**Minutes of a meeting of the Planning and Highways Committee**

**held in the Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury**

**22/08/2022 at 7:30pm/19:30.**

**Present**

Councillors; Nigel Foot (Chairperson); Gary Norman (Deputy Chairperson); Phil Barnett; Jeff Beck; Martin Colston; Jo Day; Billy Drummond; Jon Gage; Roger Hunneman; David Marsh; and Tony Vickers

**In Attendance**

Darius Zarazel, Democratic Services Officer (DSO)

**Apologies and Present Virtually**

Councillor Vaughan Miller

**57. Apologies**

Apologies received from Councillor Andy Moore, who is substituted with Councillor Martin Colston, Councillor Pam Lusby Taylor, who is substituted with Councillor Jon Gage, and Councillor Vaughan Miller.

**58. Declarations of Interest and Dispensations**

The Democratic Services Officer declared that Councillors Phil Barnett, Jeff Beck, David Marsh, Billy Drummond, and Tony Vickers are also Members of West Berkshire Council, which is declared as a general interest on their behalf and a dispensation is in place to allow them to partake in discussions relating to West Berkshire Council business. Councillors Phil Barnett and Billy Drummond are also Members of Greenham Parish Council.

The Democratic Services Officer made the following statement on behalf of Councillors Phil Barnett and Tony Vickers who are Members of West Berkshire Council’s Planning Committee and Jeff Beck is a Substitute Member of West Berkshire Council’s Planning Committee: "I wish to make it clear that any comments I make tonight are only being made in relation to the formulation of the Town Council's view and is not in any way prejudging the way that I may vote when any application is considered by West Berkshire District Council. At that time, I will weigh up all the evidence.”

Councillor Jeff Beck declared an interest in item 8 of Appendix 1 to these minutes as he is a trustee of the Corn Exchange and will speak during the debate on the application but will not vote.

Councillor Billy Drummond also declared an interest in item 8 of Appendix 1 to these minutes as he is a director of the Greenham Business Park and will not participate in the debate or vote on the application.

**59. Minutes**

**59.1 Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Billy Drummond

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 01/08/2022, be approved, and signed by the Chairperson.

**59.2 Officer’s Report on Action from Previous Meeting:**

Following up on Hedgehog highways request to WBC from the last P&H Committee meeting, the DSO received confirmation that WBC will “encourage officers to administer an informative when appropriate, albeit as this is merely an informative, please keep that in mind”.

In addition, they said that, “[Newbury Town Council] has to be informed that broad restrictions like this cannot be enforced without adequate planning-related reasoning or without the applicant's or agent's consent.” and that, “The matter was discussed at the planning Advisory Group and as no specific information relating to why West Berkshire has a particular problem with regards to the decline in Hedgehogs it would not meet the requirements in planning legislation for inclusion in the local plan”.

Finally, they went on to suggest that, “This is exactly the type of policy which would be suitable for inclusion in a Neighbourhood Development Plan (NDP), although the enforcement of such a policy is virtually impossible.”

The Committee received and noted this report, and it was agreed that NTC would continue to pursue this with WBC, on the applications NTC comments on, and through the Neighbourhood Development Plan. It was also noted that there is significant public support behind the inclusion of Hedgehog Highways and that this would be of very little expensive to the amount of benefit that it would bring.

**60. Questions and Petitions from Members of the Public**There were none.

**61. Members’ Questions and Petitions**Question received from Councillor Jeff Beck:

“*On 23/08/2022 I am proposing to attend at a CAPC Meeting, with a view towards seeking their cooperation with NTC for the carrying out of Vehicle Speed Checks using WBC supplied SID Equipment in Waller Drive, Newbury, part of which is within the Parish of Newbury and part within the Parish of Cold Ash.*

*With regard to the P&H Meeting to be held on 22/08/2022, under Item 5. Members' Questions & Petitions, may I ask that the Committee Chairman provides an Update as to the current availability of Councillors trained in the use of SID and the potential availability in time of the SID Equipment from WBC, thank you*.”

Response from the Chairperson:

“Thank you for this question. In terms of Councillors who have trained and successfully deployed these SID devices, Councillor Stuart Gourley has done so at several sites around the Clay Hill Ward. Since the last P&H Committee meeting several other Members have put themselves forward for training and are now registered on the SID training portal. Those Councillors are David Marsh, Gary Norman, Nigel Foot, Sarah Slack, and Martha Vickers.

WBC has informed us that any site not already risk assessed would need to be submitted to WBC for a risk assessment well in advance of requesting the equipment (at least 2 weeks). Further details and requirements around the deployment are covered during the SID training.

It should also be noted that NTC are required by a 2019 resolution and our insurance to put the following conditions into place relating to our SID usage:

1. All potential SID operators are to be nominated by Newbury Town Council.

2. WBDC are to inform the Council when SID training is successfully completed and also send a copy of the signed operators’ agreements. (WBDC has now supplied a list of trained operators)

3. WBDC completes a standard risk assessment and asks the trained operator to work within those guidelines and report any issues so they can then assist to ensure everyone on the highway is safe.

4. Before the equipment is deployed, the operator or WBDC advises Newbury Town Council stating when and where this is to happen and what issue is being addressed.

5. Volunteers need to be over 16 years old and up to 90 and operate only within the Parish boundaries.”

 Question received from Councillor Vaughan Miller:

*“Under the new National Model design Code the Manor Park Field is designated as a Natural Green Space and West Berkshire Council recently conducted a Public Consultation to change the status of the field to a Football Playing Field with associated building, so please can NTC ask WBC when the results of the Consultation will be available before they decide on next steps?”*

Response from the Chairperson:

“Thank you for this question. From the [WBC Consultations page](https://www.westberks.gov.uk/manorparkpitch), the results for the ‘Proposal for a New Sports Pitch at Manor Park, Newbury’ consultation are due on the 30th of September 2022. I will request that the DSO write to WBC to confirm that the results of this consultation will be published before they determine any action for Manor Park and also that this information be passed over to the Councillors on this Committee.”

**62. Schedule of Planning Applications**

Resolved that the observations recorded as Appendix 1 to these minutes be submitted to the planning authority.

1. **Draft Hackney Carriage and Private Hire Licensing Policy 2022-2027**

The Committee noted the consultation and agreed to send the following comments to West Berkshire Council in response:

In view of the fact that both West Berkshire Council and Newbury Town Council have declared a climate emergency:

1. There is no policy about electric vehicles, converting to electric vehicles, or environmental issues
2. The Euro 5 & 6 standards are not forward thinking enough for a policy that stretches several years (to 2027) – the target is carbon neutral by 2030.
3. The Council would like to see encouragement for electric vehicle uptake, potentially lower fees or some incentive should be provided to encourage this converting to electric vehicles.
4. A question was raised as to who would enforce these standards outlined in the policy and it was agreed that this information should be included.

Lastly the Council made a request that a WBC officer present to NTC’s Planning & Highways Committee about the licencing issues in this area and also ways to encourage green business opportunities.

1. **Moving Traffic Offenses Enforcement Powers**

The Committee noted the consultation and agreed to send the following comments to West Berkshire Council in response:

* + - The Council are strongly in favour of this move for applying this to school streets.
		- It was agreed that this should be extended to more schools in the area.
		- Would like to see this consultation widely publicised.
		- Would not like for this to be used as a method of revenue generation for WBC.
		- The Councillors agreed that they would also like to have pavement parking and leaving the engine running included.
		- Finally, it was also requested that a 20mph speed limit be extended into residential areas and enforced.
1. **Update on Newbury’s Neighbourhood Development Plan**

The Committee noted that the next NDP Steering Group meeting was deferred and will now take place on Wednesday 24/08/2022 and the agenda can be found on the [NDP Steering Group webpage](https://newbury.gov.uk/ndp/ndp-steering-group/).

1. **Update from The Western Area Planning Committee**

The Committee received and noted an update from the last WAP Committee meeting. The last meeting was cancelled but the next meeting, on Wednesday the 31 August 2022, would decide 2 Newbury applications.

Councillor Tony Vickers also informed the Committee about the progress of several large Newbury applications yet to come to the WAP Committee. Specifically;

* + - Sandleford: Not expected till the end of the year.
		- Market Street: concerns raised about the pedestrian route to the Town Centre and the Echo Circle.
		- Eagle Quarter/Kennet Centre Redevelopment: Documents expected to be available in late September.
		- North Newbury: Potentially brought forward in a few months’ time.
		- LRIE: It was noted that you cannot designate housing in a flood plain in the Local Plan. Furthermore, individual developments in a flood plain could only be permitted if a ‘Sequential Test’ has been applied.
1. **Forward Work Programme for Planning & Highways Committee**

The Committee agreed to add the following item to the Forward Work Programme:

- Lastly the Council made a request that a WBC officer present to NTC’s Planning & Highways Committee about the licencing issues in this area and also ways to encourage green business opportunities.

**There being no other business, the Chairperson declared the meeting closed at 20:56 hrs.**

**Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Chairperson**

**Appendix 1**

**Planning and Highways Committee Meeting**

**Schedule of Planning Applications**

**22/08/2022**

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| **Running Order**   | **Resolutions**  | **Ward**   | **Application**  **Number**   | **Location and Applicant**   | **Proposal**   |
|  | No objection. | East Fields | [22/01838/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01838/FUL) | Pizza Hut (UK) Ltd, Newbury Retail Park, Pinchington Lane, Newbury, RG14 7HU, for F&C Commercial Property Holdings Ltd | Full planning permission for the change of use from Class E to a Sui Generis Use consisting of a coffee shop/restaurant selling food and drink for consumption on and off the premises. Installation of a drive-thru lane and associated engineering works. Minor alterations to car parking and servicing arrangements and associated changes to landscaping. Demolition, extension and alterations to the building. Alterations to the elevations including re-cladding. Provision of a new bin store. |
|  | No objection. | Speenhamland | [22/01775/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01775/LBC2) | Shop at 4 Oxford Street, Newbury, RG14 1JB, for Parkers (Newbury) | Install signage on a listed building, including fascia, projecting sign and information board. |
|  | No objection. | Speenhamland | [22/01779/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01779/ADV) | Shop at 4 Oxford Street, Newbury, RG14 1JB, for Parkers (Newbury) | Halo lit built up lettering on Fascia, one fret cut projecting sign and information board, all within the confines of the current shop front. |
|  | No objection. | Speenhamland | [22/01815/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01815/HOUSE) | 6 Lisle Close, Newbury, RG14 1PT, for Mr & Mrs Stagg | Single story rear extension, new dormers and alterations. |
|  | No objection. | Wash Common | [22/01753/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01753/HOUSE) | 43 Sidestrand Road, Newbury, RG14 6HP, for Mr D. Khosab | Double-storey and single-storey side extensions to create additional living space, and internal amenity space. |
|  | No objection. | Wash Common | [22/01844/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01844/HOUSE) | 26 Conifer Crest, Newbury, RG14 6RT, for Mr & Mrs Oliver | S73 Application to vary condition 2-approved plans, of previously approved application [22/00822/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00822/HOUSE): Conversion of existing garage to habitable room with internal alterations and replacement of flat roof with pitched roof. |
|  | No objection. | Wash Common | [22/01858/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01858/HOUSE) | 89 Conifer Crest, Newbury, RG14 6RR, for Mr & Mrs Hughes | Garage Conversion and First Floor Rear Extension. |
|  | We support this application. | West Fields | [22/01814/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01814/FUL) | 58 Cheap Street, Newbury, RG14 5DH, for Corn Exchange Newbury | Change of use from Class E(b) (food & drink) to Sui Generis (learning/performing arts centre). |
|  | No objection. | West Fields | [22/01703/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01703/ADV) | 12 - 20 Parkway Shopping Centre, Newbury, RG14 1AY, for Next Retail Ltd | Fascia Advertisements. |
|  | No objection. | West Fields | [22/01608/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01608/HOUSE) | 3 Bowdown Court, Bartholomew Street, Newbury, RG14 5DL, for Stonewater South East | Proposed replacement windows and doors. |
|  | No objection. | West Fields | [22/01725/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01725/FUL) & [22/01727/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01727/LBC2) | 49 Cheap Street, Newbury, RG14 5BX, for U. Alyas | New Mr Cod fish and chips franchise restaurant. Shop frontage alterationsChange of use from Use class A2 -Restaurant and Cafes to Sui Generis - hot food takeaway (for the sale of hot food where consumption of that food is mostly undertaken off the premises). |
|  | No objection. | West Fields | [22/01890/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01890/FULD) & [22/01891/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01891/LBC2)   | 116 Bartholomew Street, Newbury, RG14 5DT, for Guardian Reality Limited | Internal conversion of B1 offices to 3No. flats, repair roof and replace fenestration. |
|  | No objection. | West Fields | [22/01931/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01931/ADV) | 49 Cheap Street Newbury West Berkshire RG14 5BX, for U. Alyas  | To display a new sign and colour scheme for a new Mr Cod fish and chips franchise restaurant/takeaway. Alteration will make use of existing frontage configuration. |
|  | No objection. | West Fields | [22/01921/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01921/ADV) | Ground Floor 10 Bartholomew Street, Newbury, RG14 5LL, for Mr A. Goksel | 1 x Facia Sign, 1 Projected Hanging Sign. |