

9th July 2024.

To: Councillors Phil Barnett, Jo Day, Sam Dibas, Nigel Foot, David Harman, Roger Hunneman, Ian Jee, David Marsh, Vaughan Miller, Andy Moore, Graham Storey, and Tony Vickers

Substitutes: All remaining Members of the Council

Dear Councillor,

You are summoned to attend a meeting of the **Planning & Highways Committee on Monday 15th July 2024 at 7:30 pm.**

The meeting will be held in the Council Chamber, Town Hall, Market Place, Newbury, RG14 5AA. The meeting is open to the press and public and will be streamed via Zoom: <https://us02web.zoom.us/j/81191047981?pwd=ADbYEGwh952OmyXIVDOb3zaXURskMa.1>
Meeting ID: 811 9104 7981 Passcode: 531515

Kym Heasman
Corporate Services Officer

AGENDA.

- 1. Apologies**
- 2. Declarations of Interest and Dispensations**
To receive any declarations of interest relating to business to be conducted in this meeting and confirmation of any relevant dispensations.
- 3. Minutes (Appendix 1)**
 - 3.1 To approve** the minutes of a meeting of the Planning & Highways Committee held on Monday 17th June 2024.
 - 3.2 Officer's verbal report** on actions from previous meeting.
- 4. Questions and Petitions from Members of the Public**
Questions, in writing, must be with the Corporate Service Officer by 2pm on Friday 12th July 2024
- 5. Members' Questions and Petitions**
Questions, in writing, must be with the Corporate Service Officer by 2pm on Friday 12th July 2024

Town Hall, Market Place, Newbury, RG14 5AA

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- 6. Schedule of Planning Applications (Appendix 2)**
To Comment on the planning applications listed at the attached schedule.
- 7. Applications for Prior Approval (Appendix 3)**
To comment, if relevant, on prior approval applications listed at the attached schedule.
- 8. Update from The Western Area Planning Committee**
To Receive an update on any relevant business from the Western Area Planning Committee.
- 9. Formation of a Working Group on Public Rights of Way (PROW) (Appendix 4)**
8.1 To Agree the Terms of Reference for the formation of a Working Group on Public Rights of Way (PROW).
8.2 To agree Members of the Working Group.
- 10. Update From the Flood and Drainage Forum**
To Receive an update.
- 11. Update from Faraday Road football Ground**
To Receive an update.
- 12. Sandleford Park Liaison Group Update**
To Receive an update.
- 13. New neighbourhood area designation within the district – Thatcham (Appendix 5)**
To note the designation of the neighbourhood area now allows Thatcham Town Council to commence work on a neighbourhood plan.
- 14. Forward Work Programme for Planning & Highways Committee (Appendix 6)**
To Note and to agree any other items that Members resolve to add to the Forward Work Programme.

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 17th JUNE 2024 AT 7.30PM.

PRESENT

Councillors, Vera Barnett (sub), Jo Day, Nigel Foot (arrived 20:05), David Harman, Roger Hunneman, Ian Jee, Vaughan Miller, Andy Moore (Chairperson) and Graham Storey

In Attendance

Kym Heasman, Corporate Services Officer

19. APOLOGIES

Councillors David Marsh, Tony Vickers and Phil Barnett (substitute Vera Barnett).
Absent: Councillor Sam Dibas.

20. DECLARATIONS OF INTEREST

The Corporate Services Officer declared that Councillor Nigel Foot is also a Member 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.

In considering the following application, Councillor Vaughan Miller declared a prejudice interest and took no part in the vote: **24/01002/FUL**.

21. MINUTES

PROPOSED: Councillor Vaughan Miller

SECONDED: Councillor Ian Jee

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 22nd May 2024, be approved, and signed by the Chairperson.

22. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

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

23. MEMBERS' QUESTIONS AND PETITIONS

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

24. SCHEDULE OF PLANNING APPLICATIONS

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

153. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

Members noted that a previously considered application for the racecourse has been called to the next meeting of the Western Area Planning Meeting.

150. PUBLIC RIGHTS OF WAY

Amendments were suggested to the proposed Terms of Reference for the Working Group, and the item was deferred to the next scheduled meeting.

154. 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 amendments.

- PROW Working Group update.
- Flood and Drainage Forum update
- Town Centre Steering Group update
- NDP Working Group update

The above updates to be made subsequent to group meetings

- Faraday Road Football Ground update added as bi monthly agenda item.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20.33 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	24/01008/LBC	37 Shaw Road, Newbury for Mr Tim Blick & Ms Lange	Replacement of existing six panel entrance door.
2	No objection	24/01114/FUL Adjacent Parish	Messenger House, Pear Tree Lane, Newbury for Mr Anthony Berkeley	Demolition of existing dwelling and erection of a replacement dwelling with garaging and home offices, together with relocated driveway, parking and turning, associated private amenity space, landscaping, installation of package sewage treatment plant and associated works
3	Support	24/01002/FUL	Fair Close Day Centre, Newtown Road, Newbury for Age Concern Newbury and District	Covered pergola to existing entrance. New paving including ramp to provide level threshold and wheelchair access to dementia day care respite lounge.
4	No objection / comment: consideration to be given to minimising the impact on the neighbouring offices.	24/00925/FUL	Cross Keys, 8 London Road, Newbury for Steam Punk Pub Co Ltd	Construction of single storey restaurant building using shipping containers. Renovation and fit out of existing brick storage barn to form new barn and seating area. External landscaping to form pub garden/seating area.
5	No objection	24/00963/HOUSE	1 Dolman Road, Newbury for Mr & Mrs Holland	Two Storey and Single Storey rear extension.
6	No objection	24/01083/LBC	1 Toomers Wharf, Canal Walk, Newbury for Dr A Chan	Proposed internal alterations.
7	No objection	24/01004/FUL	Ground Floor, 1-3 Mansion House Street, Newbury for Gail's Ltd	Installation of 5 no. canopies, to be installed above existing shopfront windows. 2 no. externally illuminated fascia lettering signs; 1 non-illuminated hanging sign.
8	No objection	24/01005/ADV	Ground Floor, 1-3 Mansion House Street, Newbury for Gail's Ltd	Installation of 5 no. canopies, to be installed above existing shopfront windows. 2 no. externally illuminated fascia lettering signs; 1 non-illuminated hanging sign.
9	No objection	23/02782/FULMAJ	20 - 28A Pound Street, Newbury for Archel Homes	Amended Plans: - number of units reduced to 79 - amendments to elevation design, roof design, parking allocation,

				<ul style="list-style-type: none">- Block height reductions- Block 1 moved further away from Newbury Hall- addition of 5 three bed townhouses
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**Planning and Highways Committee Meeting
Schedule of Planning Applications to be considered.**

Monday 15th July 2024

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	CLAY HILL Adjacent	24/01114/FUL	Messenger House Pear Tree Lane Newbury for Mr Anthony Berkeley	Demolition of existing dwelling and erection of a replacement dwelling with garaging and home offices, together with relocated driveway, parking and turning, associated private amenity space, landscaping, installation of package sewage treatment plant and associated works.
2.	WASH COMMON	23/01732/OUTMAJ 23/01732/OUTMAJ	Land North of Just Learning Nursery Monks Lane Newbury for Feltham Properties Ltd	Application for Outline Planning Permission for up to 31 dwellings, with open space, parking and associated infrastructure, boundary treatments and landscaping. Matters to be considered: Access
3.	WASH COMMON	24/00674/FUL 24/00674/FUL	Battery End Hall Battery End Newbury for Prudential Properties Ltd	New two storey dwelling house with parking, cycle and refuse storage.
4.	WASH COMMON	24/01116/FUL	The Barn Enborne Gate Newbury for Mr & Mrs Brian Eighteen	Demolition of existing commercial building, erection of a two storey house and double garage.
5.	WEST FIELDS	23/02791/FULMAJ 23/02791/FULMAJ	Sandleford Parade Newtown Road Newbury for Miracle Properties Ltd	Phased planning application for the erection of two buildings comprising 16 no. flats and associated infrastructure and landscaping following the demolition of existing buildings.

Application for Prior Approval

These are applications for Prior Approval under the 2013 amendments to Permitted Development. Because West Berkshire Council are required to inform nearby residents and display a public notice, West Berkshire Council is notifying the Parish / Town Council of the proposals in case interested parties should contact us. However, **we are not required to comment**, and the decision can only be taken based on the criteria set out in The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 [SI 2013No1101]. **Please be aware NTC are not allocated plans for us to consider**, but on-line details are available via the Application Number link.

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	EAST FIELDS	24/01185/PACOU	4 Hambridge Road Newbury for Mr R Shearing	Application to determine if prior approval is required for a proposed: Proposed conversion from office space (E) to new ground floor flat (C3-dwelling house)

**Public Rights of Way Working Group (PROW WG)
Terms of Reference**

Membership: **3 Members to be appointed by NTC**
 Others as agreed by PROW WG

Members can be added / removed as agreed at any P&H Committee meeting.

Quorum: 2 of the group membership including at least 1 Councillor.

Remit:

To provide advice to the Planning & Highways Committee about the impact of (need to correct title) 2026 Regulations in respect of PROW changes.

To review all PROW in the Town Council's area and confirm validity.

To propose new PROW for consideration by P&H.

To prepare submissions for any new PROW proposed by P&H.

Guidance from the Council:

Input / recommendations may be provided through the Planning & Highways Committee.

There will be close liaison, as appropriate, with the WBC PROW Officer.

Resources and Budget:

Uses Town Council meeting rooms, administration resources and officer time as approved by P&H.

Officer support (agendas, meeting notes, circulation of information) is provided by NTC.

Additional Notes:

The Working Group will communicate through email, phone and meetings, both formally and informally.

Relevant electronic documentation is stored on the Town Council IT data store.

The group will meet as required.

These Terms of Reference may be reviewed and changed as necessary by the parent committee.



NOTIFICATION OF THE DESIGNATION OF THATCHAM NEIGHBOURHOOD AREA UNDER SECTION 61G OF THE TOWN AND COUNTRY PLANNING ACT 1990 AS AMENDED

APPLICANT:

Thatcham Town Council

APPLICATION:

Application for the Designation of Thatcham Neighbourhood Area.

An application has been received that includes a map which identifies the area to which the application relates, a supporting statement explaining why the proposed neighbourhood area is considered appropriate and confirmation that the body making the application is a relevant body for the purposes of section 61G(2) of the 1990 Act.

DECISION:

The Designation of Thatcham Neighbourhood Area is approved in accordance with section 61G of the Town and Country Planning Act 1990 as amended for the purposes of neighbourhood planning.

As the area specified in the application consists of the whole of the parish council's area, it has been designated without consultation in accordance with Regulation 5A of the Neighbourhood Planning (General) Regulations 2012 as amended in 2016. This Regulation 5A states amongst others that where this regulation applies, regulations 6 and 6A of the Neighbourhood Planning (General) Regulations 2012 as amended in 2016 do not apply.

A map of the designated neighbourhood area is provided on the following page.

Signed:

A handwritten signature in black ink, appearing to read "Clare Lawrence".

Clare Lawrence
Executive Director – Place

Dated: 27 June 2024



Newbury Town Council

Forward Work Programme for Planning and Highways Committee: 17.06.2024

Standing Items on each (ordinary meeting) agenda:

1. Apologies
2. Declarations of Interests and Dispensations
- 3.1 Approval of Minutes of previous meeting
- 3.2 Officer's report on actions from previous meeting
4. Questions/Petitions from members of the Public
5. Questions/Petitions from Members of the Council
6. Schedule of Planning Applications
7. Schedule of Prior Approval Applications (if any)
8. Schedule of Licensing Applications (if any)
9. Schedule of Appeal Notifications (if any)
10. Schedule of Appeal Decisions (if any)
11. Neighbourhood Development Plan – Update (if any)
12. The Western Area Planning Committee – Update

At the first Committee meeting after the annual meeting of the Council	Election of Chair/ Deputy
	Approval of ToRs and memberships of Working Groups
June/September/December/March (Quarterly)	Updates on Section 215 of the Town and Country Planning Acts.
Each November	Review of KPI's for Planning and Highways Committee
	Send Budget and Strategy proposals to RFO
Bi Monthly	Faraday Road Football Club
2024	
15 July	<ul style="list-style-type: none"> - Flood and Drainage Forum - Faraday Road Football Club - PROW Working Group - Sandford Park Liaison Group Update
12 August	<ul style="list-style-type: none"> - NDP WG Update - Town Centre Working Group Update
9 September	<ul style="list-style-type: none"> - Faraday Road Football club update. - Section 215's - Heritage Working Group update
7 October	-
4 November	- P & H Committee KPI's
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