

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 26th FEBRUARY AT 7.30PM.

PRESENT

Councillors, Jo Day, Sam Dibas (19.39pm), Billy Drummond (substitute), Nigel Foot, David Harman, Roger Hunneman, Ian Jee, David Marsh (19.59pm), Andy Moore (Chairperson) and Sarah Slack (substitute)

In Attendance

Kym Heasman, Corporate Services Officer

113. APOLOGIES

Councillor Phil Barnet (Billy Drummond - substitute), Vera Barnett (Sarah Slack - substitute), Vaughan Miller and Tony Vickers.

114. DECLARATIONS OF INTEREST

The Corporate Services Officer declared that Councillors Billy Drummond, Nigel Foot and David Marsh 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 Corporate Services Officer made the following statement on behalf of Councillor Nigel Foot and David Marsh who are also Members of West Berkshire Council's Licensing Committee "I wish to make it clear that any comments I may 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 Council. At that time, I will weigh up all the evidence."

115. MINUTES

PROPOSED: Councillor Roger Hunneman

SECONDED: Councillor Ian Jee

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 29th January 2024, be approved, and signed by the Chairperson.

116. ACTIONS FROM THE PREVIOUS MEETING:

The Corporate Services Officer Reported that the applications received from the planning authority for consultation, these are now accessible via the West Berkshire Council parish online portal. As well as the returning resolutions and comments on the application that are considered by this committee.

117. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

There were no questions or petitions from members of the public.

118. MEMBERS' QUESTIONS AND PETITIONS**Question Received form Councillor Elizabeth O'Keeffe:**

"On 4th December 2023 the committee considered a request from an independent pharmacy provider who was having difficulty in opening a much a needed new pharmacy in Newbury. Boots were objecting to NHS England to have the application denied. I believe any objection results in the applicant having to go to appeal. This of course would prolong any application decision. This committee resolved to write to the relevant authority urging them to expedite any suitable application.

You may have seen the item on the front page of NWN on 15th February concerning the matter Mr Chaudhry Abass is still trying to obtain his licence. The reporter mentioned me and referred to my being a former mayor and town councillor, (not a point I made in our brief conversation.) However, this prompted Mr Chaudhry to contact me referring to his earlier communication with NTC. As you will know people do tend to think our Civic mayors have the powers of Municipal Mayors.

From my personal experience I know that we are dreadfully short of pharmacies to meet the public need in Newbury. Why should the community suffer because a large company with a monopoly in town wants to keep its income as high as possible from its prescription numbers. That is the only conclusion I can draw from the objection. I say suffer that is in waiting times, long queues, repeated visits when prescriptions are not available. Not everyone is mobile, has unlimited time or lives nearby. Just look at last week's letter page in NWN and social media. In a free society we have a right to choose.

I ask that this committee write asking again how the application is progressing. I accept that this committee does not have any authority in this matter. However, we do have a responsibility to the people we represent, and they are the ones who are being deprived. They have a right to know what goes on. I could quote other incidents of this behaviour by the large companies."

The Chairperson responded with the following answer:

"We will write to the relevant authoritative bodies".

Question Received form Councillor David Harman:

"Following refusal of the planning application relating to the former Scout Hut on Battery End, would this Council regularise and firmly establish our ownership of the adjoining hedge in the north-east corner of Wash Common Recreation Ground."

The Chairperson responded with the following answer:

"We will do as requested and initiate the process of registering our ownership; further activity on the issue and future care of the hedge will be managed through the Community Services Committee."

Question Received form Councillor Meg Thomas read by Councillor Roger Hunneman:

"We have had requests for at least one pedestrian crossing here (junction of Andover Rd, Essex St & Monks Lane) over the years. It's busy with public footfall and serves two schools and Monument Close. There have been several near misses. Paul Goddard has told me they are aware of the issue and are looking at it in the context of Sandleford Developments. A crossing is vital, especially if a Warren Road exit is to go ahead as proposed. And we would like to see action sooner than this. We understood there would be a crossing as part of the new Vet's scheme, but nothing has appeared."

The Chairperson responded with the following answer:

"We will Write to West Berkshire Council Highways Department".

Question Received form Councillor Roger Hunneman:

"Can this Council ask West Berkshire Council's Highway Dept as to why there is an extensive Pick Up and Drop Off Zone with 20 min waiting allowed on the North side of the Newbury Railway Station whilst on the South Side there is a much smaller Drop Off Zone (only) backed up with a No Parking sign on the wall. Presumably you are not allowed to wait to pick up passengers from the train using this Zone. Why is this the case and why is this more accessible South side of the station treated differently to the North side? After all there is actually more space on the south side to allow a sensible good-sized Pick Up and Drop Off Zone with a 20-minute waiting allowed. Can we as a Council make representations to get this inconvenient arrangement for residents of South Newbury changed."

The Chairperson responded with the following answer:

"We will write to West Berkshire District Council's Highways Department".

119. SANDLEFORD PARK EAST

The presentation updating the committee on the currently status of Sandleford Park East application has been deferred to the next schedule meeting.

120. SCHEDULE OF PLANNING APPLICATIONS

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

121. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

122. SCHEDULE OF LICENSING APPLICATIONS

It was agreed that the following observation be submitted:

- **Premises Licence ref:** Case reference 23825 (New) 13 Northbrook Street, Newbury, Berkshire, RG14 1DJ

Applicant: Camp Hopson (Newbury) Ltd

No objection.

123. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

Member received and update on the Western Area Planning Committee meeting, in which two applications relevant to the Newbury parish were discussed.

- Covered Reservoir at Speen – 3 applications were considered in relation to the Reservoir and all 3 were approved.
- Scout Hut, Battery End, Wash Common – The Western Area Planning Committee refused the application on the Grounds of over development and Potential damage caused to the hedge.

124. FORWARD WORK PROGRAMME FOR PLANNING AND HIGHWAYS COMMITTEE MEETINGS 2023/24

The Forward work Programme was received and noted by the committee with the additional amendments.

- To receive the deferred presentation of Sandford East at meeting Scheduled Monday 25th March 2024.
- To Considered the Public Rights of Way on the Forward work programme at the meeting Scheduled Monday 22nd April 2024.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20.58 HRS

CHAIRPERSON

Signature: _____ Date: _____

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

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	Objection / Comment: - Overdevelopment. - Concerns of inadequate parking.	24/00140/FUL	15 Cresswell Road, Newbury for BPC Property Limited	Proposed new 3no bedroom detached dwelling with 2no. parking spaces for cars, cycle storage, bin storage and private amenity on land adjacent to the donor property no.15 Cresswell Road, Newbury, Berkshire, RG14 2PQ
2	Objection / Comment: Windows are out of keeping with original and other houses.	24/00043/FUL	30 Donnington Square, Newbury for Mr Jack Tribble	Retrospective application of new UPVC windows.
3	No objection	24/00170/HOUSE	14 Linden Close, Newbury for Mr & Mrs Burden	Proposed two storey side annexe for family use ancillary to the main dwelling.
4	No objection / Comment: Provided it is consistent with what is there and that the lights have a minimal impact on bats and insects in the area.	24/00219/FUL	Newbury Lawn Tennis Club Poplar Place Newbury for Newbury Tennis Club	Section 73 Variation of Condition 5 (Floodlighting) of previously approved application 16/03368/FUL - Section 73 Variation of Condition 5 - (Floodlighting) of previous application 15/03380/FUL - Variation of Condition Extension of floodlighting from two tennis courts to all four courts.
5	No objection	24/00248/HOUSE	20 Castle Grove Newbury for Mr & Mrs Theodore	Retrospective: Outbuilding at rear of existing garage.
6	No objection	24/00185/COND	Gandlake House London Road Newbury for Envision Contracting Ltd	Application for Approval of Details Reserved by Conditions 3 and 4 (2) and (3) of planning permission 22/00725/PACOU Application to determine if prior approval is required for a proposed: Change of use from offices (Use Class E (G)(i) to dwellinghouses (Use Class C3), to provide 8 self-contained flats.

7	No objection	24/00144/HOUSE	1 Sutherlands Newbury for Mrs Sarah Wernham.	Demolition of linked garage and gym; Erection of single-storey wraparound extension creating a self-contained annex; Annex comprises 1no bedroom, kitchenette/dining/living space, bathroom, WC and storage. Creation of additional off-road parking space.
8	<p>Objection / Comment: In line with the Previous Comments Submitted 18.09.2023.</p> <p>The Sole proposed access point to the site, Warren Road, runs alongside Park House School, is opposite a day nursery and is less than 30 meters from Falkland Primary School. It is also next to one church, and opposite another. A Sainsbury's filling station and supermarket and the main entrance to Park House are Close by.</p> <p>This generates a lot of daily activity involving hundreds of children, and a large amount of traffic, particularly at pick-up and drop-off times.</p> <p>There are already long queues of cars along Andover Road, at these periods, from the Monks Lane junction to the north, to Gorselands to the south. The road network is already stretched to</p>	23/01585/OUTMAJ	Sandleford Park West New Warren Farm Warren Road Newbury for Donnington New Homes	Outline application for the phased delivery of up to 360 dwellings; demolition of Warren House and other buildings; widening of Warren Road to provide access through to Andover Road to the west; emergency access via Kendrick Road; provision of open space; drainage, walking, cycling, green and other associated infrastructure, including 40% affordable housing provision. All matters to be reserved, except for access into the site for vehicles, pedestrians and cycles along the Warren Road corridor.

	<p>capacity. It beggars' belief that the extra traffic generated by this development would not make the problem worse, during both construction of the site and beyond.</p> <p>The Hugh increase in traffic will generate pollution which in the committee's view represents a risk to the health and wellbeing of children. It will make local roads less safe. Kendrick Road is not fit for purpose as an emergency access route.</p> <p>Even the inspector at the Bloor Homes appeal side that Warren Road with unsuitable.</p>			
9	Support / Comment: Consideration to be given to the maintenance of drainage ditches and to drainage of the entrance area.	23/01361/FULMAJ	Land North of Spring Gardens Andover Drove Wash Water Newbury for Calleva Community Energy Ltd.	The installation and operation of a solar farm with ancillary equipment including inverter and substation house, security cameras, deer fence, new highway access and landscaping scheme.
10	No objection	23/01423/FUL	Phoenix House, 9 London Road, Newbury for Magnolia Homes Ltd & Santorini Holdings	The Change of Use from offices (Use Class E) to provide 15 residential units (Use Class C3) with associated works.
11	No objection	23/01424/LBC	Phoenix House, 9 London Road, Newbury for Magnolia Homes Ltd & Santorini Holdings	The Change of Use from offices (Use Class E) to provide 15 residential units (Use Class C3) with associated works.
12	No objection – Members noted minor changes to the applications.	23/01666/FULMAJ	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)
13	No objection	24/00190/LBC	St Nicolas House West Mills Newbury for St Nicolas Church Newbury	Replace hardwood window sills on North and East elevations which are rotten. We want to replace like for like - no variations.

APPENDIX 1**APPLICATION FOR PRIOR APPROVAL**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No Objection	24/00133/PASHE	53 Queens Road Newbury for Mr & Mrs Howson	Application to determine if prior approval is required for a proposed Larger Home Extension: Single storey rear extension. Dimensions 6m from rear wall, 2.5m maximum height, 2.20m eaves height.