

ECCHINSWELL, SYDMONTON AND BISHOPS GREEN PARISH COUNCIL

Minutes of the extra-ordinary meeting held at Ecchinswell Village Hall on

Tuesday 23rd January 2024, commencing at 19:30 hours

Present: Cllrs Dain (Chair), Stamp (Vice Chair), Debenham, Parkes and Sadler.

In attendance: Sarah Jones (Clerk), 34 members of the public

Item		Action
1	Apologies There were no apologies as all Cllrs were present.	
2	Declarations of interest There were no declarations of interest.	
3	<p>Planning.</p> <p>1. 23/03072/ENSC 23/03072/ENSC Request for Screening opinion for the proposed installation of a solar PV farm, ancillary infrastructure and equipment Land South Of Strattons Farm Newbury Road Kingsclere Newbury Hampshire RG20 4SZ</p> <p>ESBG PC supports the Natural England and HCC Countryside Planning & Development Control's requests for a full Environmental Impact Assessment to be made for the whole site.</p> <p>2. 23/03165/FUL Royal Oak Hydes Platt Ecchinswell Newbury Hampshire</p> <p>Proposal: Two storey extension to public house for increased capacity, ancillary provision and staff accommodation, single storey rear extension to public house, single storey out-building equipped for catering and WC facilities and single storey C1 new build in existing public house garden.</p> <p>The owner of the Royal Oak presented an overview of the 100-page application and advised the pub is in need of significant renovations and extension to make it a viable business, which it is not in its current condition. In his opinion the proposed planning application is the best way to ensure the pub remains trading.</p> <p>The planning application has 3 parts to it, (1) extending the main pub buildings with a new kitchen, dining area, toilets and extra staff accommodation, (2) building a 6-room guest block and (3) building a new garden block with kitchen and toilet facilities.</p> <p>The plan is to keep the pub open whilst the work is being carried out in stages.</p> <p>The meeting was then opened to the 34 members of the public present to make their individual comments.</p> <p>Summary of the planning points raised:</p> <ul style="list-style-type: none"> • The car park is small, and a number of residents raised concerns with parking. The owner advised he believed there was adequate parking and also plans to have 2 EV charging points. • The application contained a comment that the pub is on a bus route which is incorrect. • Concerns relating to noise, traffic issues and potential antisocial behaviour affecting neighbouring properties. • The garden toilets currently open facing away from the pub; this creates a secluded area with increased potential for anti-social behaviour. • Some residents present expressed their strong support for the planning application and how the improvement would be good for both the pub and the area. Others supported the application with reservations. 	

	<ul style="list-style-type: none"> • The 6 guest rooms were discussed, and the question of the sewer raised, with concern whether the pipe was low enough to accommodate the new pipes and increased level of sewage. Any outflow into the Ecchinswell Brook would create a serious local environmental issue. • The wooden cladding on the new 6 room block is not in keeping with the surrounding conservation area. • The residents raised concerns about traffic and noise disruption during the planned development and wished to be kept informed of timings of phases of the work. The owner agreed to communicate information to the community. <p>Cllrs reviewed the planning application at length using resident comments and the Neighbourhood Plan policies.</p> <p>It was agreed to SUPPORT the application, but three concerns have however been raised:</p> <ol style="list-style-type: none"> 1) Potential parking problems 2) Details of external look of the 6-bedroom block 3) Access to the garden toilets <p>Two of these concerns could be ameliorated by small changes to detail of the plans accommodation block.</p>	
4	<p>Date of next meeting: Wednesday 14th February 2024 at 7.30pm at Bishops Green Green Village Hall. There being no further business, the meeting closed at 8.30pm.</p>	