



St Andrews Parish Council

DRAFT Minutes of the online Planning Committee Meeting Held on Wednesday 24th March 2021 at 7:00pm

Councillors Present: Daniel Adams (In Attendance)*, Kola Beyioku, Jean Blake, Steven Pipe and Vince Williams (Chairman)
Officer Present: Emma Sylvester
Public Present: None

* Left at 7:37pm

18 APOLOGIES FOR ABSENCE
None

19 DECLARATIONS OF INTEREST
Cllr Pipe declared an interest in agenda item 5(i) – Planning Application S/21/0274 Land at Gateway North, Latham Road, Abbey Meads.

**20 MINUTES OF THE COUNCIL MEETING HELD ON 25TH NOVEMBER 2020
RESOLVED**
That the Minutes be approved as a true record and signed by the Chairman at the next available opportunity.

21 PUBLIC RECESS
No public

22 PLANNING APPLICATIONS
(i) Members considered three planning applications.
RESOLVED
1 S/21/0274
Land at Gateway North, Latham Road, Abbey Meads
Erection of a storage and distribution centre (Use Class B8), with ancillary offices and welfare facilities, service yard, parking areas, landscaping and other associated works.

The Parish Council have some observations and points of clarification that require further information:

EV charging bays/spaces. These must include all the infrastructure and charging capability for each bay identified on the plan.

Solar PV installation. The plan should include a Solar PV array installation on the building roof. The Solar PV array should be sized to accommodate the site EV charging capability and building use. The excess Solar energy could also be stored in an on-site battery bank to support night time operations and/or sold back to the grid. If a solar PV array is not installed at the point of build, then the building roof should be designed to be capable of supporting such an array which may be installed at some point in the future.

Driver Amenities. The plan must include adequate HGV driver facilities/amenities and a suitable rest area. The current plan only has minimal toilet and kitchen facilities for office area use.

HGV waiting area. The plan must include an on-site HGV waiting/parking area so that vehicles arriving early, or need to stop for legal rest periods, are not forced to park up and wait on the local roads surrounding the area.

Walking or Bus Route to the site. There is no roadside footpath alongside Thamesdown Drive between the Latham Way and Salzgitter Drive junctions for

workers to walk to the site from St Andrews Ridge housing estate or the nearest bus stop which is on Salzgitter Drive. The Parish Council would like to see a new footpath installed on the North side of Thamesdown drive between Salzgitter Drive and Latham Way to allow safe pedestrian access to the site.

A419 exit congestion at peak times. The A419 (Westbound) exit is already congested with traffic backing down onto the dual carriageway at peak times. This proposal, along with the other new developments still in planning will only serve to make the congestion in this area even worse.

Effect on other similar local businesses. There is no reference in documentation to a “customer” for this Distribution and Warehouse site. Is there a long-term business plan for the facility, or is the site being built by the developer with the hope of finding a suitable customer in the future? The Parish Council are concerned about the long-term viability and occupation of the facility and its impact on other similar businesses in the local area.

CIL and 106 Money. If the proposed application attracts CIL or 106 money then St Andrews Parish Council request that some of the funding be considered for maintenance of Play Parks within St Andrews Parish and/or for supplementing the building of the Parish Council Maintenance Service Depot facility.

2 S/HOU/21/0281

31 Birkdale Close, Redhouse SN25 2DH
Erection of a single storey rear extension

St Andrews Parish Council has concerns regarding the extension staying inside the boundary with the removal of existing wall and questions the reasons for squaring off the extension to existing house.

3 S/HOU/21/0480

27 Bergman Close, Abbey Meads SN25 4XQ
Erection of a first floor rear extension

No objections. St Andrews Parish Council request that the size of the extension is checked to ensure that it is within limits.

- (ii) Members noted delegated decision taking since the last meeting as detailed in the attached document in the Minute book.

The meeting closed at 7:58pm

Chairman _____

Date _____