



## Minutes of a meeting of Great Shefford Parish Council held on Tuesday 16<sup>th</sup> September 2025 at 7.30pm at Great Shefford Sports & Social Club<sup>1</sup>

**Present:** Councillor Piers Storey (Chairman)  
Councillors Miranda Armstrong, Steve Bullock, Tony Coard,  
Jessica Copcutt and Louisa Freeman

**In attendance:** Mel Taylor (Parish Clerk)  
Developer and Land Owner of proposed development  
35 members of public

### **2025-09/16 APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Carol Turner.

### **2025-09/17 DECLARATIONS OF INTERESTS**

There were no declarations of interests from Councillors.

### **2025-09/18 PLANNING APPLICATION 25/01800/FULMAJ – LAND TO THE WEST OF SPRING MEADOWS**

The Parish Council had called this additional meeting to consider the above planning application, ahead of the consultee response deadline of 25<sup>th</sup> September 2025.

It was agreed to seek clarity on the response deadline, as residents had a later deadline.

A number of residents expressed their concerns regarding the proposed development. The developer and landowner were in attendance and were able to respond to some questions as they were raised and invited the Parish Council to submit further questions for response after the meeting.

**RESOLVED** to refer matters raised at the meeting to the developer for response, as set out in Appendix I to these Minutes, and to consider the developer's resulting responses at a follow-up meeting, to be held prior to the Parish Council's deadline to respond to the planning application.

The Chairman thanked residents for attending and thanked the developer for responding to residents' questions and queries and for his engagement.

There being no further business, the Chairman declared the meeting closed at 8.55pm.

Signed: \_\_\_\_\_

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

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<sup>1</sup> In the absence of alternative venue availability this meeting was held at Great Shefford Sports & Social Club but no alcohol or drinks were served for the duration of the meeting

## Appendix I to Minutes of meeting held on 16<sup>th</sup> September 2025

1. **Highway Safety in Spring Meadows** – Significant concerns regarding both construction traffic and the long-term increase in vehicle movements, particularly given the proximity of the local primary school.
2. **Alternative Construction Access** – The Parish Council believes that providing dedicated construction access via the existing track to the north of the site, redirecting construction vehicles away from Spring Meadows, would go a long way towards addressing some of the legitimate concerns expressed by residents.
3. **Drainage and Sewage Capacity** – Clarification on whether existing systems can accommodate the proposed development without adverse impact.
4. **Site Elevation and Privacy** – Potential overlooking and loss of privacy for neighbouring properties, due to the site elevation.
5. **Flood Alleviation Scheme** – Potential impacts on the recently completed flood alleviation scheme and whether flood risk calculations have been independently verified.
6. **Ground Water Capacity** – Clarification on how potential impact on groundwater issues will be managed, given the history of flooding in this area.
7. **Impact on Wildlife** – Information on surveys undertaken and proposed mitigation measures.
8. **Construction Impact on the School** – Details of what specific measures will be taken to minimise disruption to the school during construction.
9. **Emergency Escape Route** – Confirmation that school's emergency escape route, that passes the site, will remain unimpeded.

In addition, the following points were raised but may be matters for West Berkshire Council rather than the developer:

- Provision of adequate emergency vehicle turning spaces, as current proposals appear not to align with existing guidelines of the Fire & Rescue Service.
- Clarification on the land's designation as a community asset for football provision, provided as compensation for the Spring Meadows development.
- Consideration of the wider impact on highway maintenance, as the village already bears significant maintenance issues from its use as a motorway off-route.