

**Minutes of a meeting of the Planning and Highways Committee held in the Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury on Monday 28<sup>th</sup> October 2019 at 7.30 pm.**

**Present**

Councillors Phil Barnett; Nigel Foot; Roger Hunneman; Pam Lusby Taylor; Vaughan Miller; Andy Moore; Gary Norman (Chairperson); Tony Vickers.

**In Attendance**

Hugh Peacocke, Chief Executive Officer  
Kym Heasman, Corporate Services Officer

**74. Apologies**

Apologies: Councillor Jeff Beck  
Absent: Councillor Stephen Masters.

**75. Declarations of interest**

The Chief Executive Officer declared that Councillors Phil Barnett, 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 Chief Executive Officer made the following statement on behalf of Councillors Phil Barnett and Tony Vickers who are 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."

**76. Election of chairperson and vice-chairperson**

It was proposed by Councillor Tony Vickers and seconded by Councillor Vaughan Miller that Councillor Gary Norman be elected Chairperson of the Planning & Highways Committee. There were no other nominations.

**Resolved:** That Councillor Gary Norman be elected as Chairperson of the Planning & Highways Committee for the remaining 2019/2020 Municipal year.

Councillor Gary Norman presided over the remainder of the meeting.

It was proposed by Councillor Gary Norman and seconded by Councillor Roger Hunneman that Councillor Nigel Foot be elected Vice-Chairperson of the Planning & Highways Committee.

**Resolved:** That Councillor Nigel Foot be elected Vice-Chairperson of the Planning & Highways Committee for the remaining 2019/2020 Municipal year.

## 77. Minutes

The Chief Executive Officer made the following comments regarding actions from the previous meeting:

- **Minute No.62:** Speen Moors Footpath - PR was issued stating that repairs were required in the interests of public safety. However, works could be delayed if the bridge and barriers are vandalised.
- **Minute No. 62:** The Court House and 20 Mill Lane - Committee members will receive a presentation from the developers at the meeting of the Planning & Highways Committee on Monday 9<sup>th</sup> December.
- **Minute No. 63:** Councillor Phil Barnett's Question - response was received from West Berkshire Council regarding the empty properties. Noted that they are holding a 'New in Newbury' conference on Monday 11<sup>th</sup> November.
- **Minute No. 64:** Hutton Close Redevelopment - response from David Wilson Homes, they allow contribution of £1000 per development, for community projects in the area of the development.
- **Minute No. 71:** BT Phone box (Shaw Road) - response to the consultation was submitted requesting that the phone box should be retained under BT reasonable Criteria, as there is a new housing development being developed in this area. It is also a very busy road and members feel that this service should be retained.
- **Minute No. 62:** BT Tower – BT advised that this matter would be considered by their infrastructure review team in November. The meeting asked the CEO to write to BT requesting permission to attend that meeting to make BT aware of the Council's views in this matter.

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Roger Hunneman

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 7<sup>th</sup> October 2019, be approved and signed by the Chairperson, with the amendment of Councillor Chris Foster's noted apologies.

**78. Questions and petitions from members of the public**

There were none.

**79. Members' questions and petitions**

Councillor Nigel Foot asked the following question:

“At a recent Town Council Surgery, two residents of Horseshoe End, Greenham, mentioned a problem young people with mopeds using the footpath. This footpath is heavily used by pedestrians and local residents are concerned that someone could be knocked over and injured by a moped. As winter approaches, this is even more of a concern as the footpath is unlit. We understand that there is a plan by West Berkshire Council to place anti-motorbike gates at either end of the path. Could we ask the Chief Executive Officer to make enquiries to WBDC to check if this plan is in place and to ask that it is implemented with all possible haste”.

Chairperson replied with the following answer:

“We can ask the Chief Executive Officer to write a letter to West Berkshire District Council to get an up-date on this matter”.

Councillor Philip Barnett asked the following question:

“In view of over 12 empty properties in Argyle Road under the ownership of Essex Wynter Trust, can this Planning & Highways meeting of Newbury Town Council write to the said Trust requesting what were their plans to encourage tenants to occupy these empty properties.”

Chairperson replied with the following answer:

“We can send a letter to the Trust requesting details of their plans to encourage tenants to occupy these empty properties. We would like to see the properties in occupation as soon as possible, having regard to the current housing needs in this area.”

**80. Schedule of planning applications**

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

In considering the following application, Councillor Tony Vickers voted to abstain in the decision: **19/01883/FULD**

**81. Schedule of planning decisions**

Information was received and noted by the Committee.

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

**Planning Appeal re Application No: 19/01084/FULD for Erection of a mansard style roof extension to facilitate the provision of 4 no. self-contained dwelling houses comprising 2 no. 1 bed flats and 2 no. Studios. For Brook House, 60 – 62 Northbrook Street, Newbury.**

The Committee agreed to reiterate their comments about the Car Club to the Planning Inspectorate and to advise WBDC of same. It was further felt that this decision contravened WBDC's environmental policy, which is to support the Car Club and its operation in Newbury.

**83. Town Plan Progress Report**

The Committee received an update on progress on various matters in the Town Plan, as at 18 October 2019.

The Committee considered the Council's response to the Local plan consultation and agreed to create a Working Group to review this before pursuing it further with the Planning Authority.

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Vaughan Miller

**Resolved:** That the working group comprise Councillors Gary Norman, Tony Vickers, Nigel Foot and Andy Moore and report back to this Committee at a later date.

**84. Update from the Western Area Planning Committee**

The meeting was cancelled, so no additional applications to be discussed at this time.

**85. Sandleford Park Working Group – update**

No additional information to discuss currently.

**86. Forward work programme for Planning and Highways Committee meetings 2019/20**

Information was received and noted by the Committee. Members agreed to add the following items to the next agenda:

- SID training & Insurance
- Request and receive a presentation from Newbury Car Club and invite the Highways Authority to attend.

**There being no other business the chairperson declared the meeting closed at 21.45 hrs**

**Chairperson**

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**Planning & Highways Committee Meeting  
Schedule of planning applications - Resolutions**

<b>Running Order</b>	<b>Resolutions</b>	<b>Application Number</b>	<b>Location and Applicant</b>	<b>Proposal</b>
1	No objection	<a href="#">19/02428/HOUSE</a>	7 Cavendish Court, Newbury for Mr Hemisoth	Demolition of conservatory and construction of single storey rear extension.
2	No objection	<a href="#">19/01858/ADV</a>	Ridgeway Audi, Faraday Road, Newbury for Marshall Group	To display Audi branded signage on external showroom building and install free standing signage to the perimeter of the building.
3	No objection	<a href="#">19/02462/HOUSE</a>	11 Middleton Court, Newbury for Susan Jones	Formation of new first floor extension over existing ground floor side extension to form new en-suite bathroom and wardrobe
4	Support	<a href="#">19/02542/FUL</a>	34 Stanley Road, Newbury for E and E Architects International Limited	Single storey rear extension creating new entrance for disabled people
5	No objection	<a href="#">19/02439/HOUSE</a>	10 Croft Lane, Newbury for J Embleton	Demolition of attached garage, erection of two storey side extension and rear extension
6	No objection	<a href="#">19/02573/HOUSE</a>	The Gardeners Cottage, Tydehams, Newbury for Mr & Mrs L Arnold	Demolition of existing outbuildings and garage with new extension comprising double garages, store and family room with bedrooms above and attic den. Resubmission of approved application ref: <a href="#">18/02575/HOUSE</a> to include amendments to roof tiles and windows.
7	No objection	<a href="#">19/02444/HOUSE</a>	10 Battle Road, Newbury for J Stanwell, E Stanwell & N Denniss	Rear and side extension. Alternative entrance with front porch. Rear dormer windows

8	No objection	<a href="#">19/02345/HOUSE</a>	32 Meyrick Drive, Newbury for Mr & Mrs Brown	Demolition of existing garage and construction of a porch and two-storey extension.
9	No objection	<a href="#">19/02343/HOUSE</a>	50 Valley Road, Newbury for Mr Rob Saint	S73 Variation of condition (2) approved plans of approved <a href="#">19/00596/HOUSE</a> - Demolition of existing conservatory and formation of two storey rear extension, new side door and windows with associated internal works.
10	No objection	<a href="#">19/02431/HOUSE</a>	4 Barn Crescent, Newbury for Mr & Mrs Alsbury	Demolition of existing conservatory, creation of a new single storey rear extension and refurbishment of the existing house (ground floor only).
11	No objection	<a href="#">19/02447/HOUSE</a>	8 Battle Road, Newbury for J Stanwell, E Stanwell & N Denniss	Rear and side extension. Alternative entrance with front porch. Rear dormer windows.
12	No objection	<a href="#">19/02415/HOUSE</a>	68 Valley Road, Newbury for Mr & Mrs McCaffrey	Demolition of garage and erection of two storey side extension.
13	No objection	<a href="#">19/02482/HOUSE</a>	53B Chandos Road, Newbury for Mr A Khan	Single storey, rear extension.
14	No objection	<a href="#">19/02514/HOUSE</a>	69 Conifer Crest, Newbury for Mr & Mrs B Shrovrou	Single storey rear extension and extension /new pitched roof over existing garage with internal alterations and external render to extension and change roof finish to slate
15	No objection	<a href="#">19/02506/ADV</a>	4 Monument Close, Essex Street, Newbury for The Co-operative Group	Illuminated projecting sign and delivery sign.
16	No objection	<a href="#">19/02575/HOUSE</a>	32 Montgomery Road, Newbury for Mr & Mrs Chandler	Single storey rear extension to include additional living accommodation and bedroom with internal alterations.

17	No objection	<a href="#">19/02375/HOUSE</a>	58 Lipscombe Close, Newbury for Mr Woolams-Seeny	Side conservatory.
18	No objection	<a href="#">19/02355/ADV</a>	45 Northbrook Street, Newbury for Mr Booth	One replacement internally illuminated fascia sign and one internally illuminated double sided projecting sign.
19	Objection / comment: members feel the changes in size of the property are insufficient to withdraw their previous objection.	<a href="#">19/01883/FULD</a> <b>Amended Plans</b>	1 Kennet Road, Newbury for Mr & Mrs Simmons	Partial demolition and refurbishment of 1 Kennet Road and the delivery of 3nr new dwellings with associated parking and gardens
20	Objection / comments: members feel that this does not respect the character of the area as reflected in 5.2 of the Town Plan and agree with the comments made by the Conservation Officer and the Highways Officer.	<a href="#">19/02543/FULD</a>	Land to the North, No 37-39 Kennet Road, Newbury for Mr Horsey	Construction of new dwelling including integral ground floor parking area with hard surfaced drive to site front and landscaped garden to the rear.