

**Minutes of a meeting of the Planning and Highways Committee  
held at 7:30 pm on Monday 14 November 2022, in the  
Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury,**

**Present**

Councillors Nigel Foot (Chairperson); Phil Barnett; Billy Drummond; Roger Hunneman; Pam Lusby Taylor, Stephen masters (Substitute for Councillor David Marsh), Vaughan Miller, Andy Moore and Tony Vickers.

**In Attendance**

Hugh Peacocke, Chief Executive Officer (CEO)

**94. Apologies**

Apologies received from Councillors Jeff Beck, Jo Day, David Marsh and Gary Norman.

**95. Declarations of Interest and Dispensations**

The CEO declared that Councillors Phil Barnett, Billy Drummond, 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.

Councillors Phil Barnett, Billy Drummond and Tony Vickers are also Members of Greenham Parish Council.

The CEO made the following statement on behalf of Councillor Phil Barnett, Stephen Masters and Tony Vickers who are also Members of West Berkshire Council Planning Committee and Andy Moore who is a Substitute Member 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."

Councillor Vaughan Miller told the meeting that he is an adviser to the Newbury Community Football Group. As this is not a paid role, he intends to speak and vote on the matter, should there be any discussion or business relating to it.

**96. Minutes**

**Proposed:** Councillor Billy Drummond

**Seconded:** Councillor Phil Barnett

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 24/10/2022, be approved, and signed by the Chairperson.

**97. Actions from previous meetings**

The CEO reported that the licensing officers of WBC were happy to give a presentation to all members, on Zoom, rather than a slot at a committee meeting. Members agreed this suggestion and the CEO will take it forward.

In response to a question from Councillor Stuart Gourley regarding speed limit signs on Turnpike Road, WBC said that they felt no additional signage was required.

Councillor Phil Barnett asked if any reply had been received to a question regarding contamination at the Sterling Cables site and the CEO said he would check this.

The CEO had asked the Essex Wynter Trust for an update on the position regarding their properties at Argyle Road, Newbury; no response to date.

**98. Questions from members of the public**

Questions received from Mrs. Paula Saunderson:

- 1. In relation to PA 21/01452FULEXT there is no Ecological Survey available in the documents so is this Committee content that no protected species are being displaced by this development, or if they are then mitigation has been put in place?*
- 2. The Ecologist has not responded to the latest plans however in his original response he mentions including Bat & Bird Boxes and Bee Bricks, yet the Landscape Management Plan does not include the maintenance of these, so is this Committee content that these wildlife aides will be included?*

The Chairman replied that these questions would be considered later at the meeting when this application was discussed. The applicants for the development were attending the meeting and Mrs. Saunderson would have the opportunity to address her questions directly to them.

**99. Suspension of Standing Orders**

The Chairman told the meeting that a question had been received after the deadline from Councillor Phil Barnett and asked that Standing orders be suspended to consider it.

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Billy Drummond

**Resolved:** That Standing orders be suspended to allow the meeting to receive the question from Councillor Phil Barnett.

Question received from Councillor Phil Barnett:

*Whilst during the construction of new and especially large developments, dust, dirt, and traffic disturbance are items that are expected nevertheless effecting quality of life for residents surrounding sites. In the case of the residents surrounding the development on the north of Pinchington Lane, not only the above do they have to contend with the above, but the continual vibration from the pounding machines compressing the land. From videos, I've been shown crockery and glassware are being shaken in homes in the surrounding roads.*

*Therefore, can this planning committee of Newbury Town Council write to the contractors (Cognition) to establish why heavy compacting equipment needs to be used on the site, which has a serious detriment to the surrounding areas.*

The Chairman replied that the council would write to the contractors in this matter.

In answer to a supplementary question from Cllr. Barnett, the Chairman said that the Council would ask the planning authority if the developers were complying with the conditions of the permission for this development.

**100. Members' Questions and Petitions**

Questions received from Councillor Stuart Gourley:

*1. Many residents of Clay Hill are looking for an update on Manor Park Playing Pitch proposal. As part of the public consultation WBC held a webinar which they promised the participants that they would share the feasibility study (which they didn't) and the results of the public consultation (which they haven't). As it's been almost 5 months since the consultation can I ask this committee to request the feedback from the public consultation as promised, and for an update on this proposed playing pitch?'*

The Chairman replied that the Council would ask WBC for the information requested.

*2. The Waller Drive development now has a resubmitted plan - on review the developer has removed any provision for affordable housing from the plan - please can I urge the committee to strenuously object to the removal of this from the resubmitted plans*

*and urge the developer to include provision for affordable housing to ensure an increase in supply in Clay Hill and Newbury.*

The Chairman replied that this question would be considered later at the meeting when this application was discussed. The applicants for the development were attending the meeting and the question would be put directly to them.

**101. Schedule of Planning Applications**

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

**102. Schedule of Licensing Applications**

The Committee had no objections to the licence application by Mint, at 10 Bartholomew Street. (Ref:18/01534/LQN).

**103. Schedule of Appeal Decisions**

The Committee received the decision of the Planning Inspectorate (PI) in relation to 21/01911/FULD - Land Adjoining 11 Pond Close Newbury for the removal of derelict garages and erection of 2 no houses and 2 no flats, together with associated landscaping and parking. The Committee had advised the Planning Authority (PA) of its *“strong objection to the proposed development based on it being an overdevelopment, causing potential parking issues and limiting emergency vehicle access.”*

Committee welcomed the PA’s decision to refuse permission and expressed its disappointment at the decision on appeal. The CEO was directed to write to the PI advising them of the Council’s disappointment at this decision on appeal.

**104. Proposal to make a public footpath at Fairview on Andover Road**

The Committee supported the proposal.

**105. Pre-Application Consultation: Proposed base station installation upgrade at Cornerstone 12134225, rear of Canal House, Horizon West Estate, Canal View Road, Newbury, Berkshire, RG1 45XF**

The committee had no objection to this proposal.

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

The Chairman of the Steering Group told the meeting they continued to promote the survey which closed on 30 November 2022.

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

The Committee noted that the last WAP Committee meeting had been cancelled.

**108. Planning & Highways Key Performance Indicators**

Noted. No changes proposed.

**109. Town Council Strategy 2019-2024**

The Committee recommended the following addition:  
*“That the Council would promote allotments to be provided in new developments, where applicable.”*

It was also noted that some of the deadlines in the Strategy needed to be updated.

**110. Planning & Highways Committee Budget 2023-24**

Noted. No changes proposed.

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

The following items were added:

- To arrange the WBC licensing presentation to all members
- To consider suggested names for the housing development north of Pinchington Lane (5 December)
- To respond to the LAP consultation (2023)

**There being no other business, the Chairperson declared the meeting closed at 20:39 hrs.**

Signed: \_\_\_\_\_  
Chairperson

Date: \_\_\_\_\_

**Planning and Highways Committee Meeting  
Schedule of Planning Applications  
24/10/2022**

Ward	Resolution	Application Number	Location and Applicant	Proposal
Adjacent District	NTC supports the objections made by WBC regarding this application.	<a href="#">22/02530/OOD</a>	Out Of District Planning Consultation Basingstoke and Deane Borough Council Land at Watermill Bridge, Andover Road, Wash Water Hampshire	Out Of District Planning Consultation BDBC: Re: Amendment to 21/03394/OUT: Hybrid application for mixed use community comprising Outline application for up to 270 dwellings (Use Class C3) including dwellings for older people; a 1,600 square metre community building (Use Class F2(b)), a 1200 square metre Health Centre (Use Class E(e)) and a 250 square metre convenience store (Use Class F2(a)), demolition of Common Farm and associated agricultural buildings, provision of open space, allotments, community gardens, a riverside park/nature trail, drainage attenuation, landscaping and associated infrastructure. Full application for the first phase of residential development including 90 dwellings (Use Class C3), public open space, associated landscaping and infrastructure works, access arrangements including new vehicular access onto the A343 Andover Road
Clay Hill	No Objection	<a href="#">22/02282/HOUSE</a>	66 Kiln Road, Newbury for Mr Robert Sheppard	Replace existing timber shed and lean to greenhouse with new brick shed / greenhouse, as permitted under permission 21/01827/HOUSE, with amendments to doors to more closely match existing house style

Ward	Resolution	Application Number	Location and Applicant	Proposal
Clay Hill	Nothing changed in this application. Previous objections of NTC still apply. NTC also object to the proposed change of use from industrial to storage, in an area designated for employment uses.	<a href="#">22/02310/FUL</a>	Newspaper House, Faraday Road, Newbury for Cinch Self Storage	Recladding the existing building. Change of use from class B2 Industrial with B2 (a) Office to B8 Storage
East Fields	No objection	<a href="#">22/02313/ADV</a>	Downs Carpets, Hambridge Road, Newbury for MKM Building Supplies	25 illuminated and non-illuminated fascia signs
East Fields	No objection	<a href="#">22/02451/HOUSE</a>	4 Chesterfield Road Newbury West Berkshire RG14 7QB for Mr & Mrs Tyler	Demolition of existing side extension and construction of replacement single-storey side extension and associated works
East Fields	NTC objects to this proposal as it is felt that it is out of scale and out of character with adjoining properties, which it also overlooks and overshadows. Also raised concerns that the development has already taken place and this is a retrospective application.	<a href="#">22/02395/HOUSE</a>	19 Queens Road Newbury RG14 7NH for Mr & Mrs B. Rawlings	Proposed 14.71 m2 extension to existing rear single storey element + refurbishment of kitchen, roof and installation of ground floor Toilet.
Speenhamland	No objection.	<a href="#">22/02492/FUL</a>	Aldi Foodstore Ltd London Road Newbury RG14 1LA	Demolition of the existing office building, and the extension and reconfiguration of the existing food store car park, with other associated works.
Wash Common	No objection.	<a href="#">22/02271/HOUSE</a>	2 Valley Road, Newbury for Mr Kim Wells	2no, 2-storey extensions and single storey rear extension

<b>Ward</b>	<b>Resolution</b>	<b>Application Number</b>	<b>Location and Applicant</b>	<b>Proposal</b>
Wash Common	No objection.	<a href="#">22/02279/HOUSE</a>	17 Falkland Drive, Newbury for Alex Whyatt	Fenestration changes, a replacement roof for existing structure and adding a first-floor level to a bungalow to include dormers
West Fields	No objection.	<a href="#">22/02281/FULD</a>	61 Russell Road, Newbury for Bartlett Property Development	Demolition of existing dwelling and erection of four dwellings
West Fields	No objection.	<a href="#">22/02420/HOUSE</a>	110 Russell Road Newbury RG14 5LA for Mr & Mrs Mann	Single storey rear and front extensions
West Fields	No objection.	<a href="#">22/02475/LBC</a>	105 Bartholomew Street Newbury RG14 5DY	Replacement of existing shop frontage with UPVC windows and Aluminium door shopfront
West Fields	No objection.	<a href="#">22/02473/FUL</a>	105 Bartholomew Street Newbury RG14 5DY	Replacement of existing shop frontage with UPVC windows and Aluminium door shopfront
West Fields	No objection.	<a href="#">22/02454/ADV</a>	25B-25C Northbrook Street Newbury RG14 1DJ	Shopfront fascia signage displaying company logo and Projecting sign displaying company logo



**Newbry town Council, Planning and Highways Committee Meeting**  
**Schedule of Planning Applications and consultation responses**  
**14/11/2022**

Running Order	Ward	Application Number	Location and Applicant	Proposal	Resolution
1.	Clay Hill	<a href="#">22/02614/FUL</a>	West Berkshire Community Hospital, Rookes Way, Thatcham for	Erection of an MRI and PET-CT Scanning Facility, hardstanding, landscaping and Car Parking	<b>The Council supports this application.</b> It is recommended that the roof of the buildings be used for PV panels.
2.	Clay Hill	<a href="#">21/01452/FULEXT</a> (Amended plans)	Land South of Waller Drive, Newbury for CALA Management Ltd	<p><b>Original:</b> Full planning application for the redevelopment of the site for 48 dwellings (Use Class C3), public open space, play space, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing structures and removal of existing hardstanding.</p> <p><b>Amendment:</b> Reduction of dwellings from 66 to 48; change to layout; increase in private garden sizes; removal of some garages; change to the location of the play area; amended energy strategy; amended drainage strategy; amended hard and soft landscaping scheme including additional tree planting; amended internal road and parking layout; removal of affordable housing for viability reasons.</p>	<p><b>Objections:</b></p> <ol style="list-style-type: none"> <li>1) provision should be made for affordable housing as part of the development.</li> <li>2) Concern over the cumulative impact on surface water drainage of development proposals in this area.</li> <li>3) Concern over contamination of the river Kennet.</li> </ol> <p>Should planning permission be granted without on-site affordable housing, the developer should be required to make a contribution under S. 106 towards affordable housing.</p>

Running Order	Ward	Application Number	Location and Applicant	Proposal	Resolution
3.	East Fields	<a href="#">22/02605/HOUSE</a>	3 Mount Close, Newbury for Mr Ross Macaskill	Two storey side extension	<b>No objection</b>
4.	East Fields	<a href="#">22/02644/ADV</a>	Unit 9A Newbury Retail Park Pinchington Lane Newbury for	Sign A - 1 off Illuminated 'Pets at Home' flexbox fascia sign, Sign B - 1 off Illuminated 'Vets4Pets' roundel fascia sign, Sign C - 1 off Illuminated 'the groom room ' roundel fascia sign, Sign D - 4 off Non-Illuminated poster cases to fascia, Sign J - 1 off set of Non-Illuminated glazing vinyls to fascia, Sign H - 1 off set of Non-Illuminated Manifestation Dots to fascia doors, Sign F - 1 off Non-Illuminated 'Deliveries' fascia panel, Sign I - 1 off set of Non-Illuminated Solar Glazing Vinyls to fascia	<b>No objection</b>
5.	East Fields	<a href="#">22/02706/FUL</a>	60 Queens Road, Newbury for Potens	Change of use from single dwelling (C2) into a house for multiple occupation (C4) with minor single storey extension and outbuilding	<b>No objection</b>
6.	Speenhamland	<a href="#">22/02620/REG4</a>	Robert Sandilands Primary School & Nursery, Digby Road, Newbury for Robert Sandilands School	To develop/refurb our early years recreational space. Remove deteriorating wet pour and replace with artificial grass, small element of rubber mulch and a rock climber and musical stage play equipment	<b>Newbury Town Council supports this application.</b>
7.	Speenhamland	<a href="#">22/02554/HOUSE</a>	2 Hawthorn Road, Newbury for Mr & Mrs G Green	Single storey side extension	<b>No objection</b>

Running Order	Ward	Application Number	Location and Applicant	Proposal	Resolution
8.	Wash Common	<a href="#">22/02271/HOUSE</a> <b>(Amended plans)</b>	2 Valley Road Newbury for Mr Kim Wells	<p><b>Original:</b> 2no. 2 storey extensions and single storey rear extension and the creation of a new vehicular access.</p> <p><b>Amendment:</b> The Location Plan and Block Plan are amended to reflect the proposed vehicular access.</p>	<b>No objection</b>
9.	Wash Common	<a href="#">22/01784/FULD</a> <b>(Amended plans)</b>	Newbury House 237 and 235 Andover Road, Newbury, for Sovereign Housing Ltd	<p><b>Original:</b> Demolition of existing 2-bedroom bungalow (no. 235 Andover Road) along with existing garage, and erection of <b>4no. four-bedroom dwellings</b>, external alterations to Newbury House, new vehicular access from Dormer Close, and associated landscaping. Resubmission following <a href="#">22/00086/FULD</a>.</p> <p><b>Amendment:</b> Demolition of existing 2-bedroom bungalow (no. 235 Andover Road) along with existing garage, and erection of <b>2No. dwellings</b>, external alterations to Newbury House and associated landscaping. Resubmission of application 22/00086/FULD</p>	<b>No objection, on condition that the 2 proposed houses are sited as far away as possible from the existing dwellings at Dormer Close.</b>
10.	Wash Common	<a href="#">22/02715/HOUSE</a>	Dormers Tydehams Newbury for Mr H & Mrs T Rogers	Proposed single storey garden room	<b>No objection</b>

Running Order	Ward	Application Number	Location and Applicant	Proposal	Resolution
11.	Wash Common	<a href="#">22/O2711/HOUSE</a>	10 Three Acre Road Newbury for Mr & Mrs Christopher Rand	Single storey rear extension	<b>No objection</b>
12.	West Fields	<a href="#">22/02337/FUL</a>	Unit A Bamboo House, 11 Market Street, Newbury for Gemma Garratt	The proposal is for the installation of new louvres to the North elevation in association with the use of the ground floor as a single fitness studio to facilitate ventilation into plant room.	<b>Objection- environmental health concerns (noise)</b>
13.	West Fields	<a href="#">22/01980/FULEXT</a>	17 Bartholomew Street, Newbury for Eden Retirement	Erection of a part four and part five storey 68 bed care home (class c2) with access and parking provisions (existing office building to be demolished)	<b>No objection in principle.</b> However, if permission is granted, the design needs to improve sustainability, heating arrangements, car parking. Provision should also be made for affordable housing.
14.	West Fields	<a href="#">22/02591/FUL</a>	116 Bartholomew Street Newbury for Guardian Realty Limited	Internal conversion of B1 offices to 3No flats. Undertake external repairs to the roof, elevations and windows	<b>No objection</b>
15.	West Fields	<a href="#">22/02592/LBC</a>	116 Bartholomew Street Newbury for Guardian Realty Limited	Internal conversion of B1 offices to 3No flats. Undertake external repairs to the roof, elevations, and windows.	<b>No objection</b>