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

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

**11/07/2022 at 7:30pm/19:30.**

**Present**

Councillors; Nigel Foot (Chairperson); Jeff Beck; Jo Day; Jon gage; Roger Hunneman; David Marsh; Andy Moore; and Tony Vickers

**In Attendance**

Darius Zarazel, Democratic Services Officer (DSO)

**Present Virtually**

Councillor Phil Barnett and Pam Lusby Taylor.

**31. Apologies**

Apologies were received from Councillors Phil Barnett, Vaughan Miller, Gary Norman, Pam Lusby Taylor, and Billy Drummond who is substituted with Councillor Jon Gage.

Councillor Jon Gage apologies for arriving late to the meeting, at 19:48

**32. Declarations of Interest and Dispensations**

The Democratic Services Officer declared that Councillors Jeff Beck, David Marsh, Andy Moore, 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.

The Democratic Services Officer made the following statement on behalf of Councillor Tony Vickers who is a Member of West Berkshire Council’s Planning Committee and Jeff Beck and Andy Moore who are Substitute Members 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.”

**33. Minutes**

**33.1 Proposed:** Councillor Roger Hunneman

**Seconded:** Councillor Jo Day

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 20/06/2022, be approved, and signed by the Chairperson.

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

In response to the requests at the last P&H Committee meeting for 1) the Planning Authority to require that proposed and existing plans be present in the same document and 2) to inquire with WBC about applications requiring a schedule of amendments/key information in all larger applications, I received a response from the WBC Development & Regulations Department, circulated to members, which stated that, for point 1. the legislation does not permit any LPA under either national or local validation requirements to make such a request mandatory, and for point 2. that this request also cannot be mandatory. However, the LPA have a statutory obligation to keep a planning register and regularly update it, so if this is produced it will be made available.

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

**35. Members’ Questions and Petitions**There were none.

**36. Schedule of Planning Applications**

Resolved that the observations recorded as Appendix 1 to these minutes be submitted to the Planning Authority.

**37. Schedule of Licensing Applications**

Resolved that the observations recorded as Appendix 2 to these minutes be submitted to the Licencing Authority.

**38. ‘Hedgehog Highways’ as a Planning Requirement**

The Committee discussed the proposal to adopt a policy of requiring hedgehog friendly fencing in new developments that is being proposed in a national petition to Government, named “[Help save Britain’s hedgehogs with ‘hedgehog highways’!](https://www.change.org/p/help-save-britain-s-hedgehogs-with-hedgehog-highways)”.

**38.1 Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Tony Vickers

**Resolved:** To adopt a policy of requiring hedgehog friendly fencing in all housing developments. This fencing would include a 13 cm hole in the bottom of a fence that allows hedgehogs to move freely between gardens to find food and find a mate.

**38.2 Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Jon Gage

**Resolved:** To lobby West Berkshire Council to make Hedgehog friendly fencing a specific condition of the granting of planning permission for housing developments and look to get the need for hedgehog highways identified in the Local Plan.

It was also agreed that NTC would publicise this decision and encourage residents to put hedgehog highway holes in their existing fences.

**39. Preapplication consultations: Proposed Telecommunications Development**

The Committee discussed the three proposed 5G telecommunications apparatus at:

1) Kiln Road, Newbury, West Berkshire, RG14 2HE (E: 447809 N: 168081),

2) Turnpike Road, Newbury, West Berkshire, RG14 2ND (E: 448581 N: 168011), 3) Greenlands Road, Greenham, Newbury, West Berkshire, RG14 7JS (E: 447775 N: 166051).

The committee agreed to ask the developers why there is a need for a 5G mast at both Kiln Road and Turnpike Road.

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

The NDP Steering Group are running a pilot of the first public questionnaire. The purpose of this pilot is to ensure the questions are understandable and that the time to complete is not prohibitive. The results of this pilot will be discussed at their next meeting, on the 20th of July at 7:00pm/19:00.

The Chairperson, Councillor Nigel Foot, thanked all the members of the NDP Steering Group for their work on the questionnaire.

The DSO to circulate the pilot questionnaire with members of the Committee, with any comments being sent back to the DSO, as the Secretary of the NDP Steering Group.

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

The Committee received and noted an update from the WAP Committee.

Some key discussions from the last WAP Committee meeting were over the discussion over parking in planning policy, especially in regard to the policy requiring parking spaces for town centre developments – it was mentioned that this could be examined in the NDP.

The next WAP Committee meeting is scheduled to discuss the 93 + 11 homes at the Covered Reservoir, Bath Road, Speen, Newbury application and the Christmas Carnival application at Newbury Racecourse.

In addition, it was believed that the Eagle Quarter application (the Kennet Centre Redevelopment) is due to come to the WAP Committee in August.

**42. To Affix the Council’s Seal**

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Jon Gage

**Resolved:** That the Council signs and seals the lease of land at Lock Island.

**43. 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 21:20 hrs.**

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

**Chairperson**

**Appendix 1**

**Planning and Highways Committee Meeting**

**Schedule of Planning Applications**

**11/07/2022**

|  |  |  |  |  |  |
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| **Running Order** | **Resolutions** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** |
|  | We support the comments made by Speen Parish Council – specifically over the concerns about the bath road access junction.  In addition, the Council has further comment on the application:  1) The public open spaces in this application should be run and maintained by public bodies who are democratically accountable and funded through Council tax, not management companies who are not democratically accountable and are funded through fees from only those residents. Therefore we would like to see WBC own and manage this public open space, with the option of devolving this to the relevant Parish Council.  2) There is significant archaeological interest in the site due to its proximity to the 2nd Battle of Newbury. We would like to see more work done in regard to archaeology.  3) We would like to see this application require zero net carbon.  Cllr Tony Vickers abstained. | Adjacent Parish | [22/01235/RESMAJ](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01235/RESMAJ) | Covered Reservoir, Bath Road, Speen, Newbury, for David Wilson Homes (Southern) | Application for Approval of Reserved Matters following Outline Approval [17/02092/OUTMAJ](http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/02092/OUTMAJ) - [Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land] Reserved matters approval for the erection of 93 homes, with associated open space and other infrastructure. Matters to be considered: Access, Appearance, Landscaping, Layout and Scale. |
|  | No objection. | Clay Hill | [22/01408/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01408/ADV) | London Road Retail Park, London Road, Newbury, RG14 2BP, for London Road Ltd | Minor amendments to existing Totem 01 and replacement of Totem 02. |
|  | No objection. | East Fields | [22/01472/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01472/HOUSE) | 21 Abbots Road, Newbury, RG14 7QW, for Mr & Mrs Wigley | Ground Floor rear extension and First Floor extension over garage with dormer windows. |
|  | No objection. | East Fields | [22/01519/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01519/HOUSE) | 27 Porchester Road, Newbury, RG14 7QH, for Mr & Mrs Osmond | Single storey rear extension to create open plan kitchen dining room to include alterations to Utility Room and WC and insert two rooflights to existing roof, side window to internal room. |
|  | No objection. | Wash Common | [22/01415/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01415/HOUSE) | 16 Highfield Road, Newbury, RG14 7AQ, for Mr M. Burroughs | To build a timber structure (gazebo) with no roof at side of corner plot property. Structure would include cedar batons between vertical posts. Structure would be adjacent to boundary with Wendan Road. Dimensions to be 4.5 meters (L) by 3.1 meters (W) by 2.5 meters (H). |
|  | No objection. | Wash Common | [22/01479/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01479/HOUSE) | 8 Glendale Avenue, Newbury, RG14 6RU, for Mr & Mrs Storey | Two-storey side extension, alterations to driveway and associated works. |
|  | No objection. | Wash Common | [22/01512/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01512/HOUSE) | 299 Andover Road, Newbury, RG14 6PS, for Mr & Mrs Letters | Raising of roof to expand existing first-floor accommodation. Alterations including rendered exterior and new windows. |
|  | No objection. | Wash Common | [22/01488/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01488/HOUSE) | 5 Heyward Gardens, Newbury, RG14 6AQ, for Mr & Mrs McCurtin | Section 73: Variation of condition 2 (Approved Plans) of previously approved application [21/02942/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02942/HOUSE): Section 73: Variation of Condition 2 (Approved Plans) of previously approved application ([21/01571/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01571/HOUSE)): Extension of existing kitchen dining area and conversion of existing garage to bicycle/BBQ store and utility room. |
|  | No objection. | Wash Common | [22/01556/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01556/HOUSE) | 11 Valley Road, Newbury, RG14 6ET, for Mr & Mrs Conlon | Proposed single storey rear extension replacing existing PVCu conservatory and single storey rear kitchen extension. |
|  | No objection. | West Fields | [22/01402/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01402/HOUSE) | 16 Salcombe Road, Newbury, RG14 6ED, for Mr & Mrs Cameron | Demolition of existing garage and erection of part two-storey, part single-storey side extension. |
|  | No objection. | West Fields | [22/01430/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01430/ADV) | 10 Bartholomew Street, Newbury, RG14 5LL, for Mr A. Goksel | 1 Illuminated external signage fascia. 1 Projecting hanging sign. |
|  | Objection subject to the non-resolution of the car parking issue.  In addition, we would like to see a contribution to the Car Club & a dedicated space on site. | West Fields | [22/01502/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01502/FULD) & [22/01503/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01503/LBC2) | 77 - 78 Northbrook Street, Newbury, RG14 1AE, for Munro Properties Ltd | Converting upper floors of 2 connected properties (of which no 77 is grade 2 listed) to provide 4 x 2 self contained flats with associated bin store and bike store. Adapting existing entrance to provide new entrance doors and pitched roof over. Adapting 2 rear windows at first floor level with glazed double doors over. Adapting 2 rear windows at first floor level with glazed double doors to access the existing roof terrace. |
|  | No objection. | West Fields | [22/01506/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01506/LBC2) | Park Street Offices, Northbrook Court, Park Street, Newbury, RG14 1EA, for Mathewson Waters Architects | Installation of CCTV cameras to interior and exterior of curtilage-listed building. |
|  | No objection. | West Fields | [22/01560/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01560/FUL) | Bridge House 105B, Northbrook Street, Newbury, RG14 1AA, for Newbury Building Society | Replacement shopfront and renovation. |

**Appendix 2**

**Planning and Highways Committee Meeting**

**Schedule of Licensing Applications**

**11/07/2022**

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| **Resolutions** | **Licence** | **Applicant(S)** | **Premises** |
| No objection. | Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005  Premises Licence – variation  Ref: **22/00671/LQN** | **Applicant:**  Goat on the Roof | **Location:**  1 Bridge Street, Newbury, Berkshire, RG14 5BE  **Proposal**:  Addition of off sales to existing supply of alcohol hours of 12:00 – 23:00  Addition of New Year’s Eve Seasonal Variation. |