

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON
MONDAY 2nd DECEMBER 2024 AT 7.30PM.

PRESENT

Councillors, Phil Barnett, Jo Day, Sam Dibas, Nigel Foot, David Harman, Roger Hunneman, Ian Jee, Andy Moore (Chairperson), Graham Storey and Tony Vickers

In Attendance

Kym Heasman, Committee Clerk

81. APOLOGIES

Councillors David Marsh and Vaughan Miller.

82. DECLARATIONS OF INTEREST

The Committee Clerk declared that Councillors, Phil Barnett, Nigel Foot, and Tony Vickers who 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 Graham Storey declared that he is a Neighbour to item 15 in appendix 2.

Proposed: Councillor Andy More

Seconded: Councillor Ian Jee

Resolved: that Councillor Graham Storey could continue as a member of the committee and comment on Application 15.

83. MINUTES

PROPOSED: Councillor Phil Barnett

SECONDED: Councillor David Harman

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 4th November 2024, be approved, and signed by the Chairperson.

84. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were no questions or petitions received from the public.

85. MEMBERS' QUESTIONS AND PETITIONS

There were no questions or petitions received from Members.

86. SCHEDULE OF PLANNING APPLICATIONS

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

87. APPLICATIONS FOR PRIOR APPROVAL

Resolved that the observations recorded at Appendix 2 to these minutes be submitted to the planning authority.

88. SECTION 215 UPDATES

Members of the Committee Noted the updates to the Section 215 List as attached to Item 8 (appendix 6) of the agenda. Members thanked the officers for the work that was being carried out and moving forward with these Properties.

89. CANAL CORRIDOR WORKING GROUP

Members received and noted the Minutes from the last help Canal Corridor Working Group Previously circulated. The Committee received an update from Councillor Roger Hunneman who attended the meeting for the

90. SANDLEFORD PARK LIAISON GROUP UPDATE

Members received an update from Councillor Roger Hunneman, with notes to be made available on request and circulated to members.

91. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

WAP considered 3 applications one was of relevance to Newbury parish, which is the application by Premiere Inn that did go through and was approved.

Members have been advised that the next District Planning Meeting is scheduled for 8th January.

92. BUDGET PROJECT UPDATE

Proposed: Councillor Andy Moore

Seconded: Councillor Jo Day

Resolved: The welcome to Newbury signs be spilt over 2 years of the budget.

Proposed: Councillor Andy Moore

Seconded: Councillor Sam Dibas.

Resolved: Members agreed all other budget project lines for the next 5 years that contribute to the strategy.

93. MEETING SCHEDULE CHANGE

Members received and noted updates to Meeting Schedule Changes in January 2025.

80. FORWARD WORK PROGRAMME FOR PLANNING AND HIGHWAYS COMMITTEE MEETINGS 2024/25

The forward work programme was received and noted by the committee, with the additional items being added:

- Invitation to Thames Water
- Invitation to WBC regarding Pedestrianisation.

94. Exclusion of the Press and Public

Proposed: Councillor Andy Moore

Seconded: Councillor Jo Day

Resolved: That under Section 1, Paragraph 2 of The Public Bodies (Admission to Meetings) Act 1960 the press and public be excluded from the meeting for the following items of business because publicity would be prejudicial to the public interest by reason of the confidential financial business to be transacted.

95. Consultation – Active Travel Improvement Scheme

Proposed: Councillor Sam Dibas

Seconded: Councillor David Harman

Resolved: Members of the Committee support the Active Travel Improvement Scheme

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21:05 HRS

CHAIRPERSON

Signature: _____ Date: _____

**PLANNING AND HIGHWAYS COMMITTEE MEETING
SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection.	24/02037/LBC & 24/02036/HOUSE	29 Shaw Road Newbury for Mrs Jana Little	- removal of old gas flute in an extension (not original building) that's too close to the neighbouring property - installing new gas flute to top external wall as per the new gas fitting legislations (at present gas flute is too close to neighbouring property and unsafe) - removal of a sloping window in an kitchen extension to provide privacy to neighbouring property and cover with slate roofing - EV charging unit fitted to external wall - not original listed boundary wall to have EV gully fitted (permission already given for gully installation by the EV West Berkshire unit) - fitting of an EV cable clip on the external boundary wall (boundary wall not the original). The clip will be fitted to the side not exposed to footpath.
2	Support	24/02228/FUL	London Road Retail Park London Road Newbury for London Road Limited	Creation of two pedestrian footpaths
3	No objection.	24/02283/ADV	Land Opposite Junction with Rookes Way Turnpike Road Thatcham	Proposed advertisement on wooden posts in field off Turnpike Road.
4	No objection / comment: Subject to Highways being satisfied with the parking.	24/02359/HOUSE	76 Gaywood Drive Newbury for Mr & Mrs P Gergont	Proposed two storey side extension, new single storey porch to front elevation and dropped kerb for off street parking to front elevation.
5	No Comment due to lack of information on Variation of Condition being available.	24/02400/HOUSE	20 Orchard Close Newbury for Ms M Willoughby	Section 73: Variation of Condition 2 (Approved Plans) of previously approved application 24/00912/HOUSE - Proposed single storey rear extension and associated alterations.

6	No objection.	24/02423/LBC & 24/02422/FUL	Hambridge Farm Hambridge Road Newbury for Hambridge Properties Limited	Conversion of buildings to form 3 residential dwellings, extension to garage and associated works.
7	No Comment due to lack of information on Variation of Condition being available.	24/02184/FUL	Innovation House Abex Road Newbury for International Taste Solutions.	Section 73: Variation of Condition 2 (Approved Plans) of previously approved application 23/00073/FUL: Extension to existing warehouse and production facility.
8	No objection.	24/02389/HOUSE	Lincoln House Newtown Road Newbury for Mr James Doherty	Erection of new garage with first floor living.
9	No objection.	24/02369/HOUSE	34 Stroud Green Newbury for Mr & Mrs Corneck	Internal alterations to create new open-plan Kitchen/Family Room, Utility Room and Bathroom. Addition of bi-folding doors to rear elevation and replacing lean to roof with pitched roof. Widening of dormer window in attic room. Part blocking up existing access and addition of trellis topping to boundary wall.
10	No objection.	24/02288/FUL	32A Boundary Road Newbury for Technical Services Ref and A/C Ltd	Change of Use from Use Class B8 (storage and distribution) to a flexible Use Class B2 (general industry), B8 (storage and distribution) or E(g) (uses which can be carried out in a residential area without detriment to its amenity) and reconfiguration of car parking.
11	No objection.	24/01905/FULMAJ	Sandleford Parade Newtown Road Newbury for Miracle Properties Ltd	Phased planning application for the erection of two buildings comprising 14 no. flats and associated infrastructure and landscaping following the demolition of existing buildings.
12	No objection.	24/02173/HOUSE	42 Chaucer Crescent Newbury for Mr Emeka Hey	Brick built rear extension, convert garage to habitable space, access ramp and flank wall relocated internally to achieve side 1 meter rear access.
13	No objection.	24/02185/HOUSE	6 Lisle Close Newbury for M & Mrs Stagg	Single-storey rear extensions and alterations.

14	No Comment due to lack of information on Variation of Condition being available.	24/02117/HOUSE	1 Croft Road Newbury for Mr & Mrs Redford.	Section 73: Variation of Condition 2 (approved Plans) of previously approved application 21/01038/HOUSE – Two Storey extension to the side and single storey extension to the rear.
15	Support.	24/02115/HOUSE	Belvedere Garden Close Lane Newbury for Mr Niall Garrett	Single storey extension approx. 37 sq. m to existing detached property. Extension to be set back 30cm from existing when viewed from front. Extension fills in a gap in existing footprint on north east corner of house so the building will be no nearer the boundary than is already the case.
16	No objection / comment: Subject to Highways being satisfied with the parking.	24/02323/HOUSE	21 Rupert Road Newbury for Mr & Mrs S Warner	Two Storey front extension.
17	No objection.	24/02259/HOUSE	9 Charles Street Newbury for Mr & Mrs Egginton	Single storey extension.
18	No objection.	24/02146/FUL	Electricity Sub Station Monks Lane Newbury for NCII Ltd	Relocation of an electricity substation.
19	Support.	24/02354/REG3	Falkland Primary School Andover Road Newbury for West Berkshire Council	Construction of a two-storey classroom block and single storey plant/storage building following demolition of existing modular classroom blocks, provision of a replacement netball court and associated hard and soft landscaping, including alterations to main car park and other associated works.
20	No objection.	24/02458/HOUSE	11 Croft Road Newbury for Miss Anne Pirouet	Single storey side extension, following demolition of existing garage.
21	No objection.	24/02136/HOUSE	71 Craven Road Newbury for Mr & Mrs Morariu	Rear extension with internal alterations including conversion of garage to home office and utility room.

22	No objection.	24/02142/FUL	27 - 35 London Road Newbury for Mr Grunwald	Erection of a ground-floor rear extension and the change of the front window to match the upper floors with the addition of air bricks.
23	No objection.	24/02141/FUL	27 - 35 London Road Newbury for Mr Grunwald	A change to the front and rear windows with the addition of air bricks
24	Objection / comment: Subject to parking being made adequate and Highways Officer being satisfied.	24/02138/FUL	27 - 35 London Road Newbury for Mr Grunwald	To add an additional floor to the existing three-storey commercial building.
25	No objection.	24/02175/HOUSE	28 Clifton Road Newbury for Mrs Saly Henson	Two-storey rear extension, hip to gable loft conversion with dormer to rear of main dwelling, and replacement of existing outbuildings.
26	Support.	24/01773/LBC Re-consultation.	5 Mansion House Street Newbury for British Heart Foundation.	External works to the flat roofs, replacement of downpipes and guttering system, internal alterations and redecoration.
27	No objection.	24/02150/LBC & 24/02149/FUL	26 Northbrook Street Newbury for Mr Hakan Dokuz	Removal of stud partitions to offices. Installation of new food service counters and installation of new stud partitions. Installation of extraction system with external ducting.
28	No objection / comment: Members felt that a contribution to the Car Club should be considered.	24/02313/LBC2 & 24/02312/FUL	4A Bridge Street Newbury for Mike Hill	Reinstate class to residential dwelling from the previously approved commercial use
29	No objection.	24/02267/FUL	Saddlers Court The Broadway Newbury for Mr & Mrs Pete Purton.	Change of use of existing buildings in business (B1) use to 2No residential dwellings.
30	No objection.	24/02399/HOUSE	2 Russell Road Newbury for Mr Cross	Single Storey Side Extension, new hard standing and air source heat pump.

31	No objection.	24/02392/ADV	6 Northcroft Lane Newbury for Amegreen Children's Service	Sign.
32	No objection.	24/02390/LBC	6 Northcroft Lane Newbury for Amegreen Children's Service	Retrospective: Erection of Sign, replacement alarm and CCTV.

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	Committee felt this application should be subject to a Full Application.	24/01640/PACOU	4 Hambridge Road Newbury for Mr R Shearing	Application to determine if prior approval is required for a proposed: Conversion from office space (E) to new ground floor flat (C3-dwelling house).