

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 6th January 2020 at 7.30 pm.

Present

Councillors Phil Barnett; Jeff Beck (arrived 7.51 pm); Nigel Foot; Roger Hunneman; Pam Lusby Taylor; Stephen Masters; Vaughan Miller; Andy Moore; Gary Norman (Chairperson) & Tony Vickers.

In Attendance

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

120. Apologies

No apologies.

121. Declarations of interest

The Chief Executive Officer declared that Councillors Phil Barnett, Jeff Beck, Stephen Masters, 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, Jeff Beck and Tony Vickers who are Members of West Berkshire Council Planning Committee and Stephen Masters 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."

122. Minutes

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

- **Minute No. 107:** Electric Charging Points – Letter was Written to Planning Authority and a Meeting is being arranged to discuss the matter.
- **Minute No. 114:** BT Tower – On 18th December 2019 a telephone conference between BT, with Councillors Gary Norman and Martha Vickers. During this conversation Newbury Town Council emphasised that this is about tackling the visual impact of the Tower and not normal maintenance matters. Newbury Town Council is now awaiting BT's response.
- **Minute No. 117:** Canal Corridor – Chief Executive Officer has advised the Planning Authority that Newbury Town Council had approved the chapter and asked for approval as a material consideration in the planning process.

- **Minute No. 118:** Base Station upgrade, Wash Common Tower – Chief Executive Officer advised the promoters that Newbury Town Council Supported this.

Proposed: Councillor Andy Moore

Seconded: Councillor Nigel Foot

Resolved: That the minutes of the meeting of the Planning & Highways Committee held on Monday 9th December 2019, be approved and signed by the Chairperson.

123. Questions and petitions from members of the public

There were none.

124. Members' questions and petitions

Question received from Councillor Martha Vickers:

“Following the tragic accident on the A339 over Christmas will the Town Council ask West Berkshire Council to investigate as a matter of urgency how this busy stretch of road can be made safer for pedestrians?”

The Chairperson replied with the following answer:

“we will raise this as a matter of urgency, requesting the Highways Authority to respond, ASAP”

125. Schedule of planning applications

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

126. Schedule of Prior Approval Applications

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

127. Schedule of Planning Decisions

Information was received and noted by the committee.

128. Schedule of Licensing Applications

It was agreed that the following observation be submitted:

- Premises License 19/01660/LQN (New) – Unit 5, Plenty Close, Newbury.
Applicant: Specialist Auctions Ltd T/A Special Auction Services

No objection

129. Schedule of Appeal Decisions

Information was received and noted by the committee.

130. Update from the Western Area Planning Committee

One application relevant to Newbury was considered – Waterside Centre, there were objections from Camp Hopsons. However, the application was passed.

The Applications Regarding Newbury Football Club and new football pitch will be going to appeal. Members of Newbury Town Councils Planning & Highways Committee will support this application when considered by the Western Area Planning Committee.

Proposed: Councillor Vaughan Miller

Seconded: Councillor Jeff Beck

Resolved: To support Newbury Football Club applications when considered by the Western Area Planning Committee.

131. West Berkshire Council Local Plan Review

Members agreed to the changes made to the response to the local plan with exception of the change made on page 33, relating to the Sandleford Strategic site allocation. Members agreed that the site needs to be reviewed given the climate emergency statements that have been made by Newbury Town Council and West Berkshire District Council.

Proposed: Councillor Stephen Masters

Seconded: Councillor Tony Vickers

Resolved: That Members agreed to changes made in this Council's response (December 2018) as attached to the agenda at appendix 7, with the addition of the following:

"Page 33, any proposals for the Sandleford Strategic site allocation need to meet our sustainability requirements. Given the Climate Emergency declarations by this Council and West Berkshire District Council, the choice of Sandleford as a strategic site needs to be reviewed."

132. Sandleford Park Joint Working Group – update

Meeting of Sandleford Park Joint Working Group, to discuss the Warren Road application, is scheduled for Wednesday 22nd January 2020, to be held at the Greenham Common control tower.

Councillors attending on behalf of Newbury Town Council Planning & Highways Committee are: Councillors Nigel Foot, Roger Hunneman and David Marsh.

133. No Expressway Group

It was agreed to refer the matter to the Climate Change Working Group, for the Working Group to consider having this matter on the agenda for the next Workshop and invite the No Expressway group to make a presentation.

134. The draft Transport Strategy for the South East

Members supported all the sustainable aspects of the strategy together and were encouraged by the aspirations of an integrated transport system internally, and with neighbouring regions. Members would, however, be firmly against any plans for widespread road building or promoting the increased use of cars. Further, members feel that the 2050 date for carbon neutrality is nowhere near ambitious enough and needs to be nearer to 2030. Members would also like to see the electrification of the railway to be reinstated to Oxford and to be continued to the west of Newbury.

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

Information was received and noted by the committee.

It was agreed that the item of Section 215 be on next agenda for Monday 27th January 2020 and the Towns Council bike parking be added to the agenda of the scheduled meeting on Monday 17th February 2020.

There being no other business the Chairperson declared the meeting closed at 21:31 hrs

Chairperson

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

Running Order	Resolutions	Application Number	Location and Applicant	Proposal
1	No objection.	19/02961/LBC2	The Old Malthouse, St Richards Road, Newbury for Mr I Dryden	Erection of conservatory to rear of property
2	No objection.	19/02960/HOUSE	The Old Malthouse, St Richards Road, Newbury for Mr I Dryden	Erection of conservatory to rear of property
3	No objection.	19/02754/FUL	36 Turnpike Road, Newbury for Mrs J Skeet	Proposed single storey front extension
4	No objection.	19/03016/FULEXT	1 Hutton Close, Newbury for David Wilson Homes	Section 73a Variation of Conditions 2 - Approved Plans and 22 - Parking of previously approved application 17/01348/FULEXT: Removal of existing buildings (bungalows and flats) and erection of 80 residential dwellings, associated car/cycle parking, landscaping, access and infrastructure.
5	No objection.	19/03050/ADV	Europcar Group UK Ltd, 8 Fleming Road, Newbury for Enterprise Rent- A- Car UK Ltd	Two illuminated box signs 5500mm wide (fascia sign 1). An illuminated box sign 4200mm wide (fascia sign 2). One double pylon sign (other type 1). One double sided car club band sign (other type 2).
6	No objection.	19/02978/FUL	Andrew House, Newbury Business Park, London Road, Newbury for Vodaphone Ltd	installation of a new perimeter security fence, with a concertina vehicular access gate and pedestrian turnstile.
7	No objection.	19/03003/DEMO	The Court House and 20 Mill Lane, Newbury for Homes England	Application for prior notification of proposed demolition.

8	No objection.	19/03047/HOUSE	13 Courtlands Road, Newbury for Mr & Mrs Mathews	Single storey rear extension and internal modifications.
9	No objection.	19/02987/HOUSE	6 Chestnut Crescent, Newbury for Mr & Mrs Prout	Single and two storey rear extension and proposed front porch.
10	No objection.	19/02965/HOUSE	21 Bartlemy Close, Newbury for Mr & Mrs Williams	Formation of habitable room in roof space with side and rear dormers.
11	No objection.	19/02969/HOUSE	58 Valley Road, Newbury for Mr & Mrs T Martin	Proposed two-storey side extension and single-storey rear extension with associated alterations following demolition of garage and single storey utility to side of house.
12	Objection / comments: Members are in support of the comments made by the Highways Officer.	19/02892/FUL	The Dental Practice, 2 Essex Street, Newbury for Dr Seepal Singh	The addition of a perimeter wrought iron bow topped fence.
13	No objection.	19/03007/HOUSE	Wedgcroft Round End Newbury for James Manuel & Kathryn Lee	Two storey side extension, single storey rear extension and alteration. New front dormer and Velux rooflight.
14	Support	19/03077/COMIND	Newbury Baptist Church, Moreton Hall, Cheap Street, Newbury for Newbury Baptist Church	Redevelopment of site comprising retention of main church building; demolition of single and two storey elements and erection of part single, part two storey extension to main church building to provide enlarged and enhanced community facility
15	No objection.	19/03078/HOUSE	55 Enborne Road Newbury for Ms Julia Fowler	Loft conversion with one dormer window for height for stairs. 5 Velux windows.
16	No comment	19/03034/FUL	Peregrine House, Enborne, Newbury for Mr Graham Knight	Alterations to the existing access arrangements to provide a second access to Peregrine House with associated hard and soft landscaping works.

Application for Prior Approval

Running Order	Resolution	Application Number	Location and Applicant	Proposal
1	No objection.	19/03117/PASSHE	46 Valley Road, Newbury for Clare Carroll	Application for prior approval for Single storey rear extension to form open plan kitchen and living space with external materials to match existing. 3.95m beyond rear wall x 3.63m max height x 2.50m height at eaves.