

Minutes of the Tilehurst Parish NDP Steering Group held on 26 January 2022

Present : Kevin Page, Peter Cross, Alan Wade, Julia Gentle, Joan Lawrie, Liz Alexander (part meeting) , Sandra Vickers, District Cllr Joanne Stewart (as member of the public), Clive Taylor (part meeting only)

1. Apologies: Fred Williams, Clive Taylor (would arrive late)
2. Representations by members of public. Joanne Stewart said she had spoken with Clive after the last Eastern Area Planning committee meeting and comments made by a committee member during the meeting that the Tilehurst NDP should consider alternative sites for housing to Pincents Hill. Also Joanne wanted to consult with the group on whether the Pincents Manor application should be “called in” for consideration by the Eastern Area committee. Agreed to discuss both these items later in the meeting.
3. Declarations of interest : None
4. Minutes of the previous meeting had been issued and were approved.
5. Actions arising from the minutes - Kevin still to write to WBC to formally advise of our proposal to designate WBC recreational areas as LGS within the NDP.
6. Budget, Finance and Fundraising: Peter advised that grant monies were now exhausted and the committee was now being fully funded by Parish Council funding. It was reported that the survey monkey licence had been renewed.
7. Plan Review :

Impact of the Pincents Hill decision to refuse the application:

Joan reported on the possible traffic impact issues also affecting the Pincents Manor application as Pincents Lane had been refused on issues relating to traffic access to the site as well as planning policy issues and possibly water drainage matters. It was noted that Tilehurst Parish was not objecting to the Pincents Manor application though they had made some comments. We now await written confirmation of the reasons for refusal of the Pincents Hill application and whether the applicant will appeal, submit a further revised application landbank until a later date or take other action. Liz clarified the timescales should the applicant appeal.

Discussion took place on the 175 houses WBC expected Tilehurst to allocate as per the suspended local plan and the justification for that number. Also noted that a new HELAA was expected and might include new possible sites. Other previously developed sites were discussed that might be acceptable though these were not likely to be in the HELAA. Agreed we needed to discuss the proposed housing numbers and site allocations at our next meeting with WBC.

Pressures from Reading for more housing was discussed and the move towards working from home but with the need for good transport/rail links with Reading better served with Reading station vs HELAA.

Agreed we should proceed for now in refining the plan with assumption of not allocating sites and submit to WBC for review. We would review any new sites in the HELAA once its contents became clear.

LGS discussion :

Discussion around the legal definition of LGS and the need for the land to be accessible which appeared to be a requirement in the West Berks documents but not in national policy. Agreed however to continue with inclusion of all previous proposals for LGS designation. We were still awaiting a response for CGC regarding a meeting with residents and the developer. Liz would also look into some past case history as this might help with our justification.

AONB wording in the NDP had been reworded with Liz's comments. This was agreed.

Agreed Peter/Alan would contact Lynda for help in finalising the NDP front page and map content issues.

Project Plan : Kevin reported that we still appear to be on target for a referendum in first half 2023 and to commence formal regulation 14 consultation shortly. This would need to involve considerable publicity to ensure community involvement but would need to follow further consultation with WBC.

Next meeting with WBC - suggested we try to hold the meeting face to face as might be more productive. Kevin would request this. Agenda would need to include review of the revised draft plan, the HELAA and housing numbers.

8. Any other business

Pincent's Manor Planning Application Call In

Cllr Stewart outlined reasons for calling the application for consideration by the Eastern Area Planning committee. The differences between this application and the Stonehams application were discussed, the Pincent's Manor facility being more of a hybrid facility.

After discussions and consideration of the traffic issues the committee's view was that it should be called in if the planning department were expected to refuse the Application.

9. The meeting closed - next meeting scheduled for Wednesday 16th February 2022, 7.30pm at the Calcot Centre.