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

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

**03/10/2022 at 7:30pm/19:30.**

**Present**

Councillors; Nigel Foot (Chairperson); Gary Norman (Deputy Chairperson); Phil Barnett; Billy Drummond; Roger Hunneman; Pam Lusby Taylor; David Marsh; Andy Moore; and Tony Vickers

**In Attendance**

Darius Zarazel, Democratic Services Officer (DSO) and Hugh Peacocke, Chief Executive Officer (CEO)

**68. Apologies**

Apologies received from Councillors Vaughan Miller, Jo Day, and Jeff Beck.

**69. Declarations of Interest and Dispensations**

The Democratic Services Officer declared that Councillors Phil Barnett, David Marsh, Andy Moore, 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 Planning Committee and Andy Moore who is a Substitute Member of West Berkshire Council 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 Tony Vickers declared an interest on item 25 of Appendix 1 to these minutes as he is a member of the Newbury Society and a public speaker on this application, David Peacock, is also a member of the Newbury Society.

**70. Minutes**

**70.1 Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Billy Drummond

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 22/08/2022, be approved, and signed by the Chairperson.

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

On Councillor Vaughan Miller’s members questions about confirming with WBC that the results of the Manor Park Sports Pitch consultation will be published before any decision is made for the site, I have received information from the project lead at WBC that “Officers are examining the results and will be undertaking measures to determine if the expressed public concerns can be mitigated, before determining if a full planning application should be submitted.”

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

**72. Members’ Questions and Petitions**Question received from Councillor Phil Barnett:

“Whilst recognizing some benefits of the new link road between hectors way and Kings, one of the proposals within the package is not to install traffic lights at the boundary road Hambridge road Junction because of the expense. This is going to cause serious holdups similar to what residents and road users experienced the other week, not for a few days but continually. Therefore, can this Planning and Highways Committee of Newbury Town Council write to West Berkshire Council expressing their dismay in not including these lights in the proposals."

Response from the Chairperson:

“Thank you for this question. Recognising the severe traffic delays that were caused by the recent road closure in this area, and the potential for traffic jams to be caused due to the lack of traffic lights, I will request that the Council write to West Berkshire Council to express concern about the situation and that their justification for not including lights be sent to NTC in response.”

**73. Schedule of Planning Applications**

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

**74. Schedule of Prior Approval Applications**

Resolved that the observations recorded as Appendix 2 to these minutes be submitted to the planning authority.

**75. Schedule of Appeal Notifications**

The Committee noted the appeal for Application [21/03132/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/03132/HOUSE), for proposed “Partial Retrospective: Retention of existing metal staircase to side gable end wall and addition of proposed privacy screen”, at location: 14 Lime Close, Newbury, West Berkshire, RG14 2PW.

**76. West Berkshire Council on Section 215’s**

As the WBC Planning Enforcement Officer was not present, the presentation did not go ahead.

The DSO to inquire about rescheduling.

**77. Updates on Section 215 of the Town and Country Planning Acts**

**77.1** The Committee received an update on any actions arising on the current list and agreed that 58 Cheap Street could be removed from the list due to the works that were carried out.

**77.2 Proposed:** Councillor David Marsh

**Seconded:** Councillor Tony Vickers

**Resolved:** To request that West Berkshire Council issue a Section 215 against the owner of 65 Kingsbridge Road and that it be added to NTC’s Section 215 list.

**78. Station Road, Newbury - Prohibition of Motor Vehicles (Experimental Order)**

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Andy Moore

**Resolved:** To approve the making of these restrictions permanent.

Councillor Gary Norman requested that his vote against this resolution be recorded.

**79. Flying the Indian Flag for Diwali**

Councillor Gary Norman, the Town Mayor, introduced this proposal and informed the Committee about the local Indian Community. He believed that flying the Indian Flag for Diwali would promote greater inclusion and dialogue between the different communities in Newbury.

Questions were raised about if there were a religious flag that that could be flown, instead of the Indian National Flag – although this was not confirmed it was considered acceptable as Diwali is a cross community event.

**Proposed:** Councillor Gary Norman

**Seconded:** Councillor Nigel Foot

**Resolved:** To approve the flying of the Indian flag from the Town Hall for Diwali, for the period 22nd to 26th of October, subject to the inclusion of a Diwali logo or banner, and that Officers take advice from other Councils and from Community United.

**80. Update on Newbury’s Neighbourhood Development Plan**

The Committee noted that the NDP Steering Group had launched their first public consultation.

The surveys can be accessed from their own webpage on the NTC website, [NDP Survey](https://newbury.gov.uk/ndp/ndp-survey/), and the consultation will run from the 1st of October till the 30th of November.

The next NDP SG meeting was agreed to be held on the 19/10/2022 and will discuss the preliminary results and turnout.

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

The Committee received and noted an update from the last WAP Committee meeting and were informed that the next meeting was cancelled. It was also noted that the Kennet Centre redevelopment application could come to the WAP Committee by the end of November 2022.

**82. Forward Work Programme for Planning & Highways Committee**

No further items were added to the Forward Work Programme.

**There being no other business, the Chairperson declared the meeting closed at 21:39 hrs.**

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

**Chairperson**

**Appendix 1**

**Planning and Highways Committee Meeting**

**Schedule of Planning Applications**

**03/10/2022**

|  |  |  |  |  |  |
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| **Running Order** | **Resolutions** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** |
|  | Objection in line with previous Newbury Town Council comment made on 19/04/2022  Comment:  NTC, as an adjoining Parish, have not been consulted on the Neighbourhood Development Plan for the area. | Adjacent District | [22/00174/OUT](https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R682O9CRLUY00) | Land West of Ecchinswell Road, Bishops Green, Newbury, Hampshire, for Hathor Property | Outline application for up to 50 dwellings (Use Class C3) with associated open space and vehicular access off Ecchinswell Road, Bishops Green. All matters reserved except for access. Amended description and plans.  **Previous NTC Comment:**  (Comment submitted on 19/04/2022) “We object to this application in line with the points raised by Basingstoke & Deane Borough Council, which are that this would not usually be permitted.” |
|  | No objection. | Adjacent Parish | [22/02201/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02201/FULD) | Lincoln House, Newtown Road, Newbury, RG14 7HA, for J. Doherty | Demolish Existing Dwelling and Erect Replacement Dwelling. |
|  | No objection. | Clay Hill | [22/02031/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02031/ADV) | B&Q London Road, Newbury, RG14 2BP, for B&Q | 1 off internally illuminated B and Q flexface signcase. |
|  | No objection subject to the environmental officer. | East Fields | [22/01993/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01993/FUL) | Falkland Veterinary Clinic, 214 Newtown Road, Newbury, RG14 7ED, for CVS Vets Ltd | Single storey extension to the side of existing veterinary clinic. |
|  | Objection due to the loss of biodiversity  Cllr Billy Drummond requested that his vote against this resolution be recorded. | East Fields | [22/01916/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01916/HOUSE) | 45 Stanley Road, Newbury, RG14 7PB, for Mr O. Mucha | Retrospective replacement of hedgerow along boundary with closed board fence. |
|  | No objection.  Comment:  We would like to see more dedicated fast charging points in dedicated EV parking spaces on site. | East Fields | <22/01360/FUL> | Newbury Retail Park, Pinchington Lane, Newbury, RG14 7HU, for F&C Commercial Property Holdings Ltd | 18no. additional car parking spaces & existing landscape buffer reinforced. |
|  | No objection subject to provision of further information about the carbon neutral aspects of the development – the orientation of buildings allowing for solar panels or for the installing of ground source heat pumps for example. | East Fields | [22/02046/RESMAJ](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02046/RESMAJ) | Land To The North Of Pinchington Lane, Greenham, Thatcham, RG14 7HY, for Persimmon Homes North London | Section 73: Variation of Condition 3 (Plans) of previously approved planning permission [20/02546/RESMAJ](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02546/RESMAJ): Approval of Reserved Matters following Approved Outline Permission [17/01096/OUTMAJ](http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/01096/OUTMAJ). Matters seeking consent: Appearance, Landscaping and Scale.  **Previous NTC Comments:**  (Comment submitted on application 17/01096/OUTMAJ on 31/05/2017)  “Objection/comment:  Members were concerned at the impact the traffic might have on Water Lane which is already heavily used; overdevelopment – 157 too many dwellings for this area; concern at lack of a pedestrian crossing at the western side/Greenham Road.”  (Comment submitted on application 20/02546/RESMAJ on 16/11/2020)  “No objection.”  (Comment submitted on application 20/02546/RESMAJ 15/02/2021)  “No objection  Comment: the orientation of the bulk of the houses does not facilitate the implementation of solar panels. The declaration of a climate emergency should allow for this.” |
|  | No objection. | East Fields | [22/02254/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02254/ADV) | Sainsbury's, Hectors Way, Newbury, RG14 5AB, for Sainsbury's Ltd | New illuminated flex faces signs. |
|  | No objection. | Speenhamland | [22/02205/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02205/HOUSE) | 44 Donnington Square, Newbury, RG14 1PP, for L. N. Terry and C. Roberts | Section 73a: Variation/Removal of Condition 2 (Approved Plans) of previously approved application [21/00277/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00277/HOUSE): Single storey and two storey extensions including attached annex and alterations. |
|  | No objection. | Wash Common | [22/01967/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01967/HOUSE) | 1 Mansell Drive, Newbury, RG14 6TE, for Mr & Mrs Taylor | Existing conservatory, timber outbuilding & single storey side extension to be demolished. New double storey side extension. New single storey rear extension. New detached outbuilding with home office. Parking area enlarged. |
|  | No objection. | Wash Common | [22/02077/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02077/HOUSE) | 49 Bartlemy Road, Newbury, RG14 6LD, for Mr & Mrs Dewhurst | First storey rear extension with loft roof extension. |
|  | No objection. | Wash Common | [22/02065/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02065/HOUSE) | 245 Andover Road, Newbury, RG14 6NJ, for Mr & Mrs Sullivan | Part Retrospective: application for retention of existing conservatory and proposed replacement of conservatory roof to light weight tiled roof incl. roof lights. |
|  | No objection. | Wash Common | [22/02156/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02156/HOUSE) | 31 Paddock Road, Newbury, RG14 7DL, for Mr & Mrs Rawlings | Front, side and rear single storey extensions. |
|  | No objection. | Wash Common | [22/02216/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02216/HOUSE) | 12 Gwyn Close, Newbury, RG14 6JB, for Mr & Mrs Muir-Stokes | Section 73: Variation of condition 2-approved plans of previously approved application [22/00673/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00673/HOUSE): Side and rear two storey extension. |
|  | Objection due to it being an overdevelopment and the increased flood risk. | Wash Common | [22/02231/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02231/HOUSE) | 5 Woodside, Newbury, RG14 6HL, for Mr & Mrs D. Chandler | Proposed part two-storey, part single-storey rear extension. |
|  | No objection. | Wash Common | [22/02255/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02255/HOUSE) | 10 Kings Mead, Newbury, RG14 6SW, for Mr & Mrs Clifton | Rear and side ground floor extension. |
|  | No objection. | Wash Common | [22/02270/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02270/HOUSE) | 10 Willowmead Close, Newbury, RG14 6RW, for Mr D. Murtagh | First floor extension comprising bedroom and bathroom, built over existing rooms, with a balcony area. |
|  | No objection. | West Fields | [22/01938/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01938/FULD) | Norfolk House, 75 Bartholomew Street, Newbury, RG14 5DU, for Mr N. Maughan | Change of use from office (class B1) to two x 2 bed flats (class C3). |
|  | We support this application. | West Fields | [22/01876/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01876/FUL) & [22/01875/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01875/LBC2) | 113 Bartholomew Street, Newbury, RG14 5DT, for Buff + Bear | Replacement windows to the front, rear and side of the property. Installation of solar panels on the orangery and garden structures to the rear of the property. |
|  | We support this application provided it meets the appeal requirements. | West Fields | [22/01970/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01970/FUL) | 50 Bartholomew Street, Newbury, West Berkshire, RG14 5QF, for Bullfinch Homes Ltd | Retention of 40 sq.m of commercial floorspace at ground floor level and creation of three residential units. Two single bedroom units at ground floor and two bedroom unit at first floor level. Car parking and amenity space. |
|  | No objection. | West Fields | [22/02022/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02022/ADV) | Unit A Bamboo House, 11 Market Street, Newbury, RG14 5LX, for G. Garratt | 1no. Fascia Mounted Sign. |
|  | No objection. | West Fields | [22/01773/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01773/FUL) & [22/01774/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01774/LBC2) | 26 Market Place, Newbury, RG14 5AG, for Stonegate Group | Replacement of Jumbrellas with Timber Pergola and Installation of Timber Fence for Bin Store. |
|  | No objection. | West Fields | [22/02068/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02068/FUL) | 59 Bartholomew Street, Newbury, RG14 5QH, for Mr N. Vu | Change of use from a mini supermarket to a nail and beauty salon (mix use Class E and sui generis). |
|  | No objection. | West Fields | [22/01972/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01972/LBC2) | 25 Market Place, Newbury, RG14 5AA, for Zizzi Restaurants Ltd | Internal alterations. |
|  | Strong objection:   * It is out of character and scale with the surrounding area – therefore it is in contradiction to the NPPF Para. 120(e). * Would like to see a mix of housing, including affordable and social, not just properties for rent. * Would like to see this application redesigned. * The blocks as amended are still too high. * The conservation area appraisal, although behind schedule, should be considered before the application is put forward. * All 3 previous NTC objections have not been addressed by the applications.   Cllr Phil Barnett, Tony Vickers, and Andy Moore abstained. | West Fields | [21/00379/FULMAJ](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00379/FULMAJ) | The Mall, The Kennet Centre, Newbury, RG14 5EN, for Lochailort Newbury | Full: Phased redevelopment of the Kennet Centre comprising (1) partial demolition of existing building, and development of (ii) flexible-use commercial space including business, service and office in Use Class E a, b, c, d, e, f and g (iii) 367 dwellings plus residents ancillary facilities (iv) access, car parking and cycle parking (v) landscaping and open space (vi) sustainable energy installations (vii) associated works.  Amended:  All new documents are on the website under Amended Plans and consist of: Design and Access Statement, Independent Design Review, Landscape General Arrangement Plans, Landscape Design Statement, Floor Plans, Building and Street Elevations, Proposed Site Plan, Accurate Visual Representation Comparison Images, Energy and Sustainability Report, Response regarding Ecology, Economic Impact Statement, Planning Statement, response regarding Flooding and Drainage, Flooding Sequential Test, Archaeological Assessment, Built Heritage Townscape and Visual Impact Assessment, and Transport Note. The number of flats has been reduced from 381 to 367.  **Previous NTC comments:**  (Comment submitted at P&H meeting on 10/05/2021)  “Comments: The green credentials, aspiration for small retail, and putting residents in the town centre are all applauded, but the height of the development is a concern. NTC would like to wait until the Masterplan has been presented before this application is progressed any further.”  (Comment submitted at P&H meeting on 21/06/2021)  “Comments: Newbury Town Council wish to emphasise that they are deeply concerned about the proposed height of the development and believe it to be out of character with the Town. Would like to see the height of the development greatly reduced.  The lack of affordable housing is also a real concern. Affordable housing is a part of West Berkshire Council’s Core strategy (CS6) in the Local Plan. It should be 15% on brownfield sites. As this development lacks any affordable housing, this is also a major concern.  In addition, there is a substantial lack of parking spaces for the number of flats built. The WBC housing site allocation plan states that, for a development of 402 flats, it would require 459 parking spaces, rather than the 76 proposed.  We also wish to reemphasise that the Newbury Town Centre Masterplan is not yet published. A development of this size and importance needs to wait for the result of this study.  (Comment submitted at P&H meeting on 25/10/2021)  “We object to this application based on:  - The Town Centre Conservation Area Appraisal and Masterplan Vision document are not yet published. The application should take these documents into consideration.  - The development is out of character with the historic Market Town nature of Newbury.  - There is a lack of affordable housing.  - The blocks as amended are still too high.  Cllrs Tony Vickers and Phil  Barnett abstained.” |

**Appendix 2**

**Planning and Highways Committee Meeting**

**Schedule of Applications for Prior Approval**

**03/10/2022**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Running Order** | **Resolution** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** |
| 1. | We would like to see this require a planning application. | West Fields | [22/02088/PACOU](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02088/PACOU) | 107 Bartholomew Street, Newbury, RG14 5DT, for Ressance land no 16 Limited | Application to determine if prior approval is required for a proposed: Change of use of existing Class E unit on ground floor to one 2 bedroom dwelling. |