**Minutes of a meeting of the Planning and Highways Working Group**

**held by Virtual Meeting on Zoom**

**21/06/2021.**

**Present**

Councillors; Nigel Foot (Chairperson); Martin Colston; Pam Lusby Taylor; Phil Barnett; Vaughan Miller; Roger Hunneman; Andy Moore; Jeff Beck; David Marsh; Billy Drummond

Martin Colston, entered at 19:29

**In Attendance**

Darius Zarazel, Democratic Services Officer

**271. Apologies**

Apologies were received from Gary Norman. He is substituted with Cllr Martin Colston.

Apologies were also received from Jo Day and Tony Vickers.

**272. Declarations of Interest and Dispensations**

The Democratic Services Officer declared that Councillors Phil Barnett, Jeff Beck, Andy Moore, Billy Drummond, Stephen Masters, 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, Billy Drummond, and Tony Vickers 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 Jeff Beck and Andy Moore who are Substitute Members 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.

**273. Minutes**

**Proposed:** Councillor Billy Drummond

**Seconded:** Councillor Jeff Beck

**Resolved:** That the minutes of the meeting of the Planning & Highways Working Group held on 01/06/2021, be approved, and signed by the Chairperson.

**274. Officers report on action from previous meeting:**

A) In response to the question by Councillor Vickers to WBC about the location of trials of reserved parking spaces for electric vehicles next to charging points, I have been informed that WBC are going to introduce dedicated parking bays for electric vehicles at the following locations:

• all four charge posts on Chesterfield Road

• all three charge posts on Craven Road

• one charge post on Rockingham Road o/s No 2

These parking restrictions will initially be on an experimental basis and during the first few months of operation WBC will invite comments from residents and users. Whether the restriction is made permanent will depend on the results of this consultation. NTC will be invited to consult on the legal order when it comes into force.

In addition, new electrical charging points will be installed at: Central South (KFC), the Library, and Northcroft Leisure Centre. These are planned to be operational in mid-July.

B) Next Committee meeting, on the 12th of July, the Committee will be invited to resolve to select an active travel route toward to the Town Centre for the instillation of wayfinding signage and approve expenditure for this. I have circulated WBC’s Local Cycling Walking & Infrastructure Plan (LCWIP). This will be used to select a priority route, specifically from Appendix B (page 36) onward, which depicts exact routes that could be used.

C) DSO to invite the owners of the proposed 5G tower on the corner of Link Road and St John’s Road to speak to the Committee.

**275. Questions and Petitions from Members of the Public**

There were none.

**276. Members’ Questions and Petitions**

Question received from Phil Barnett:

*“Residents and Councillors worked tirelessly in securing GATSO speed cameras at strategic positions along various roads some years ago. Now to find they are either rusted, unusable, or not even active for several years.   
Therefore, can Newbury Town Council’s Planning and Highways Working Group request West Berks Council’s highways department to reassure the public that active replacements will be installed and supplemented by the Thames valley mobile speed enforcement teams carrying out spot checks around these locations?”*

Response from the Chairperson:

“Thank you for this petition. I will request that the DSO write to the Highways Department of WBC for information about these cameras and to ask for reassurances that they will be replaced and inspected.”

Question received from Stuart Gourley:

*“Would NTC support the residents of Wheatsheaf Lane, off of Shaw Crescent, in lobbying WBC in requesting a review and potential implementation of the following improvements proposals to the junction of Wheatsheaf Lane with Shaw Road*

*1. Re-implementation of a single, keep clear, white line across the entrance to Wheatsheaf Lane, across the junction with Shaw Road*

*2. A Mirror or Visual Aid to support exiting Wheatsheaf Lane onto Shaw Road*

*3. Speed control review and implementation of traffic calming measures if required”*

Response from the Chairperson:

“This junction between Wheatsheaf Lane and Shaw Road is one that has caused a number of issues for the residents who live down the Lane. Accidents have occurred by cars pulling into the lane colliding with cars coming out of the lane, among other issues. We will write to WBC to request a review of the junction and look to get these sensible adjustments implemented.”

**277. Planning Application: Kennet Centre Redevelopment (21/00379/FULMAJ and 1/00380/FULMAJ)**

It was agreed that the previous comments made on the Kennet Centre Redevelopment were light on detail.

**Comments:**

Newbury Town Council wish to emphasise several points:

1. Hight of the buildings – We 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.
2. The lack of affordable housing – This 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.
3. Lack of parking spaces – 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.
4. Newbury Town Centre Masterplan – 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. We feel it is important to delay the decision on the planning application until the Newbury Masterplan exercise had reported at the end of July 2021.

DSO to send these comments to WBC and the Developers (Lochailort), and to ask the developers for information about any changes to the proposals and for the new visualisations that were requested. An update will be presented at the next meeting on the 12th of July.

**278. Schedule of Planning Applications**

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

**279. Schedule of Prior Approval Applications**

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

**280. Schedule of Licencing Applications**

Resolved that the observations recorded as Appendix 3 to these minutes be submitted to the planning authority.

**281. Town and Country Planning Act 1990**

Application No: 20/01775/FULD (Appeal reference: APP/W0340/W/20/3263493) for conversion of former Class B unit into 1no 2 bedroom single storey unit and 3no 1 bedroom two storey town houses with associated parking and amenity at Newbury Electrical Supplies, 50 Bartholomew Street, Newbury, RG14 5QF, for Bullfinch Homes Ltd.

Newbury Town Council’s Comments (submitted 02/09/2020): No objection.

**Comments:** That the Council continues to have ‘no objection’ and that this be sent to the Planning Inspectorate.

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

The current list of Section 215’s was received and noted by members.

Key updates included:

Item 1 – 41 Cheap Street

Would like to see action to approve the planning application and clarification on the status of the application.

Item 5 – Wharf Street

For the BID to pursue. A suggestion is to put the properties names on the bins and put the bins in the car park behind the museum. This will be raised at the Town Centre Working Group.

Item 7 – 40 Bartholomew Street

Would like to see the work finished. There are still structural issues with the facade. NTC to ask for a deadline for the completion of the works from WBC.

It was agreed to add the following lands/properties to the list:

* The land to the east of Fir Tree Lane and junction with London Road
* 380 London Road, Newbury, RG18 3AA
* Former Strada unit in the Market Place

**283. Management Companies**

Management Companies and their role in taking over developments and public opens spaces was discussed by members.

The point was raised that private ownership of public opens spaces is inequitable and does not provide democratic accountability. Public open spaces should be funded by, and accountable to, the public.

It was agreed that NTC would strongly object to management companies taking over public lands.

DSO to formulate the wording of a resolution that can be voted on at the next meeting.

**284. WBC Consultation: Highway Winter Service Plan**

The Councillors noted the Service Plan.

**Comments:** Although treating subway ramps are mentioned in the Service Plan, the Councillors agreed that they should be treated as a priority.

In addition, footpath treatment more broadly should also be considered as a higher priority.

**285. Update from the Sandleford Joint Working Group**

An update was received by members.

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

An update was received by members.

**287. Town Centre Working Group Update**

An update was received by members.

**288. Newbury Community Football Ground**

An update was received by members.

**289. Forward Work Programme for Planning and Highways Working Group**

Nothing else was added.

**There being no other business, the chairperson declared the meeting closed at 20:54 hrs.**

**Chairperson**

**APPENDIX 1**

**Planning and Highways Working Group**

**Schedule of Planning Applications 21/06/2021**

|  |  |  |  |  |  |
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| **Running Order** | **Resolutions** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** |
| 1. | No objection subject to a review after the end of the first year of operation, in late January 2022. | Adjacent Parish | [21/01079/COMIND](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01079/COMIND) | Newbury Racecourse, Racecourse Road, Newbury, RG14 7NZ, for Newbury Racecourse | Great Newbury Christmas Carnival (with attractions including market stalls, big-top, fairground rides, Christmas tree maze, ice-rink, Santa's grotto). Associated cut and fill works are also proposed to level the centre of the Racecourse. |
| 2. | No objection. | Clay Hill | [21/01272/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01272/HOUSE) | 62 Kiln Road, Newbury, RG14 2LS, for Mr J. Adams | Drop 5 kerbs to increase driveway entrance. |
| 3. | No objection. | Clay Hill | [21/01412/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01412/HOUSE) | 1 Newport Road, Newbury, RG14 2AW, for Mr A. Houghton | To build a single storey garage with single pitch roof at front of property, new hardstanding driveway and dropped kerb to the public highway. |
| 4. | No objection. | East Fields | [21/01211/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01211/HOUSE) | 5 Chesterfield Road, Newbury, RG14 7QB, for Mr & Mrs Richardson | Proposed two storey side extension and associated internal alterations. |
| 5. | No objection. | East Fields | [21/01371/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01371/HOUSE) | 76 Queens Road, Newbury, RG14 7PA, for Larner Sing LTD | Single storey kitchen/dining room extension. |
| 6. | No objection. | East Fields | [21/01468/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01468/HOUSE) | 3 St Johns Road, Newbury, RG14 7PY, for Mr & Mrs Lungu | Extend existing kitchen and dinning to rear of property. |
| 7. | No objection. | East Fields | [21/01426/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01426/HOUSE) | 18 Priory Road, Newbury, RG14 7QN, for Mr & Mrs Watt | Single storey rear extension. |
| 8. | No objection. | Speenhamland | [21/01435/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01435/FUL) & [21/01436/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01436/LBC2) | Swallow Chequers Hotel, 6 - 8 Oxford Street, Newbury, RG14 1JB, for Polar Ventures Ltd, c/o Chequeres Hotel Newbury | Proposed lift within an existing external courtyard, and amendments to external landscaping in courtyard garden, including the addition of decking and  pergolas. |
| 9. | No objection. | Wash Common | [21/01297/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01297/HOUSE) | 6 Oak Ridge Close, Newbury, RG14 6HX, for Mrs E. Kerr | Convert internal garage space into living accommodation. The new window and brickwork chosen will match the existing design, materials and colour of the  property windows. |
| 10. | No objection. | Wash Common | [21/01341/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01341/HOUSE) | 5 Bledlow Close, Newbury, RG14 6RX, for Mr & Mrs Gorbold | Two storey rear extension, single storey garage extension and alterations to existing front porch and rear storage. Additional alterations to fenestration,  external cladding material and internal alterations and associated works. |
| 11. | No objection. | West Fields | [21/01277/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01277/HOUSE) | 4 Strawberry Hill, Newbury, RG14 1XJ, for Mrs S. Knight | New window (ground floor east elevation). |
| 12. | No objection. | West Fields | [21/01228/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01228/FULD) | Phoenix Court, Bartholomew Street, Newbury, RG14 5QA, for Bullfinch Homes Ltd | Removal of double pitched roof and construction of new roof structure to incorporate two no. 1 bedroom apartments.  Resubmission of withdrawn application 20/02360/FULD to include two additional parking spaces. |
| 13. | No objection. | West Fields | [21/01316/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01316/HOUSE) | 1 St Georges Avenue, Newbury, RG14 5NX, for Mr J. Broughton | Replacing 1.22 metre garden fence at front of property with 1.22 metre picket fence between 1.35 metre brick piers. |

**APPENDIX 2**

**Schedule of Applications for Prior Approval**

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| --- | --- | --- | --- | --- | --- |
| **Running Order** | **Resolution** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** |
| 1. | No objection. | West Fields | [21/01290/PACOU](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01290/PACOU) | 1 Bolton Place, Newbury, RG14 1AJ, for Manlow Property | Conversion of the building with no changes to the elevations. Scheme has been designed so that the existing windows are used to provide adequate natural  light. The offices will be converted to two houses. Existing parking will be retained. |

**APPENDIX 3**

**Planning and Highways Working Group**

**Monday 21st of June 2021**

**Schedule of Licensing Applications**

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| --- | --- | --- | --- |
| **Resolutions** | **Licence** | **Applicant(S)** | **Premises** |
| No objection. | Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005  Premises Licence – New  Ref: **21/00338/LQN** | Applicant:  C&S Leisure Ltd  Location:  Unit 4A  The Kennet Centre  Newbury  RG14 5EN | **Proposal**:  Live and Recorded Music and Supply of Alcohol  Monday to Sunday 11:00 – 03:30  Performance of Dance Monday to Sunday 11:00 – 03:00  Provision of Late Night Refreshment  Monday to Sunday 23:00 – 03:00 |