

**MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE
COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON
MONDAY 29th JANUARY 2025 AT 7.30PM.**

PRESENT

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

In Attendance

Kym Heasman, Committee Clerk

108. APOLOGIES

Councillor Phil Barnett

109. DECLARATIONS OF INTEREST

The Committee Clerk declared that Councillors, Nigel Foot, David Marsh 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.

110. MINUTES

PROPOSED: Councillor Graham Storey

SECONDED: Councillor Ian Jee

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 6th January 2025, be approved, and signed by the Chairperson. With addition of (sub) being added to Councillor Steve Masters.

111. KENNET CENTRE REDESIGN PRESENTATION

Members received information from Councillor Andy Moore, who had been invited to view the information that is currently displayed in the Laura Ashley shop.

The presentation from Lochailort has been deferred to the next scheduled Planning & Highways Meeting.

112. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC**Question Received from Member of the Public:**

Please will the Council formerly write to West Berkshire Council requesting they update their current London Road Industrial Estate Position Statement dated 8th of March 2019, now that the Council has confirmed the industrial estate and adjoining Faraday Football Ground is being redeveloped on a step-by-step basis, and that the Bond Riverside Programme has been close-down on the 23rd of May 2024?

Chairperson Responded with the following Response:

It is not the position of the Town Council to write to West Berkshire Council, however Newbury Town Council is working closely with West Berks on the delivery of the Newbury Master Plan, myself, Councillor Moore chairs the partnership meetings with West Berks and other Stakeholders to review the master plan and ensure that developments are delivered where they are needed.

Question Received from Member of the Public:

Regarding the West Berkshire Council Executive report EX4494 and decision notice, Bond Riverside Programme Review Ref 6.7 It is proposed that an officer level project delivery board is established to provide oversight and strategic direction to the delivery of regeneration of Bond Riverside key sites and its connectivity to the Town Centre, the delivery of the Newbury Town Centre Masterplan and to support, where appropriate, other non-Council owned regeneration in Newbury. Please can you advise me if any Newbury Town Council Officers and Councillors have attended meetings with the Project Delivery Board to gether with the dates?

Chairperson Responded with the following Response:

We have not attended a meeting to discuss the Bond Riverside project specifically. However, as mentioned in our previous response Newbury Town Council is coordinating the Newbury Town Centre partnership Meetings that incorporates the West Berks Council Town Centre Master Plan.

Question Received from Member of the Public:

“The Draft Minutes for the 6th January 2025 are not available and having tried to participate by zoom, but not being able to hear the meeting properly, please may I ask how NTC P&H Cttee is intending to respond to the Local Plan Review 2023-2041 Main Modifications Consultation?”

Chairperson Responded with the following Response:

NTC are submitting a full response to the modifications that will be discussed in Agenda Item 12.

Question Received from Member of the Public:

Will the Responses be more comprehensive than at Pre-Submission?

Chairperson Responded with the following Response:

The Town Clerk has liaised with you directly with regards to our response, we feel that the submission is comprehensive

Question Received from Member of the Public:

Does the Cttee have any Areas of Concern within the Modifications that it will be concentrating on, especially in regard to the lack of specific Planning Policy, SPD or whole Town Masterplan that is a valid DPD for Newbury Town, Town Centre or the Settlement as a whole?

Chairperson Responded with the following Response:

NTC has commented on its views on the lack of a specific planning policy, however we are confident that our Neighbourhood Development Plan for Newbury will contain ward specific planning requirements that will impact on future LPR's. NTC is concerned that a portion of the Newbury settlement is outside the Town Council Boundaries, and this will have an impact on the infrastructure of Newbury.

Question Received from Member of the Public:

There is one Main Modification & Policy Map Modification that I do not understand myself and cannot give a decent reply within my Consultation responses so please may I be assured the Council will look at this Boundary Alteration to ensure its position is clear? This being:

o MM33 79 Policy SP22 Amendment to the Newbury Primary Shopping Area on the east side of the Kennet Centre fronting Market Street as shown in the Schedule of Proposed Changes to the Policies Map (PMC10) In response to the Inspector's Action Point (AP71) contained within IN27. And PMC10 79 Policy SP22 Amendment to the Primary Shopping Area on the east side of the Kennet Centre fronting the Market Place (as set out in Annex J below), as a consequence of MM33. In response to the Inspector's Action Point (AP71) contained within IN27 - amend to reflect existing situation and to ensure the designation is effective

Chairperson Responded with the following Response:

Newbury Town Council is objecting to the changes proposed in that we want to retain the Market Place as a Primary Shopping Space.

Question Received from Member of the Public

Were the Council specifically aware in January 2023 and at this Stage on the Plan Making that this Key Site within Newbury Town Centre was being withdrawn from the Submission Version of the Local Plan Review?

Chairperson Responded with the following Response:

This will be considered in the submission.

113. MEMBERS' QUESTIONS AND PETITIONS**Question Received from Member of the Committee:**

So can Town Council write formally to Head of Highways to ask for this specific issue to be given priority before an additional factor – the new pedestrian gate right on the corner –

makes the situation worse? Why can't the Council insist now on the hedge being removed entirely and the boundary to this property made so that no vegetation in future encroaches on the public highway?

Chairperson Responded with the following Response:

“Yes, we will write to West Berkshire Council, but with the modifications of maintenance to the hedge, as we took this application at the previous meeting to retain the hedge with a condition to properly maintain the property boundary.”

Item Number 12 on the agenda was moved forward and discussed at this point in the meeting. and recorded in the minutes as minute number 119.

114. SCHEDULE OF PLANNING APPLICATIONS

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

115. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

Councillor Sam Dibas Left the meeting at 8.31pm after all applications had been considered.

116. KINGS ROAD, NEWBURY – PROPOSED PROHIBITION OF MOTOR VEHICLES DRAFT ORDER 2025

PROPOSED: Councillor Roger Hunneman

SECONDED: Councillor Graham Storey.

RESOLVED: That member support this proposed prohibition of Motor Vehicles Draft Order 2025. However, request that we write to West Berkshire Council to ask the reason for the positioning on the road and if the residents have been consulted and approve of the location.

117. SANDLEFORD PARK LIAISON GROUP

Members noted the draft minutes from Sandleford Park Liaison Group.

118. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

Members received an update.

119. CONSULTATION ON THE WEST BERKSHIRE LOCAL PLAN REVIEW 2022-2039 PROPOSED MAIN MODIFICATIONS

PROPOSED: Councillor Andy Moore

SECONDED: Councillor Graham Storey

RESOLVED: Members approved the draft response and for this to be submitted to West Berkshire Council.

1120. FORWARD WORK PROGRAMME FOR PLANNING AND HIGHWAYS COMMITTEE MEETINGS 2024/25

The forward work programme was received and noted by the committee.
The Committee Clerk informed the committee of changes that need to be made to the forward work programme over the next 3 scheduled meetings.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20:46 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	24/02705/LBC	47 Shaw Road Newbury for Mr Ben Lee-Delisle	To erect single storey, timber frame garden building in the rear of the property.
2	Support	25/00024/FUL	West Berkshire Community Hospital Rookes Way Thatcham	Section 73 application to vary conditions 2 (Approved Plans),11 (BREEAM) and 12 (Soft Landscaping) of approved 22/02614/FUL - Erection of an MRI and PET-CT Scanning Facility, hardstanding, landscaping and Car Parking.
3	No objection	24/02776/FUL	Hand Car Wash at Tesco Car Park Pinchington Lane Newbury for IMO Car Wash Group Ltd	Change of use of part of car park and Hand Car Valeting Operation to Automatic Conveyor Car Wash, Valeting Bay, 2 Vacuum Bays, Vehicle Access and Queuing Lane.
4	No objection	24/02103/HOUSE	17 Abbey Close Newbury for Adam Imeson	Single storey front extension with flat roof to accommodate new bathroom.
5	No objection	25/00057/HOUSE	34 Rowan Drive Newbury for MR & Mrs D Painter	Side extension, loft conversion and internal alterations and increased parking area.
6	No objection	25/00010/HOUSE	2 Donnington Square Newbury for MR & Mrs Dabbs	Construction of a detached garage with south facing solar pv panels.
7	No objection	25/00053/HOUSE	34 Chandos Road Newbury for Martin Carruth	Application to install and home EV charger to enable charging of an Electric vehicle, in conjunction with a cross pavement Kerbo charging channel (for which the license - S178 has been granted by the EV team at West Berkshire Council).
8	No objection	25/00060/HOUSE	Guilden Montgomery Road Newbury	Retrospective – Single storey side extension including demolition of existing utility room.
9	No objection	24/02782/ADV	35 Bartholomew Street Newbury for WBTAS Ltd	The signs advertise the business operating from the premises. We seek consent to update the style

			T/a TaxAssist Accountants	(colours, lettering) and materials of the signs that are currently in place. The main sign will remain the same size.
10	No objection / comment: Members feel that a contribution to the Car Club should be considered.	25/00052/LBC	Saddlers Court The Broadway Newbury for Mr & Mrs Purton	Change of use of existing buildings, in the curtilage of a listed Building in business (B1) use to 2 No. residential swellings.

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	Members Feel this should be subject to the full planning application process.	25/00082/PACOU	4B Pound Street Newbury for Dream Make Ltd.	Application to determine if prior approval is required for a proposed: Conversion of units 4B and 4C into a single residential flat on the ground floor.