



## Minutes of the Planning Committee Meeting

Minutes of the Planning Committee Meeting held in the Wilkins Centre, Compton, on Tuesday 21<sup>st</sup> February 2023. Commencing at 7:30 pm.

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**Members Present:** Councillor Rebecca Pinfold, Vice-Chair  
Councillor Jude Cunningham  
Councillor Alison Strong  
Councillor Linda Moss

**Members Absent:** Councillor Dave Aldis, Chair  
Councillor Stephen Dearn

**Officers Present:** Sarah Marshman, Clerk/RFO

**In Attendance:** None

### Minutes

In the absence of the Chairman, the Vice-Chairman, Rebecca Pinfold, chaired the meeting.

**PLN22/23-020 To receive, and consider for acceptance, apologies for absence from Members of the Committee**  
Resolved: To accept apologies from Councillors Dave Aldis and Stephen Dearn.

**PLN22/23-021 To receive any declarations of Disclosable Pecuniary Interests, Other Registerable Interests or Non-Registerable Interests and to consider any requests for dispensation from Members declaring a Disclosable Pecuniary Interest**  
There were no declarations of interests or requests for dispensation.

**PLN22/23-022 To receive:**  
**Questions or comments from members of the public regarding items on the agenda**  
**Representations from any member who has declared a personal interest**  
No questions, comments or representations were received.

**PLN22/23-023 To approve the Minutes of the Planning Committee Meeting held on 7<sup>th</sup> December 2022**

Resolved: Members agreed the minutes of the last meeting be accepted as a true record. The Chairman signed the minutes.

**PLN22/23-024 To discuss any matters arising from the previous meeting**

There were no matters arising.

**PLN22/23-025 Planning Applications**

**PLN22/23-025.1 To consider the following new planning applications:**

**23/00215/HOUSE 1 Shepherds Mount, Compton, RG20 6QY - Loft conversion, roof to be raised, many internal modifications.**

Resolved: To object and submit the following comments:

The concerns raised were:

1. The negative effect on the street scene. This development is contrary to the adopted Compton Neighbourhood Development Plan (NDP), Policy C8: 8. New development should maintain the pleasant visual character of the street scene by avoiding overbearing extensions and inappropriate in-filling which can have a terracing effect; 9. Corner plots are particularly sensitive. Initial designs should be carefully considered to ensure that the public face of the development makes a positive contribution to the street scene;
2. The development is overbearing on the neighbouring property. Again, in contravention to Compton NDP Policy C8 (8).
3. The impact on the party wall.
4. The drawings are not a true representation of the garage location in relation to the third party.
5. Concerns regarding the loss of a bungalow – the original plan for Shepherds Mount and Shepherds Rise was to provide a variety of living accommodation, which is being eroded by development of the bungalows.
6. The roof height of the bungalow and the neighbouring house are very similar. The increase in roof height created by this development will have a negative impact on the neighbouring properties.

**23/00192/HOUSE Raglan Cottage, Newbury Lane, Compton, RG20 6PB -**

**Retrospective: Replace the cracked and leaking clear corrugated roof to existing car port with a rubber roof system (EPDM), replace the four 4" x 2" timber support posts which are beginning to rot with 6" x 6" graded treated timber posts Replace felted flat roof to side of property with a tiled pitched roof**

Resolved: To submit a response of no objections.

**PLN22/23-025.2 To consider whether to request the District Councillor calls in any planning applications to the Western Area Planning Committee**

No applications were requested to be referred to the Western Area Planning Committee.

**PLN22/23-025.3 To consider whether to refer any planning applications for further response from the Council’s planning consultants**  
No applications were requested to be referred to the Council’s planning consultants.

**PLN22/23-026 To consider a response to West Berkshire Council’s Local Plan Review Regulation 19 Consultation**  
Resolved: The Clerk will circulate the suggested comments to the council prior to submission.  
The final submission is given in Appendix 1.

There being no further business, the meeting was closed at 8:02 pm.

Chairman: \_\_\_\_\_

Date: \_\_\_\_\_

## Appendix 1: Response to West Berkshire Council’s Local Plan Review Regulation 19 Consultation

### Paragraph 4.19 states:

4.17 The Core Strategy planned for the delivery of up to 2,000 homes over the period 2006 – 2026 in this area. The Inspector examining the Core Strategy required this to be expressed as a maximum amount in view of the national landscape designation. There are existing allocations in the AONB at the rural service centres and service villages that are still to be delivered and which will largely meet housing need in this rural area. Hungerford, Lambourn, Compton and Hermitage have designated neighbourhood areas for the preparation of neighbourhood plans and the rural service centre of Pangbourne, has limited development opportunities. Additional development for the period beyond 2026 will therefore be limited and will come in part through allocations within NDPs. The strategy for the AONB is set out in Policy SP2.

*CPC requests sentence 4 is amended to:*

Hungerford, Lambourn, and Hermitage have designated neighbourhood areas for the preparation of neighbourhood plans, **Compton has a designated neighbourhood area for its adopted neighbourhood plan**, and the rural service centre of Pangbourne, has limited development opportunities.

### Policy RSA18, paragraph 2 states:

The site, as shown on the indicative map, is to be comprehensively redeveloped delivering a residential led mixed-use scheme with a mix of employment floorspace, green infrastructure and

community uses in accordance with the adopted SPD. Redevelopment of the site should incorporate an appropriate mix of uses which responds to the character and function of the village, as well as the wider landscape.

*In order to ensure the Compton Neighbourhood Development Plan is taken into account with regards to development on this site, CPC requests this is amended to:*

The site, as shown on the indicative map, is to be comprehensively redeveloped delivering a residential led mixed-use scheme with a mix of employment floorspace, green infrastructure and community uses in accordance with the adopted SPD, **and, more recently, the adopted Compton Neighbourhood Development Plan (NDP) (adopted 2022)**. Redevelopment of the site should incorporate an appropriate mix of uses which responds to the character and function of the village, as well as the wider landscape.

**Policy RSA18, point e states:**

e. The existing access from the High Street will form the main access to the development with potential for a minor access from Churn Road. The rural character of Churn Road and Hockham Road will be retained and highway improvements should therefore be limited;

*In order to remove potential ambiguity that may be used to limit necessary highway improvements on the High Street, CPC requests this is amended to:*

e. The existing access from the High Street will form the main access to the development with potential for a minor access from Churn Road. The rural character of Churn Road and Hockham Road will be retained and highway improvements should therefore be limited **on these two roads**;

**Policy RSA18, point g states:**

Footpath and bridleway links will be created throughout the site to improve connectivity with the wider existing network and to provide linkages between the village centre and the site. The opportunity to reinstate the former east/west public footpath through the site should be reinstated and the adjacent line of trees and remnants of the hedgerow should be retained. If feasible, access for residents to Compton Primary School and/or The Ilsleys Primary School should be provided;

*Concerns were raised that the distance to walk to The Ilsleys Primary School from the Institute site is too significant for primary age children and should not, therefore, be included in this policy. CPC, therefore, requests removal of the final sentence "**If feasible, access for residents to Compton Primary School and/or The Ilsleys Primary School should be provided;**".*