Principles

Scale

Site density too high for a rural area.

Would not fit into the prevailing character of the surrounding area.

Contravenes WBDC policy CS4 - Housing Type and Mix
Contravenes WBDC policy CS14 - Design Principles

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6.0322 **To deal with any other planning related matters**

7.0322 **To receive items for information only** – no further items were raised.

Close of meeting: The Chairman declared the meeting closed at 7.38pm