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

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

**07/03/2022 at 7:30 pm/19:30.**

**Present**

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

**In Attendance**

Hugh Peacocke, Chief Executive Officer

**178. Apologies**

Apologies received from Councillors Gary Norman, Tony Vickers, Vaughan Miller, and Billy Drummond.

**179. Declarations of Interest and Dispensations**

The Chief Executive Officer declared that Councillors Phil Barnett, Jeff Beck, David Marsh, and Andy Moore 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. Councillor Phil Barnett is also a Member of Greenham Parish Council.

The Chief Executive Officer made the following statement on behalf of Councillor Phil Barnett who is a Member 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.”

**180. Minutes**

**180.1 Proposed:** Councillor Phil Barnett

**Seconded:** Councillor Jeff Beck

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 14/02/2022, be approved, and signed by the Chairperson.

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

Great Western Railways had to cancel their presentation on the Newbury Station redevelopment and reschedule. Possible dates are being discussed.

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

**182. Members’ Questions and Petitions**Question received from Andy Moore:

“*Noting the rather poor state of the frontage of Mill Reef House on Cheap Street, will this Council please write to the owners/managers and ask what plans they have to improve matters.*”

Response from the Chairperson:

“Thank you for this question. The Council will write to the owners/managers of the property, advising them that concerns were raised regarding the frontage of the building and ask what plans they have to improve matters and report their answer back to this Committee.”

**183. Schedule of Planning Applications**

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

Regarding Item No. 6 in Appendix 1: Application Ref. No. [21/03132/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/03132/HOUSE)

at 14 Lime Close, Newbury, RG14 2PW, for Mr P. Kuzdak

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Phil Barnett

**Resolved:** That this Council requests the planning Authority to take enforcement proceedings in this matter, regarding the unauthorised development which has been carried out without planning permission.

**184.** **Schedule of Licensing Applications**

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

**185. Motion Received from Councillor Tony Vickers**

The Committee discuss the motion proposed by Councillor Tony Vickers and agreed to resolve the following amended motion:

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Jeff Beck

**Resolved:** “To ask West Berkshire Council, as the Lead Local Flood Authority, whether they will enable a Flood Forum for the Greater Newbury area to be established, inviting to the Forum representatives of all surrounding parish councils and other interested organisations and individuals, and to request that the three Flood Authorities (West Berkshire Council, Environment Agency, and Thames Water) attend and support such a forum.”

**186. Update from the Canal Corridor Working Group**

The minutes of the last meeting of the CCWG, on the 22/02/2022 was received and noted.

It was agreed to write to West Berkshire district council regarding the trees and branches overhanging the river Kennet at Northcroft.

**187. Update from the Town Centre Working Group**

The minutes of the last meeting of the TCWG, on the 17/02/2022, was received and noted.

**188. Town Centre Masterplan**

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor David Marsh

**Resolved:** That Newbury Town Council supports the Newbury Town Centre Masterplan and looks forward to working with the District Council and other partners to deliver the objectives agreed in the Masterplan.

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Andy Moore

**Resolved:** That the Council asks West Berkshire District Council to prioritise pedestrianisation in the Town Centre, in line with the objectives in the Council Strategy.

(It was agreed that the Council’s dual-hatted members should pursue this at District Council level)

**189. West Berkshire Council’s Enhanced Partnership (EP) Plan and Scheme for the Bus Service Improvement Plan (BSIP)**

The EP Plan and EP Scheme for the WBC BSIP was noted by the Committee.

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

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

The next NDP Steering Group meeting is scheduled for the 22/03/2022 at 7:00 pm via zoom. This meeting is open to the press and public and the Zoom link can be found on the [NDP Steering Group section of the NTC website](https://newbury.gov.uk/ndp/ndp-steering-group/).

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

It was noted that the decision of the secretary of State was due by 28 March, 2022.

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

There was no meeting of the WAP Committee held since the last meeting of this Committee.

**193. Newbury Community Football Ground**

It was noted that the District planning committee had resolved to grant permission for the Monk’s Lane proposals. Members said that there may be a legal challenge against this decision.

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

No further items were added to the Forward Work Programme.

It was agreed to add the following item to the Forward Work Programme for Monday 28th of March 2022: Rail Station presentation.

**There being no other business, the Chairperson declared the meeting closed at 21:21 pm**

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

**Chairperson**

**Appendix 1**

**Planning and Highways Committee Meeting**

**Schedule of Planning Applications**

**07/03/2022**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Running Order** | **Resolutions** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** |
| 1. | The Council supports this proposed development | Adjacent Parish | [22/00101/COMIND](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00101/COMIND) | Land To North of Spring Gardens Newbury, Newbury, RG20 0PR, for Calleva Community Energy Ltd | Proposed solar photovoltaic farm and associated infrastructure with ancillary equipment including substation, security cameras, deer fence, attenuation basin, access track and soft landscaping scheme. |
| 2. | No objection | Adjacent Parish | [22/00252/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00252/HOUSE) | 18 Speen Lane, Newbury, RG14 1RW, for Mr T. Patten | Addition of a 1.90 metre side gate and supporting brick columns. Addition of cedar trellis to existing boundary wall on side and front of property. |
| 3. | No objection | Clay Hill | [22/00091/COMIND](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00091/COMIND) | 31 Turnpike Road, Newbury, RG14 2NX, for Grass Valley Ltd | Installation of security barriers/gates at the entrance to the site to prevent vehicle access. This will be at least 15 metres inside the entrance of the site and from Turnpike Road that runs in front of the site. They will be double leafed manual barriers/gates opening inwards. We would like these installed for security of our site out of normal working hours. |
| 4. | The Council objects to the appearance and the colour scheme proposed for this development. | Clay Hill | [22/00161/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00161/FUL) | Newspaper House, Faraday Road, Newbury, RG14 2DW, for Cinch Self Storage | Recladding the existing building. Installation of drive-up storage units in the rear car park/service yard. Change of use from class B2 Industrial with B2 (a) Office to B8 Storage. |
| 5. | No objection | Clay Hill | [22/00363/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00363/HOUSE) | 32 Regnum Drive, Newbury, RG14 2HF, for Mr Broom-Edwards | Loft extension (hip to gable roof). |
| 6. | Strongly object:  Objection due to the overbearing  of the neighbours causing privacy  concerns and the noise caused by  the metal staircase.  Ask PA to take enforcement action in this matter. | Clay Hill | [21/03132/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/03132/HOUSE) | 14 Lime Close, Newbury, RG14 2PW, for Mr P. Kuzdak | Partial Retrospective: Retention of existing metal staircase to side gable end wall and addition of proposed privacy screen.  **Amendment:**  Amendment to include close-boarded black trellis on all sides of the existing staircase railings in the interests of increasing the level of screening afforded and reduce the impact through overlooking/perception of movements. This trellis would support climbing plants in the longer term to soften the appearance.  **Previous NTC Comment:** Objection due to the overbearing  of the neighbours causing privacy  concerns and the noise caused by  the metal staircase. |
| 7. | No objection | East Fields | [22/00336/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00336/HOUSE) | 15 Greenlands Road, Newbury, RG14 7JS, for Mrs O. Hunter | Formation of new single story rear extension and new first floor rear extension over part ground floor with associated internal alterations, extended dropped kerb and parking for three cars. |
| 8. | No objection | East Fields | [22/00481/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00481/HOUSE) | 43 Priory Road, Newbury, RG14 7QT, for Mr & Mrs Brown | Single Storey Rear Extension. |
| 9. | There is not enough information in this application for the Council to comment. Should the applicant submit additional information, the application should be referred back to this Council for comment. | Speenhamland | [22/00068/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00068/LBC2) | 18 The Broadway, Newbury, RG14 1AU, for Mr T. Stevens | This application covers the replacement large window at the front of the property. The existing window has a large crack and on inspection, the aluminium frame has twisted and also needs to be replaced. We seek approval to replace with a hardwood window frame and new window. The quote provided moves the opening from a single large frame to two half windows with a wooden divider between the two as per the diagram. |
| 10. | No objection, provided the proposed development does not encroach on neighbouring properties. | Speenhamland | [22/00460/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00460/HOUSE) | 18 Chaucer Crescent, Newbury, RG14 1TR, for Mr & Mrs Compton | Demolition of existing conservatory and replacement with single storey rear extension including part conversion of garage to habitable space for family accommodation with internal alterations. |
| 11. | The Council has no objection to the principle of this proposal. However,  there is not enough information in this application for the Council to comment any further. Should the applicant submit additional information, the application should be referred back to this Council for comment. | Speenhamland | [22/00465/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00465/FUL) | The Pilgrims Guest House, 33 Oxford Road, Newbury, RG14 1XB, for Mr K. Jeshua | Change of use from C1 to C2 without changing the structure of the building. |
| 12. | No objection | Wash Common | [22/00270/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00270/HOUSE) | 10 Enborne Gate, Newbury, RG14 6AZ, for Mr & Mrs Birch | Garage conversion and small extension to front of garage to form an office. |
| 13. | No objection | Wash Common | [22/00281/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00281/HOUSE) | 31 Paddock Road, Newbury, RG14 7DL, for Mr & Mrs Rawlings | Front, side and rear single storey extensions. |
| 14. | 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 HMO for seven occupants. |
| 15. | No objection | West Fields | [22/00234/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00234/FUL) | 40 Gloucester Road, Newbury, RG14 5JR, for Mr P. Weaving | Two Velux windows to serve loft conversion. |
| 16. | No objection | West Fields | [22/00333/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00333/HOUSE) | 78 West Street, Newbury, RG14 1BD, for Mr E. Westmacott | Proposed single storey rear extension. |
| 17. | No objection | West Fields | [22/00306/CERTE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00306/CERTE) | 6 West Mills, Newbury, RG14 5HG, for Rivar Ltd | The flat on the first and second floor of 6 West Mills should be changed to 'Apartment 6-West Mills' in order to obtain BT broadband. |
| 18. | The Council sees no justification for the removal of the condition and objects to this application. | West Fields | [22/00331/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00331/FULD) | 3 Toomers Wharf, Canal Walk, Newbury, RG14 1DY, for Artium Developments | Section 73a: Removal of Condition 11 (Requirement to fulfil Level 3 of the Code for Sustainable Homes) of planning permission [13/02976/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=13/02976/FULD): Creation of 2 x one bedroom apartments following erection of 3 storey extension. |
| 19. | There is not enough information in this application for the Council to comment. Should the applicant submit additional information, the application should be referred back to this Council for comment. | West Fields | [22/00385/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00385/HOUSE) | 100 Craven Road, Newbury, RG14 5NP, for Mrs M. Bailey | Single storey side extension with glazed roof and new Oriel window to rear. |
| 20. | No objection | West Fields | [22/00389/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00389/LBC2) | 40 Bartholomew Street, Newbury, RG14 7BE, for Rufus Publications | Internal alteration with the ground floor of 40 Bartholomew street to form Office accommodation for Rufus Publication and a coffee shop to the front of the building to be called the Rufus Coffee House. |
| 21. | No objection | West Fields | [22/00464/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00464/FULD) | 9 St Michaels Road, Newbury, RG14 5PT, for Mr I. Smith | Erection of a new dwelling attached to the side of No. 9 St Michael's Rd, to replace existing garage building. |

**APPENDIX 2**

**Planning and Highways Committee Meeting**

**Schedule of Licensing Applications**

**07/03/2022**

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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: **22/00171/LQN** | **Applicant:**  SKMA Foods Ltd | **Location:**  Sushizen,  16 Bartholomew Street,  Newbury,  Berkshire,  RG14 5LL  **Proposal**:  New Premises Licence for Supply of alcohol (on and off sales) Monday to Sunday 12:00 – 22:45. |