MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON

MONDAY 09 JULY 2018 AT 7.30PM.

# 

# PRESENT

Councillors, Vera Barnett, Jo Day, Sam Dibas, Nigel Foot, David Harman, Roger Hunneman, Pam Lusby-Taylor (substitute), Ian Jee, David Marsh, Vaughan Miller, Andy Moore (Chairman) and Tony Vickers.

**In Attendance**

Tracy Predeth, Locum Chief Executive Officer   
Kym Heasman, Corporate Services Officer

**103. APOLOGIES**

Councillor Phil Barnet.

**104. DECLARATIONS OF INTEREST**

The Corporate Services Officer declared that Councillors Nigel Foot, David Marsh, 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.

**104. MINUTES**

**PROPOSED:** Councillor Vaughan Miller

**SECONDED:** Councillor Nigel Foot

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 4th December 2023, be approved, and signed by the Chairperson.

With a correction to minute: 88. Change of councillor name Tony Vickers to David Marsh.

**105. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC**

There were no questions or petitions from members of the public.

**106. MEMBERS’ QUESTIONS AND PETITIONS**

**Councillor Ian Gee asked the following question**:

*“Adjacent to No 2 Riverside Walk, the tarmac of this footpath is beginning to break up. This is due to 2 large Lime trees next to the path.*

*I believe that this section of the footpath and riverside has two separate authorities with levels of responsibility.*

*Is it possible to bring this problem up before NTC & WBC.*

*The Tarmac will need repairing/improving but the trees will probably need to be pollard/pruned or at least “topped” to prevent further expansion of the roots.*

*There has been already one accident involving a cyclist. Tree numbers; 201 & 202”*

**The Chairperson responded as follows**:

*“We have been in touch with West Berkshire Council regarding the cycle path as the path surface is their responsibility. We were awaiting the return of their lead officer on cycle paths who was on an extended Christmas break, and they are due to respond by the 12th of January about a solution. They will need to work with Newbury Town Council on the process due to the right of way going across Newbury Town Council land and the need to potentially cut back route systems from the trees to assist with this.*

*This matter should now be referred to the Community Services department to progress and report back to the CS Committee.”*

**107. SCHEDULE OF PLANNING APPLICATIONS**

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

Councillor Sam Dibas objected on the vote in relation to case no. 3, ref no. 23/02667/RESMAJ, History 2, Newbury Racecourse, Racecourse Road Newbury for David Wilson Homes Southern.

Councillor Tony Vickers abstained on the vote in relation to case no. 7, ref no. 23/02094/FULMAJ, The Mall, The Kennet Centre, Newbury for Lochailort Newbury Ltd

**108. SCHEDULE OF PRIOR APPROVAL APPLICATIONS**

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

**109. SCHEDULE OF LICENSING APPLICATIONS**

It was agreed that the following observation be submitted:

* **Premises Licence 14/00004/LQN (Variation) – Bills, 18 Market Place, Newbury.**Applicant: Bills Restaurants Ltd

No Comment – No evidence of new conditions for replacement at Appendix 2 of the application documents

**110. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE**

There was no Meeting of the WAP since the last committee meeting.

**111. UPDATE FROM THE NEIGHBOURHOOD DEVELOPMENT PLAN STREERING GROUP**

There has been no meeting of the steering group since the last committee meeting update.

A steering group meeting to be scheduled on ether 17th or 23rd January 2024.

**112.** **FORWARD WORK PROGRAMME FOR PLANNING AND HIGHWAYS COMMITTEE MEETINGS 2023/24**

It was agreed to request an Officer from WBC update the Committee on the Local Plan, ideally as part of the agenda scheduled for the meeting to be held Monday 29th January 2024.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20.49 HRS**

CHAIRPERSON

**APPENDIX 1**

**PLANNING AND HIGHWAYS COMMITTEE MEETING**

**SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

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| **RUNNING ORDER** | **RESOLUTION** | **APPLICATION**  **NUMBER** | **LOCATION AND APPLICANT** | **PROPOSAL** |
| 1 | No Objection. | [23/02777/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=23/02777/HOUSE) | Linden Priory Road Newbury for Mr and Mrs Van Zyl | Demolition of existing garage, chimney & outbuildings; loft conversion; two storey side extension; creation of annexe; alterations to existing windows & cladding |
| 2 | Objection/ comment:   1. Concerns around the implication to the wastewater/sewage system capabilities in the area. 2. Impermeable Materials being used. 3. Parking - New households to be provided with travel pack, for local area. 4. Sound proofing, as on very busy Junctions. | [23/02791/FULMAJ](http://planning.westberks.gov.uk/rpp/index.asp?caseref=23/02791/FULMAJ) | Sandleford Parade Newtown Road Newbury for | Phased planning application for the erection of two buildings comprising 18 no. flats and associated infrastructure and landscaping following the demolition of existing buildings |
| 3 | No objection / Comment: Members would like to see more provisions of Community Facilities in the development. | [23/02667/RESMAJ](http://planning.westberks.gov.uk/rpp/index.asp?caseref=23/02667/RESMAJ) | History 2 Newbury Racecourse, Racecourse Road Newbury for David Wilson Homes Southern | Application for Approval of Reserved Matters following Outline Approval 14/03109/OUTMAJ - Section 73: To vary condition 32: No more than 250 dwellings shall be completed prior to the completion and opening to traffic of a new bridge, to 421 dwellings. Of approved reference 09/00971/OUTMAJ for redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative and visitors facilities; new hotel and hostel; replacement children's nursery; permanent retention of the Mill Reef Stand; replacement maintenance buildings, yard and workshops; replacement golf club house and apartment, floodlit driving range and remodelling of golf course; up to 1,500 dwellings. Matters to be considered: Appearence, Landscaping, Layout And Scale. |
| 4 | No Objection | [23/02719/LBC](http://planning.westberks.gov.uk/rpp/index.asp?caseref=23/02719/LBC) | The Old Rectory and The Old Vicarage Church Road Shaw Newbury for Mr Chris Fitch and Ms Abby Llewellyn | Re-joining of The Old Vicarage and The Old Rectory to form one single dwelling through internal reconfiguration, and the replacement of existing windows and rooflight, and demolition of the existing outbuilding. |
| 5 | Objection / Comment:  Parking in accordance with comments submitted by Highways. | [23/02795/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=23/02795/FUL) | Boxshall Court Pound Street Newbury for Tompkins Rygole Ltd | Extension of existing building to form new 'zero carbon' residential accommodation, solar panel installation and associated works (Re-application following consent ref: 22/02930/FUL). |
| 6 | Support / Comment:   1. Members would like to see a condition put in place for the Maintenance of the redevelopment which includes the cleaning of bird fouled areas. 2. Members would like facilities for canal boat users to be considered, such as water access and waste rubbish. | [23/02875/REG3](http://planning.westberks.gov.uk/rpp/index.asp?caseref=23/02875/REG3) | Open Space South Of Canal and Adjacent Park Way The Wharf Newbury for West Berkshire Council | Improvement works to Wharfside and Peace Garden, including the extension of public realm in both areas, introduction of rain gardens. new porous (SUDS) ground surfaces and water edge treatment. Extension of Peace Garden to increase green space. Removal of some parking spaces and signage. Introduction of new Peace Garden sign. New lighting and seating across all the areas. Areas of natural play |
| 7 | Objection in line with previous comments submitted 07.11.2023. | [23/02094/FULMAJ](http://planning.westberks.gov.uk/rpp/index.asp?caseref=23/02094/FULMAJ)  Re-Consultation | The Mall The Kennet Centre Newbury for Lochailort Newbury Ltd | Full planning permission for the redevelopment of the Kennet Centre comprising the partial demolition of the existing building on site and the development of new residential dwellings (Use Class C3) and residents ancillary facilities; commercial, business and service floorspace including office (Class E (a, b, c, d, e, f, and g)); access, parking, and cycle parking; landscaping and open space; sustainable energy installations; associated works, and alterations to the retained Vue Cinema and multi storey car park. |

**APPENDIX 2**

**APPLICATION FOR PRIOR APPROVAL**

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| **RUNNING ORDER** | **RESOLUTION** | **APPLICATION**  **NUMBER** | **LOCATION AND APPLICANT** | **PROPOSAL** |
| 1 | No objection | [23/02783/PASSHE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=23/02783/PASSHE) | 8 Rokeby Close, Newbury for Mr & Ms Bui and Dao | Application to determine if prior approval is required for a proposed: Larger Home Extension; Proposed flat roof single storey rear extension. Dimensions 5.80m from rear wall, 2.87m maximum height, 2.40m eaves height. |
| 2 | Support | [23/02805/PASOL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=23/02805/PASOL) | Unit 13 Newbury Retail Park Pinchington Lane Newbury for Syzygy Renewables | Application to determine if prior approval is required for a proposed: Installation has been designed to minimise the visual impact to the surrounding area and are unlikely to be seen from ground level. All equipment other than the panels themselves will be installed out of sight. The roof areas will be utilised for the installation of panels with the following proposed system: 103.2 kwp (max 258 panels) east and west facing, some of which will be installed flat to the roof pitch and some of which will be ballasted to the flat part of the roof, pitched up at 10 degrees. The panels will not come within 1.5 meters of the roofs edge. The proposed use of installation is to generate renewable electricity for use within the building. The installation proposed will feed into one of the main supplies. The technology being installed aims to reduce carbon emissions and the impact of the building on the environment. The solar panels to be used in this project are dark blue/black, do not reflect light and have antiglare covering. In addition, the panels are static and have no moving parts, neither internally nor externally. The solar PV array will not generate noise. The proposed installation will be installed by a government certified (MCS) solar PV engineering contractor, who has undertaken numerous similar projects. The proposed installation will not alter or restrict the use of the building in any way whatsoever |