

26 May 2020.

**To:** Councillors Phil Barnett; Jeff Beck; Billy Drummond; Nigel Foot; Roger Hunneman; Pam Lusby Taylor; David Marsh; Vaughan Miller; Andy Moore; Gary Norman; Tony Vickers

**Substitutes:** Councillors Jon Gage, Martin Colston, Jo Day, Stephen Masters, Jeff Cant

Dear Councillor

You are summoned to attend a meeting of the **Planning & Highways Committee**  
**Monday 1<sup>st</sup> June 2020 at 7.00 pm.**

The meeting is open to the press and public.

PLEASE NOTE: THIS MEETING WILL **NOT** BE HELD IN THE COUNCIL CHAMBER.

Join Zoom Meeting

<https://us02web.zoom.us/j/89242936853?pwd=N2lrN2lDaXBHbitxM1ZDaW5KcU8wQT09>

Meeting ID: 892 4293 6853

Password: 511734

Yours sincerely,

**Hugh Peacocke**  
**Chief Executive Officer**

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**1. Apologies**

*Chief Executive Officer*

**2. Declarations of Interest and Dispensations**

*Chairperson*

**To receive** any declarations of interest relating to business to be conducted in this meeting and confirmation of any relevant dispensations.

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**3. Minutes (Appendix 1)**

*Chairperson*

**To approve** the minutes of a meeting of the Planning & Highways Committee held on Monday 11 May 2020 (already circulated).

**4. Questions and Petitions from Members of the Public**

*Chairperson*

(Questions, in writing, must be with the CEO by 2.00 pm on 1 June 2020)

**5. Members' Questions and Petitions**

*Chairperson*

(Questions, in writing, must be with the CEO by 2.00 pm on 1 June 2020)

**6. Schedule of Planning Applications (Appendix 2)**

*Chairperson*

**To comment** on the planning applications listed at the attached schedule

**7. Schedule of Licensing Applications (Appendix 3)**

*Chairperson*

**To comment on the licensing applications listed at the attached schedule.**

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

*Chairperson*

**To receive** an update on any relevant business from the Western Area Planning Committee.

**9. Forward Work Programme for Planning and Highways Committee meetings 2018/19 (Appendix 4)**

*Chairperson*

**To note** and agree any other items that Members resolve to add to the Forward Work Programme.

**Minutes of a meeting of the Planning and Highways Committee Meeting on Monday 11<sup>th</sup>  
May 2020 at 7.00 pm.**

**Present**

Councillors Phil Barnett; Jeff Beck; Billy Drummond; Nigel Foot; Roger Hunneman; Pam Lusby Taylor; David Marsh (Substitute); Vaughan Miller; Andy Moore; Gary Norman (Chairperson) & Tony Vickers

**In Attendance**

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

**194. Apologies**

Councillor Stephen Master

**195. Declarations of interest**

The Chief Executive Officer declared that Councillors Phil Barnett, Jeff Beck, Billy Drummond, 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 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 and Jeff Beck, Billy Drummond 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."

In considering the following application, Councillor Pam Lusby Taylor declared that she had a personal interest and took no part in the vote: **20/00898/HOUSE**

In considering the following application, Councillor Gary Norman declared that he had a personal interest and took no part in the vote: **20/00647/HOUSE**

**196. Minutes**

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Roger Hunneman

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 20 April 2020, be approved, and signed by the Chairperson.

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

Question received from Mr Gulliver:

"Please can the council advise if the residents' property adjacent to the London Road, between the Mercedes Showroom and Tesco, are deemed to be inside or outside the London Road Industrial Estate."

The Chairperson responded as follows:

"The properties concerned are not within the lands designated for regeneration within the LRIE scheme. However, we understand that the occupants will be consulted by Avison Young when they are preparing the design brief for these lands."

**198. Members' questions and petitions**

Question received from Councillor Phil Barnett:

"Many residents have been affected by the closure of the Household Waste Recycling Centres especially Sandford. By all accounts this will open shortly but will only be accessed via an online appointment system. Therefore, can this Town Council establish whether appointments can be made by phone also, as some residents are not online. Furthermore appropriate time is allowed between appointments so no backing up on the A339 occurs."

The Chairperson responded as follows:

"We are happy to refer these matters to WBDC and Veolia, who operate and manage the facility for them."

**199. London Road Industrial Estate Development Brief**

The meeting welcomed Charles Trustram Eve and Alex Bonnet from consultants, Avison Young, who have been appointed by West Berkshire District Council to prepare the design brief for the regeneration of the London Road Industrial Estate.

The consultants told the meeting that they were aware of the flood zone issues and these would be addressed. The design brief would also aim for the highest environmental standards and include provisions for affordable housing. The consultants were also aware of the issues around the Football Club grounds but are working on the basis that it is available for development. They are seeking the views of residents and stakeholders and hoped to have a first draft prepared by the end of June/ early July.

Members raised a number of points regarding the football ground and asked the consultants to consider the following matters and options when preparing the design brief:

- Retaining the football ground in its present location
- Providing similar facilities at another location within the LRIE area
- The cost of re-provision outside the LRIE area

Members asked that the consultants also have regard to extant planning permissions on the lands within the LRIE area.

The Committee agreed that the Council's response would include the relevant aims and objectives from the Council's Strategy 2019-2024. However, it was agreed that the objective in the Strategy regarding the football ground should be amended and that full Council on 20 May should consider this.

**Proposed:** Councillor Vaughan Miller

**Seconded:** Councillor Tony Vickers

**Resolved:** That this Committee recommends that the Council amends the objective in the Strategy 2019-2024 relating to the football ground as follows:

**1. Help make Newbury a unique, welcoming, safe and well cared for town**

G. Provide a strong voice for Newbury to push the following with WBC, Newbury BID, etc:

4. Lobby WBC to:

- : "Provide a suitable football facility for Newbury's Men's, Ladies and Youth teams to play football at an equivalent or better standard than the old ground provided. This should be within the Newbury settlement area, with good walking and cycling access to the town centre, good public transport links and adequate parking. Inability to provision a suitable alternative site should result in the ground on Faraday Road being returned to its former standard or being redeveloped to an even better standard, with 3/4G pitches providing higher availability for matches and training"

The Chairman thanked the consultants for their attendance and time and told them that the Council's response would be submitted to them following the Council meeting on 20 May.

Agenda item 8 (Neighbourhood Development Plan) was discussed at this time in the meeting.

**200. Schedule of planning applications**

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

**201. Schedule of Planning Decisions**

Information was received and noted by the committee.

**202. Neighbourhood Development Plan**

The meeting welcomed Dr. Andrea Pellegram and considered the report from the Chief Executive Officer.

**Proposed:** Councillor Gary Norman

**Seconded:** Councillor Roger Hunneman

**Resolved:** To appoint Dr Andrea Pellegram to advise the Council on the time and costs to produce Neighbourhood Development Plan, and the likely benefits in terms of increased influence on planning decisions and additional CIL contributions.

Councillors Martin Colston, Nigel Foot, Jeff Beck, Gary Norman, and Tony Vickers to form a working group with the Chief Executive Officer and Dr Andrea Pellegram to progress this matter.

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

The Next Scheduled meeting is to be held Wednesday 20<sup>th</sup> May.

The planning application for Warren Road had been given a 1-month extension to May 15<sup>th</sup> 2020.

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

It was agreed to keep the following items on the forward work programme:

- Invite Mr Higgins from WBC on public rights of way for calendar year 2021.
- Invite the car club to attend meeting and give a presentation.

**There being no other business the chairperson declared the meeting closed at 20.58 hrs**

**Chairperson**

**Planning & Highways Committee Meeting 11 May 2020**  
**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="#">20/00898/HOUSE</a>	34 Turnpike Road, Newbury for Mr & Mrs C Davies	Demolition of existing garage and erection of two storey side extension for double garage and additional first floor bedrooms with internal alterations.
2	No objection	<a href="#">20/00939/HOUSE</a>	6 Ludlow Close, Newbury for Mr & Mrs S Plain	Conservatory.
3	No objection	<a href="#">20/00889/FUL</a>	Unit 11 & 12 Newbury Retail park, Pinchington Lane, Newbury for F and C Commercial Property Holdings Ltd	Alteration to both shop front and external paving and parking.
4	No objection	<a href="#">20/00927/ADV</a>	Unit 9B Newbury Retail Park, Pinchington Lane, Newbury for Lidl Great Britain Ltd	Lidl corporate fascia signs on front and side elevation; poster display unit to front of store.
5	No objection	<a href="#">20/00996/HOUSE</a>	27A Priory Road, Newbury for Mr & Mrs Dan Smith	Demolition of existing conservatory and side lean to outhouse, construction of new rear summer room and single storey side extension to form breakfast room and additional shower room with associated internal alterations.
6	No objection	<a href="#">20/00928/HOUSE</a>	159 Andover Road, Newbury for Mr S Lythcoe	Single storey rear and side extension.
7	No objection	<a href="#">20/00647/HOUSE</a>	8 The Glade, Newbury for Mr J Stevenson	Proposed two-storey side extension and single-storey rear extension, extend driveway parking and access.

8	Objection / comment: Will change the street scene, be overbearing and overlooking by windows to the rear of the property.	<a href="#">20/01012/HOUSE</a>	32 Bartlemy Close, Newbury For Mr & Miss Robertson & Kirby	Loft conversion, single storey rear lean-to garage link extension and single storey garden office extension with internal access from main dwelling.
9	No objection	<a href="#">20/00893/HOUSE</a>	1 St Davids Road, Newbury for Mr William Hunter	Formation of new rear mono-pitched lean-to veranda area with open stove and chimney.
10	No objection	<a href="#">20/00890/HOUSE</a>	1 St Davids Road, Newbury for Mr William Hunter	Retrospective application of the existing Sauna room and garden store within existing rear garden.
11	No comment	<a href="#">20/00905/MDOPO</a>	1 West Street, Newbury for Ressance Land No 56 Limited	Modification of planning obligations of planning permission 18/00207/OUTMAJ (outline application for development of 20 residential apartments. Matters to be considered: access, Layout, and scale).
12	No comment	<a href="#">20/00988/MDOPO</a>	31 – 34 Bartholomew Street, Newbury for Ressance Land No 3 Limited	Modification of Planning Obligations of Section 1.1 and the third paragraph of the First schedule, planning permission 16/01942/OUTMAJ (Outline application development of 14 no: 2 bed apartments and an A1 unit – matters to be considered – access, layout, and scale).
13	No objection provided the applicant addresses the concerns of the Env. Health Officer and Noise abatement measures put in as a condition. There should also be a contribution to The Car Club.	<a href="#">20/00983/HOUSE</a>	Land to The Rear Of 81 Bartholomew Street, Newbury for Brickwood Estates Pension Fund	Erection of two number one bed houses and demolition of outbuilding.



14	No objection	<a href="#">19/03159/FULD</a>	3 London Road, Newbury for Goldfinch Apartments	Conversion of existing office accommodation on three floors to 3no Flats, one at each floor level with 7 bedrooms, each with en-suite bathrooms, as HMO with a shared kitchen and lounge for each flat.
15	No objection	<a href="#">20/01003/FULD</a>	27 Northbrook Street, Newbury for M & C McGrath Partnership	Change of use of part of the building from a shop (Class A1) to a single dwelling (Class C3) (dwelling houses) and associated minor alterations.

**Planning and Highways Committee Meeting  
Schedule of Planning Applications Monday 1 June 2020**

Members are requested to consider the following planning applications, details of which will be tabled at the meeting and which are available for reference at the town hall prior to the meeting.

Running Order	Ward	Application Number	Location and Applicant	Proposal
1	Clay Hill			
2	East Fields	<a href="#">20/01026/HOUSE</a>	61 St Johns Road, Newbury for Mr A Cooper	Single storey rear extension.
3	East Fields			
4	Wash Common	<a href="#">20/01110/HOUSE</a>	2 Meyrick Drive, Newbury for Mr & Mrs West	Demolition of existing garage and conservatory. Two-storey side extension, single-storey rear extension, new garage, gate, and fence.
5	Wash Common	<a href="#">20/01109/HOUSE</a>	Clumber House, Newbury for Mr & Mrs Nicell	Two Storey rear extension
6	West Fields	<a href="#">20/01025/HOUSE</a>	51 Rectory Close, Newbury for Mr & Mrs Bright	New Porch
7	<b>Adjacent Parish</b> (East Fields)			
8	<b>Adjacent Parish</b> (East Fields)			

Planning and Highways Committee Meeting  
Monday 1 June 2020

Schedule of Licensing Applications

Licence	Applicant(S)	Premises
Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – New  Ref: <b>20/00457/LQN</b>	Applicant: The Green Shed Cider Company Ltd  Location: 100 Craven Road, Newbury, RG14 5NP	<b>Proposal:</b> Supply of Alcohol for consumption Off Premises Monday to Sunday from 09:00 to 21:00

## Newbury Town Council

Future Work Programme for Planning and Highways Committee Meetings: 1 June 2020.

### Standing Items on each (ordinary meeting) agenda:

1. Apologies
2. Declarations and Dispensation
3. Approval of Minutes of previous meeting
  - 3.1 Report on actions from previous minutes
4. Questions/ Petitions from members of the Public
5. Questions/ Petitions from Members of the Council
6. Schedule of Planning Applications
7. Schedule of Planning Decisions (if any)
8. Schedule of Prior Approval Applications (if any)
9. Schedule of Licensing Applications (if any)
10. Update from The Western Area Planning Committee
11. Sandleford Park Joint Working Group – Update

To be confirmed	The Future of the Kennet Centre
	A presentation on CIL collections
	Paths that have Cycle ban signs to be reviewed.
	A survey of all pathways/rights of way
	Strategy Working group requests P & H to set out “Green Credentials” and related issues which this Council should lobby to have included in the Local Plan Review
	Request and receive a presentation from Newbury Car Club and invite the Highways Authority to attend.
	Property of the Essex Wynter trust at Argyle road, Newbury.
June/ Sept/ December/ March (Quarterly)	Updates on Section 215 of the Town and Country Planning Acts
<i>Each April/ October</i>	<i>To review progress on the implementation of the Town Plan</i>
Each November	Review of KPI’s for Planning and Highways Committee
Each December	Send Budget proposals to RFO