

# Tilehurst Parish Council - Neighbourhood Plan

## Zoom Meeting Minutes

18/03/2021, 19:30

### **1. Agenda**

- Representation from members of the public
- Apologies for absence
- Declarations of Interest
- Agree minutes of previous meeting
- Matters arising from previous meeting minutes
- Review status of action items from previous meetings
- Project Plan update
- Budget update
- Communications
- Other Items

### **2. Present**

#### Steering Group:

Kevin Page (Chairperson)  
Peter Cross (Vice-Chairperson)  
Julia Gentle  
Joan Lawrie  
Clive Taylor  
Alan Wade  
Fred Williams (late due to technical difficulties)

Tony Lindsey (West Berkshire Council Councillor)

### **3. Representation from members of the public**

Kevin noted that there has been a lot of interest by members of the public and that the meeting is being streamed live on the Tilehurst Parish Neighbourhood Plan Facebook group.

Kevin gave a brief update on the purpose of the Steering Group meetings for those members of the public watching the Facebook stream.

A member of the public expressed puzzlement at the recent news that the Pincents Hill Planning Application was again being pursued despite the site being outside of the Settlement Boundary. The subject has arisen because of a recent WBC Settlement Boundary Consultation.

A short discussion took place about the development of land outside of the Settlement Boundary and “strategic areas/gaps”.

Kevin requested that Tony ask West Berkshire Council if they can upload a better map of the proposed Settlement Boundary onto their website, alongside the consultation documentation.

Several requests were made that the Neighbourhood Plan Steering Group should request access to documents that were deemed to be confidential by West Berkshire Council and share these with third parties and these were politely, and firmly, refused by Kevin and Tony.

A request was made that the Neighbourhood Plan Steering Group could help to prevent the development of Pincents Hill. This request was noted with the caveat that the Steering Group can only operate within the strict confines of the creation of a formal Neighbourhood Plan document.

A member of the public noted that Kevin had stated, at a Tilehurst Parish Council meeting, that the parish of Tilehurst has already met its housing requirement through the current DPD which covers the period up until 2026. Kevin explained that the requirement to allocate a further 175 dwellings is part of the emerging Local Plan which covers the period from the date of its acceptance until 2037.

A member of the public requested that Neighbourhood Plan Steering Group prioritise defining Pincents Hill as a Local Green Space. They were advised that the definition of Local Green Spaces as part of the Neighbourhood Plan was being actively being worked on. It was noted that the definition of Local Green Spaces requires that strict criteria requirements be met.

A member of the public mentioned that the numbers of Swifts have plummeted due to a lack of nest boxes/next bricks as more and more gaps and spaces are being blocked in roofs and walls etc. This was noted with the response that the Neighbourhood Plan document will address such issues as part of a policy or project action area.

At the end of this section of the meeting Kevin welcomed the members of the public to continue to listen to the remainder of the meeting

#### **4. Apologies for absence**

Lynda Chater

#### **5. Declarations of Interest**

Joan expressed that she has strong views on the development of Pincents Hill.

**6. Agree minutes of previous meeting**

Not available.

**7. Matters arising from previous meeting minutes**

None.

**8. Review status of action items from previous meetings**

None.

**9. Project Plan Update**

No update.

**10. Budget Update**

No update.

**11. Communications**

No update.

**12. Any other items**

Local Green Spaces Shortlist

Kevin shared a spreadsheet detailing the evidence and criteria required for the defining of Local Green Spaces. These are as follows:

1. Reasonable proximity to the community that it serves
- 2a. Beauty
- 2b. Historic Significance
- 2c. Recreational Value
- 2d. Tranquillity
- 2e. Richness of Wildlife
3. Local in character (not an extensive tract of land)
4. Land already designated (AONB, SSSI, ...)

Not eligible are sites allocated in the current DPD or sites with Planning Permission Granted.

The current list contains 18 different areas (excluding Pincents Hill as the planning status is not clear). As an update on the status of the Pincents Hill planning status is

not expected in the immediate future it was agreed to add Pincents Hill to the list. A discussion took place about what specific areas to include and a recommendation will be worked on by Joan and Clive.

It was agreed to remove all woodlands within the boundary of the AONB from the Local Green Spaces Shortlist. However, they will be listed in the document as areas that were only removed from the shortlist because they are deemed to already be sufficiently protected (classification of woodland, within AONB boundary etc.). If this assumption proves to be incorrect then they will be reinstated in the shortlist.

It was agreed that the shortlist should only contain those areas that have a reasonable chance of satisfying the very strict evidence criteria.

A question was asked about a Pincents Hill Ecology Report which appears to no longer be available. This was noted.

Kevin closed the meeting by thanking those members of the public who had participated.

The proposed discussions about the Draft Neighbourhood Plan, WBC Settlement Boundary Consultation and WBC Environment Strategy were not possible due to time constraints.

#### Other Items:

Kevin has confirmed that the Neighbourhood Plan Document will not be allocating the proposed future requirement of 175 dwellings. It is expected that West Berkshire Council will handle all new development planning requests on a case-by-case basis.

However, it is expected that the Neighbourhood Plan Document will contain policies that will influence any future development. It is hoped that the 175 dwellings will, on reflection, be allocated to other areas of West Berkshire.

Informal meeting to continue next week on Local Green Spaces Shortlist.

Next formal Steering Group meeting will be next month (see website for details)

### **Steering Group Members:**

- Lynda Chater ([lynda.chater@tilehurstpcnp.org.uk](mailto:lynda.chater@tilehurstpcnp.org.uk))
- Peter Cross, Vice Chairperson ([peter.cross@tilehurstpcnp.org.uk](mailto:peter.cross@tilehurstpcnp.org.uk))
- Julia Gentle ([julia.gentle@tilehurstpcnp.org.uk](mailto:julia.gentle@tilehurstpcnp.org.uk))
- Joan Lawrie ([joan.lawrie@tilehurstpcnp.org.uk](mailto:joan.lawrie@tilehurstpcnp.org.uk))
- Kevin Page, Chairperson ([kevin.page@tilehurstpcnp.org.uk](mailto:kevin.page@tilehurstpcnp.org.uk))
- Clive Taylor ([clive.taylor@tilehurstpcnp.org.uk](mailto:clive.taylor@tilehurstpcnp.org.uk))
- Alan Wade ([alan.wade@tilehurstpcnp.org.uk](mailto:alan.wade@tilehurstpcnp.org.uk))
- Fred Williams ([fred.williams@tilehurstpcnp.org.uk](mailto:fred.williams@tilehurstpcnp.org.uk))

### **Meeting Schedule**

- The schedule of meetings is now available on the website