

**Minutes of a meeting of the Planning and Highways Committee held by Virtual Meeting on Zoom Monday 22<sup>nd</sup> June 2020 at 7.00pm.**

**Present**

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

**In Attendance**

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

**10. Apologies**

**11. 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 Phil Barnett declared that he had a personal interest and took no part in the vote: **20/01211/OUTMAJ**

In considering the following application, Councillor Andy More declared that he had a personal interest and took no part in the vote: **20/01227/HOUSE**

In considering the following application, Councillor Nigel Foot declared that he had a personal interest and took no part in the vote: **20/01228/HOUSE**

**12. Minutes**

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

- **Minute No.4: Mr McKeown's Question – Sterling cables industrial site.**  
The Chief Executive Officer told the meeting that he had written to West Berkshire Council regarding the residents' concerns about remediation and excavation works on the site. He received a comprehensive response, which

had been sent to Mr. McKeown, as well as an email address should the residents have any further questions or concerns in this matter.

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Roger Hunneman

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 1<sup>st</sup> June 2020, be approved, and signed by the Chairperson.

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

The Following Question was received from Mr Alan Pearce:

*“Please would the council give an update on any information it has why the Newspaper House development has not had its planning application refused by Gary Lugg (Head of Development and Planning) after all this time?”*

Councillor Tony Vickers responded with the following answer:

*“All I can say at this stage is that 13 weeks at least elapsed between that committee voting for Mr Lugg to issue a refusal to the applicant and the applicant going to the planning inspectorate, with an appeal on the grounds of none determination after no word back from the council. At that point it was no longer possible for the planning authority to make a decision on the application as it was in the hands of the government’s planning inspectorate. I am only aware of this as at the chairman’s briefing of the Western Area Planning Committee on the 8<sup>th</sup> June which I attended before the actual meeting on the 10<sup>th</sup> of June I asked the officer present at the meeting why even the members of the committee hadn’t been told why no decision notice had been issued, and the acting principle officer for that committee as a result did include a paper that which was sent only to members that wasn’t marked as confidential, which gate the date at which the appeal was lodged by Newbs paper house was the 11<sup>th</sup> May so that’s at least 13 weeks after the meeting itself which was on the 5<sup>th</sup> February, and that’s the date which they decided to appeal. Now one can lead mitigating circumstances on the behalf of west Berkshire council they have had the Covid emergency to deal with, but that afternoon on the 8<sup>th</sup> June I did seek and update from mister Lugg and in fact I did follow that up with another email this afternoon but found that he is on leave until the 6<sup>th</sup> July. In the meantime I have written to the monitoring officer of WBC to ask under what circumstances are the committee of the council meeting in public can appear to make decisions which are then not implemented and the committee is not told about it. It is now 18 days since I made this formal complaint to WBC and it will be at least a month now before I can update this council anymore.”*

The Following Question was received from Mr Alan Pearce:

*“Please would the Counsellors comment on the attached document with regard to developments in Newbury such as Travelodge/ Premier Inn hotels and large developments like on West street, do they meet with planning policies CS16 with regards to greenfield run-off rates and do the S106 payments cover the cost of the Infrastructure needed for these Developments?”*

The Chairperson responded with the following answer:

*“As I can see from the documents to which you refer, your representatives have requested the Remediation Plan and Verification Strategy of the sites in question and that Gary Lugg (Head of Development and Planning at WBDC) replied on 12th June that he would reply in due course. However, as we have just heard from Councillor Vickers Gary Lugg is on holiday until the 6<sup>th</sup> July. As stated at the outset of the meeting, NTC does not have professional planning officers and these are matters to be taken up with the planning authority, which indeed you are doing. However, thank you for drawing this matter to the attention of this committee as we are very much interested in any reply that you may receive.”*

The Following Question was received from Mr Paul Morgan:

*“In a recent quote to the Penny Post Councillor Woollaston made the following statement “Avison Young has, Councillor Woollaston also told me, “been appointed to work up a Master Plan for the entire 25-acre site which we initially see as being predominantly residential with a high affordable housing proportion and a commercial element. Does the Town Council:*

*A) Find it worrying and inappropriate that Councillor Woollaston (who is on the LRIE steering group) made this statement before the Avison Young report has been completed?*

*B) Concur with Councillor Woollaston’s view that the LRIE in the future will or should be predominantly residential?”*

As Mr. Morgan was not present at the meeting the Council will send him a written response to these questions.

#### **AGENDA ITEMS 11 & 14 where discussed at this time in the meeting.**

#### **14. Members’ questions and petitions**

Question received from Councillor Phil Barnett:

*“Following the lock down period when very few private vehicles were noted in and around the town Now the businesses and shops are opening up more vehicles are noted , including ones eagerly getting to their destination We are now encouraged to walk . Cycle if we cannot use our own vehicles to that end Can we as the Planning and Highways committee of Newbury Town council consider a series of SIDS checks at strategic positions in and around the town to make sure. Pedestrians and cyclists feel safe in their day to day movements”*

The Chairperson responded with the following answer:

*“There were plans in place for WBDC to conduct extensive training in the use of SIDs equipment in July 2020. This has been postponed, like everything else, due to the Covid crisis. There is no news coming from WBDC at this moment in time as to when this training will take place, as the government guidelines have not changed enough to allow it to happen. In the meantime, NTC has not the resources in place to conduct its own SIDs testing independently. We will seek further information from WBDC when the guidelines change again.”*

**15. Schedule of planning applications**

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

In considering the following application, Councillors Vaughan Miller and Tony Vickers abstained in the vote: **20/01214/FUL**

**16. Schedule of prior approval applications**

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

**17. Schedule of Licensing applications**

It was agreed that the following observation be submitted:

- Premises License 20/00464/LQN (Variation) – 121A London Road, Newbury.

Applicant: Lidl Great Britain Limited

No objection

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

Cllr. Tony Vickers advised the meeting that the applications for The Lodge, Newbury Racecourse have been deferred to the following Western Area Planning Committee Meeting.

**19. Winter Service Plan**

Members agreed with a majority of the Service plan but made the following comments:

Walla Drive, should be added to the lists of roads and footpaths in Newbury

All paths, steps and ramps leading to the pedestrian subways in the Town Centre should be top priority

references to *When resources allow*, should for the main foot paths/cycle paths/underpass ramps and steps on all major walking routes into town.

**20. Car Club - Newbury**

Committee members thanked Jenny Graham and Jonathon Colins for the presentation on the Newbury Car Club. The Chief Executive Office offered to promote Newbury Car Club advertising on Newbury Town Council notice boards and to request the BID to promote the service on the Visit Newbury website.

**21. Hambridge Road Employment Area**

Committee Members asked the Chief executive officer on behalf of this committee to write to West Berkshire District Council asking them to take action in anticipation of the link road being complete, and to consider how they are going to meet the aims set out in their own local transport plan which is to encourage sustainable choices for travel to work.

**22. Update on the Town Centre Re-opening**

Information was received and noted by the committee, who wished to express their gratitude at what a great job Shaun the Community Warden has been doing in the town centre throughout the Covid restrictions.

**23. Update on Football Facilities for Newbury**

The meeting heard that the CEO had written to Surfacing Standards Ltd. advising them of the Town Council's position in this matter and inviting them to attend a committee meeting. It was noted however, that they have completed their report and submitted it to West Berkshire Council.

The Committee heard that Mr. Paul Anstey is dealing with the matter at WBC and apologised for his inability to attend the Committee meeting. The Chair advised that if Mr. Anstey was unable to attend the next meeting he would consider inviting the Football Club representatives.

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

It was agreed to add the following item to the agenda for 13 July:

Invitation to Nottingham City Council to give a presentation on the Workplace Parking Levy that is in place, in the Nottingham area.

The CEO said that there would be proposals coming forward for a Town Centre Working Group, including Terms of Reference, membership and reporting arrangements.

**There being no other business the chairperson declared the meeting closed at 21.41 hrs**

**Chairperson**

**Planning & Highways Committee Meeting 22<sup>nd</sup> June 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="#">20/01282/OUT</a>	75 Turnpike Road, Newbury for Mr & Mrs Aubrey	Outline application for proposed new single dwelling on Land to the rear of 75 Turnpike Road. Matters to be considered: Access and Layout.
2	No objection provided that the Highways Officers observations are addressed.	<a href="#">20/01196/HOUSE</a>	18 The Folly, Newbury for Mr & Mrs Hammond	Two storey side extension and single storey rear.
3	No objection	<a href="#">20/00908/HOUSE</a>	2 Roebuts Close, Newbury for Anil Patel	Alter existing garage reducing its length and adding a pitched roof.
4	No objection	<a href="#">20/01195/HOUSE</a>	15 Dormer Close, Newbury for Mr & Mrs Harris	New Double Garage.
5	No objection	<a href="#">20/01228/HOUSE</a>	6 Conifer Crescent, Newbury for Mr A Chan	Two storey side extension and single storey rear and side extension.
6	No objection	<a href="#">20/01227/HOUSE</a>	31 Three Acre Road, Newbury for Mr & Mrs Pippitt	Replacement of existing static caravan with all new timber framed building to be used as art studio and garden store.
7	No objection	<a href="#">20/01159/ADV</a>	50A Northbrook Street, Newbury for The Gilded Barber Ltd	Signage for barber shop
8	No objection	<a href="#">20/01171/ADV</a>	23 Market Place, Newbury for Crepe O'Clock	To increase the visibility of the Cafe the plan is to use a simple, yet modern advertisement sign. New sign will take the exact same place as the current one (from Sushi Maki) and no light or extra equipment will get in place. Current colour scheme will be used in external frames of the windows and surrounding area of the sign. For sign

				we will use black letters on a white background.
9	No objection	<a href="#">20/01186/FUL</a>	1 and 3 Kennet Road, Newbury for Four Acres Investments	Change of use of 1 and 3 Kennet Road from 2 dwellings to 6 self-contained flats minor exterior alteration and associated car parking and gardens.
10	objection / comment: Will be overbearing and excessive in a conservation area it will also be out of keeping with street scene.	<a href="#">20/01214/FUL</a>	31 – 34 Bartholomew Street, Newbury for Rissance Land No.3 Limited	Development of three residential apartments.
11	No objections provided the contribution to the car club is carried out as stated in the design and access statement.	<a href="#">20/01211/OUTMAJ</a>	1 West Street, Newbury for Rissance Land No.56 Limited	Outline application for the demolition of existing building and construction of 24No. flats. Matters to be considered: Access, Appearance, Layout and Scale.
12	Objection/comment: This committee supports the observations by Shaw-cum Donnington Parish Council, and that there is insufficient cycle access.	<a href="#">20/00655/RESMAJ</a>	Land Adjacent to Hilltop, Oxford road, Donnington, Newbury	Approval of reserved matters application for phased development of 222 dwellings pursuant to planning application <a href="#">19/00442/OUTMAJ</a> which relates to Section 73: Variation of Condition 1 (Approved Plans) of planning application <a href="#">14/02480/OUTMAJ</a> allowed under appeal reference APP/W0340/W/16/3143214 for a mixed use scheme on 23.1 ha of land, comprising up to 401 dwellings on 11.35 ha of land. A 400 sq.m. local centre (Use Classes A1/A2/D1/D2 no more than 200 sq.m. of A1) on 0.29 ha of land, a one form entry primary school site on 1.7 ha of land, public open space, landscaping and

				associated highway works. Matters to be considered: Appearance, Landscaping, Layout and Scale.
13	No Comment	<a href="#">20/01197/HOUSE</a>	Willowmead, Pyle Hill, Newbury for Mr J Bennett	Outbuilding to house sports equipment.

### Application for Prior Approval

Running Order	Resolution	Application Number	Location and Applicant	Proposal
1	No comment.	<a href="#">20/01284/PASSHE</a>	14 Montgomery Road, Newbury for Matthew James	Application to determine if prior approval is required for proposed larger home extension for alteration and enlargement of single storey rear extension. Dimensions 3.85M form rear wall, 3.90m maximum height, 3m eaves height.