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

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

**14/02/2022 at 7:30pm/19:30.**

**Present**

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

**In Attendance**

Darius Zarazel, Democratic Services Officer

**163. Apologies**

Apologies received from Councillors Gary Norman and Tony Vickers.

**164. Declarations of Interest and Dispensations**

The Democratic Services Officer declared that Councillors Phil Barnett, Jeff Beck, David Marsh, Andy Moore, and Billy Drummond 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 Councillor Phil Barnett who is a 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.”

**165 Minutes**

**165.1 Proposed:** Councillor Roger Hunneman

**Seconded:** Councillor Andy Moore

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 24/01/2022, be approved, and signed by the Chairperson.

Councillor Jeff Beck abstained.

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

A) On Councillor Phil Barnett’s Question on what WBC are doing to reduce car usage during school runs, they are operating a pilot scheme called the ‘School Streets project’. This is a pilot project to encourage active travel and discourage car usage for the school run. The results of this pilot are being presented to the Transport Advisory Group who will make a decision in September 2022 as to whether this will be permanently implemented.

B) On Councillor Stuart Gourley’s question on pollution from the London Road Lidl spilling into the adjacent waterway, the WBC Planning Enforcement team responded to a complaint related to the Lidl development late Christmas eve. They worked with the site management team at the board level and specialist officers from other departments within WBC in conjunction with other agencies and bodies, including the Environment Agency, Natural England, and the Canal and River Trust. The Case Officer is assured that this multi-agency approach ensured that all necessary action was taken in a timely manner and resulted in an appropriate outcome.

C) West Berkshire Council responded to Councillor Nigel Foot’s motion on requesting safe late night travel under public safety as a licencing requirement. In summation, “WBC do not feel that [they] can amend the WBC Statement of Licensing Policy as requested by NTC … [as the request] is not directly linked to the public safety objective [as it targets employee safety which is covered under separate legislation], and they cannot impose blanket conditions on all similar applications”.

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

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

*“Can this Planning and Highways Committee of Newbury Town Council request the local delivery office of Royal Mail to explain why so many Newbury residents have been waiting for local mail to arrive in some cases over 18 days?”*

Response from the Chairperson:

“Thank you for this question. As this issue has been reported by Newbury residents, I will request that the Council write to the local delivery office for the Royal Mail to inquire if they are aware that has been reported and then if this can be resolved.”

**168. Schedule of Planning Applications**

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

**169. Schedule of Licensing Applications**

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

**170. Replacing Soft Verges with a Pebble Dashed Surfaces**

The Committee agreed to send the following soft verge locations in the Turnpike Estate for pebble dashing to WBC:

* Avon Way
* Gaywood Drive
* Curling Way
* Oakley Road
* Cresswell Road
* Birchwood Road
* Ashwood Drive
* Audley Close
* Sorrel Close
* Hopwood Close
* Hedgeway
* lime Close
* Fir Tree Lane

Grasscrete was suggested as being a potential material used for converting these soft verge locations.

**171. Consultation: WBC Proposed Highway Alterations on Andover Road**

The Committee agreed to send the following comments to WBC in response to the consultation:

* The Committee welcomed the scheme, especially regarding the alterations to the cycle lane.

**172. Consultation: WBC Permit Scheme Variation Consultation**

The Committee agreed to send the following comments to WBC in response to the consultation:

* The Committee would like a WBC Officer to present to the Committee on this variation to explain the change.

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

An update on Newbury’s Neighbourhood Development Plan (NDP) was received and noted by members.

It was noted that the Steering Group is producing the NDP’s Vision and Objectives prior to them going out to public consultation.

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

An update from the SJWG was received and noted by members.

The Department for Levelling Up, Housing, & Communities has confirmed that the decision on the Sandleford Appeal has been delayed and will now be issued on or before the 28th of March 2022.

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

An update from the WAP Committee was received and noted by members.

No Newbury items were on the upcoming meeting’s agenda.

**176. Newbury Community Football Ground**

No further update was received beyond the discussed held on item 1 of Appendix 1 to these minutes.

**177. 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 21:40 hrs.**

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

**Chairperson**

**Appendix 1**

**Planning and Highways Committee Meeting**

**Schedule of Planning Applications**

**14/02/2022**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Running Order** | **Resolutions** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** |
| 1. | Objection based on:  - The application is for a standalone site, but the sites justification was for a replacement for the Faraday Road site.  - the applicants don’t mention the impact it will have on surrounding buildings & residents (on the surgery for example)  - the transport statement is still not reflective of the sites position  - the 30 car parking spaces at the Rugby club are insufficient  In addition, some objections from NTCs previous objections remain:  - The site does not have scalability to higher steps (beyond step 4)  - Therefore, it is not a like-for-like replacement for the site at Faraday Road  - it does not meet NTCs strategy of being within short walking distance from the Town Centre, meaning that businesses are unlikely to benefit from increased footfall  - we would like to see plans for the development of Faraday Road considered alongside this proposed replacement site.  Cllrs Phil Barnett and Jeff Beck abstained. | Adjacent Parish and Wash Common | [21/02173/COMIND](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02173/COMIND) | Newbury Rugby Football Club, Monks Lane, Newbury, RG14 7RW, for Alliance Leisure Services | The proposed development is for a single storey sports pavilion building and car park providing facilities and social space to support a proposed artificial turf pitch, F2(C). The proposed artificial turf pitch forms part of this application and includes fencing, storage, spectator seating and artificial lighting. The building will provide approximately 400m² of internal floor space of use class F2(B).  **Amended:**  Additional drawings/amended plans for the above application have been received by WBC. The main changes to the application include:   * Clarification provided to the Noise Impact Assessment and Transport Statement outlining and ensuring an assessment of the facility's ability to accommodate the FA's Step 4 grading. * An amended Noise Impact Assessment and amended Transport Statement submitted * Additional information submitted to address recommended conditions:   - BREEAM Pre-Assessment Report  - A WBC Supplementary Statement (benefits and BREEAM) has been submitted  - Diverted SW Sewer plan and photographs submitted  - Construction Method Statement  - Drainage General Arrangement Plan  - Drainage Construction Details  **Previous NTC Comments:**  Comment submitted on 15/09/2021  Objection based on:  1) Failure to give adequate  information about: noise  pollution, light pollution, its  impact on trees, transport  (including active travel), impact  on parking, and the facilities  scalability (to higher ‘steps’)over  time.  2) It is not a like-for-like  replacement of the Faraday  Road site: this proposed site is  limited to Step 4, Faraday Road  has the potential to go to Step 2.  3) The sports hub is unambitious  on BREAM rating.  4) There are factual inaccuracies in  the planning documents. For  example, the site is within the  Newbury Settlement boundary  but is not described as such (on  page 6 of the Design and Access  statement).  Cllr Jeff Beck abstained.  Comment submitted on 17/11/2021  Objection in line with previous NTC objection. However, on point 1, the Council remained concerned about noise pollution, light pollution, impact on trees, parking, and the facilities scalability (to higher ‘steps’) over time despite the amended documents.  In addition, we object based on:  - The proposed parking at Newbury College is undesirable and the number of spaces available are still inadequate.  - It doesn’t meet NTC strategy aims of being within short walking distance from the Town Centre, meaning that town businesses are unlikely to benefit from increased football, and the site footprint is small, limiting the site to Step 4 and thus removing aspirations for senior teams to progress.  - Would like to see plans for the development of Faraday Road considered alongside this proposed replacement site.  Cllr Tony Vickers, Phil  Barnett, and Jeff Beck  abstained. |
| 2. | No objection. | Clay Hill | [22/00028/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00028/HOUSE) | 29 Wyndham Road, Newbury, RG14 2NJ, for Mr & Mrs Davies | Two single storey rear and side extensions. |
| 3. | No objection. | Clay Hill | [22/00147/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00147/HOUSE) | 65 Shaw Road, Newbury, RG14 1HG, for Mr J. Watts | Proposed removal of the existing single storey flat roof on rear extension and replace with a natural slate roof incorporating two conservation roof windows. Minor internal alterations to ground floor shower room and insertion of first floor bathroom window. |
| 4. | No objection. | Clay Hill | [22/00204/COMIND](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00204/COMIND) | London Road Retail Park, London Road, Newbury, RG14 2BP, for London Road Limited | Section 73: Variation of Condition 8 (Customer Opening Hours) of previously approved application [20/01498/COMIND](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01498/COMIND): Demolition of former public house (Class A4) and existing retail unit (Class E); erection of single storey building for use as a foodstore (Class E), together with associated access and servicing arrangements; reconfigured car park layout; enhanced landscaping; including a new pocket park adjacent the London Road, and associated works. |
| 5. | No objection. | Clay Hill | [22/00269/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00269/LBC2) | 65 Shaw Road, Newbury, RG14 1HG, for Mr J. Watts | Removal of single storey flat roof on rear extension and replace with a natural slate roof incorporating two conservation roof windows. Minor internal alterations to ground floor shower room and insertion of first floor bathroom window. |
| 6. | No objection. | East Fields | [22/00121/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00121/HOUSE) | 119 Boundary Road, Newbury, RG14 7NT, for Mr Silva | Single Storey Rear Extension and Loft conversion with Rear Dormer. |
| 7. | No objection. | East Fields | [22/00196/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00196/FUL) | Audrey Needham House, 29 Victoria Grove, Newbury, RG14 7RB, for John Rowan and Partners | A new lift shaft extension is being proposed to be installed on to the right flank elevation of the building to provide residents with a secondary lift. As the lift intends to serve all floors, the lift shaft will also extend upwards and will connect to existing communal landings and top floor plant room with these being slightly extended. This plant room will be altered internally to accommodate to the proposed lift. |
| 8. | No objection. | Speenhamland | [22/00051/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00051/HOUSE) | 1 Chestnut Crescent, Newbury, RG14 1LG, for G. Austin and S. Davies | Demolish existing out house/utility. Construct new single storey rear extension. |
| 9. | No objection. | Wash Common | [22/00029/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00029/HOUSE) | 4 Chiltern Close, Newbury, RG14 6SZ, for Mr & Mrs Hipsey | Proposed single storey utility room extension. |
| 10. | No objection. | Wash Common | [21/03196/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/03196/HOUSE) | 48 Wendan Road, Newbury RG14 7AF, for Mr & Mrs Harvey | Single and Two Storey Front Extensions. |
| 11. | No objection. | Wash Common | [22/00070/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00070/FUL) | 61 and 63 Kingsbridge Road, Newbury, RG14 6DY, for Mrs Creteur and Young | Single storey rear extensions to no.'s 61 and 63 Kingsbridge Road, Newbury. |
| 12. | Objection based on:  - the access on Dormer Close potentially causing traffic issues  - the 2 proposed northern houses being too close to neighbours and thus being overbearing  Comment: Sovereign should rethink the proposal.  Cllrs Vaughan Miller and Jo Day abstained. | Wash Common | [22/00086/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00086/FULD) | Newbury House, 237 and 235 Andover Road, Newbury, RG14 6NG, for Sovereign Housing Ltd | Demolition of existing 2 bedroom bungalow (no. 235 Andover Road) along with existing garage, and erection of 4no. four-bedroom dwellings, external alterations to Newbury House, new vehicular access from Dormer Close, and, associated landscaping. |
| 13. | No objection. | Wash Common | [22/00083/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00083/HOUSE) | 103 Newtown Road, Newbury, RG14 7EA, for Mr R. Alex | Demolish existing rear conservatory and ground floor rear extension. |
| 14. | No objection. | Wash Common | [22/00179/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00179/HOUSE) | 1 Moreton Mews, Andover Road, Newbury, RG14 6BT, for Mr S. Hill | Change of use (garage to Accommodation) and provision of an additional parking space. |
| 15. | No objection. | Wash Common | [22/00247/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00247/HOUSE) | 11 Elizabeth Avenue, Newbury, RG14 6HA, for Mr & Mrs Jezzard | Two Storey Side Extension and Single Storey Rear Extension. |
| 16. | No objection. | Wash Common | [22/00209/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00209/HOUSE) | 8 Bruan Road, Newbury, RG14 7AU, for Mr & Mrs Brooks | Proposed conversion of roofspace, with flat roof dormer and new gable to rear hipped roof. Proposed single storey front extension to form kitchen and dining room. Proposed single storey side extension to create new entrance following demolition of existing garage store. |
| 17. | No objection. | West Fields | [22/00084/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00084/FULD) & [22/00085/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00085/LBC2) | 6 Cheap Street, Newbury, RG14 5DD, for Feltham Construction Ltd | Change of use of existing building in office use to 8 No. 1 bed student bedsits with associated shared amenity space. |
| 18. | No objection. | West Fields | [21/02242/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02242/HOUSE) | 40 Gloucester Road, Newbury, RG14 5JR, for Mr P. Weaving | Two Velux windows to serve loft conversion. |
| 19. | No objection. | West Fields | [22/00231/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00231/HOUSE) | 84 Craven Road, Newbury, RG14 5NP, for Mr & Mrs Cox | Demolish existing rear conservatory. Erect single storey rear and side wrap-around extension. Convert the existing loft space extending the roof with rear hip to gable roof extension. |

**APPENDIX 2**

**Planning and Highways Committee Meeting**

**Schedule of Licensing Applications**

**14/02/2022**

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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: **22/00088/LQN** | **Applicant:**  Lumber Distillers Limited | **Location:**  29 Parkway Shopping Centre,  Middle Street,  Newbury,  RG14 1AY  **Proposal**:  Supply of alcohol (on and off sales) Sunday to Wednesday 09:00 – 22:30, Thursday to Saturday 09:00 – 23:30  Late Night Refreshment Thursday to Saturday 23:00 – 23:30 |