

Minutes of a meeting of the Planning and Highways Committee held at 7:30 pm on Monday 22nd May 2023, in the Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury,

Present: Councillors Vera Barnett, Jo Day, David Harman, Roger Hunneman, Ian Jee, Pam Lusby-Taylor, David Marsh, Vaughan Miller, Andy Moore and Gary Norman.

In Attendance

Hugh Peacocke (Chief Executive Officer)

1. Apologies

Apologies received from Councillors Nigel Foot (Sub Pam Lusby-Taylor) and Tony Vickers (sub Gary Norman)

Absent: Councillors Sam Dibas and Phil Barnett.

2. Declarations of Interest and Dispensations

The CEO declared that Councillor David Marsh was also a Member of West Berkshire Council, which is declared as a general interest on his behalf and a dispensation is in place to allow him to partake in discussions relating to West Berkshire Council business.

Councillor David Harman declared his interest in application no. 2, Appendix 2 (Ref. No. 21/01452)- he had a previous contract with the applicant but no current interest.

3. Election of Chairperson and Deputy Chairperson

The CEO invited the meeting to nominate a chairman for the committee for the coming year.

Proposed: Councillor Gary Norman

Seconded: Councillor Jo Day

That Councillor Andy Moore be elected as Chairman of the committee for the coming year.

As there were no other nominations, the CEO put the proposal to a vote, which was carried unanimously.

The Chairman invited the meeting to nominate a Deputy Chairperson for the committee for the coming year.

Proposed: Councillor Andy Moore

Seconded: Councillor Ian Jee

That Councillor David Harman be elected as Deputy Chairperson of the committee for the coming year.

As there were no other nominations, the Chairman put the proposal to a vote, which was carried unanimously.

4. Minutes of the Meeting of the Planning and Highways Committee held on Monday 24th April 2023.

Proposed: Councillor Gary Norman

Seconded: Councillor Jo Day

Resolved: That the minutes of the meeting held on 24th April 2023, be approved and signed by the Chairperson.

5. Actions from previous meetings

The CEO reported that the Council's responses to consultations on planning applications and licensing applications had been sent to West Berkshire Council.

6. Questions from members of the public

None

7. Members' Questions and Petitions

A) Question received from Councillor Roger Hunneman:

Ward Members for Wash Common have received a number of complaints about the run down and neglected appearance of Monument Close. I have spoken with the Manager of the Coop store there and I was told that the glass to repair the boarded-up window (as a result of the ram raid back in January) has been on back order and is now available for the window to be repaired in the next few weeks. However there is still a boarded-up window (as a result of an earlier ram raid) at the empty McColl's newsagent, a severe water leak, damage to the road surface and broken bollards etc leading to a run down and neglected appearance, damaging the amenity of the surrounding area. Can the Town Council make enquiries of the Landlord or his agent to get these matters resolved or failing this can action be requested from West Berkshire Council for action under Section 215 of the Town and Country Planning Act.

The Chairman answered as follows:

If the contact details for the landlord or their agents for these properties are forwarded to the CEO, the Council will request them to take the required action.

B) Question received from Councillor Meg Thomas:

A resident has asked why there are no Ubers in the area. I am wondering if they have ever applied for a licence. I know the taxi fares are some of the highest in the country. Perhaps the Council could ask the West Berks Officers if Uber have ever applied for a licence.

The Chairman answered as follows:

The Council will ask the West Berks Officers if Uber have ever applied for a licence.

8. Schedule of Planning Applications

The Chairman told the meeting that the 6 applications before the meeting met the Council's criteria for adding to the agenda, which are as follows:

- a. All applications which require Listed Building consent
- b. All applications which result in an extra dwelling
- c. Any substantial non-residential proposals
- d. Any applications where there are objections on the WBC Planning Portal, or if any member of the public has written to NTC about an item.

Resolved that the observations recorded as Appendix 1.2 to these minutes be submitted to the planning authority.

9. Schedule of Licensing Applications

The meeting considered the licensing application from Podium Paddock, Unit C, 31 Bone Lane, RG14 4SH.

Proposed: Councillor Gary Norman

Seconded: Councillor Jo Day

Resolved: No objection, subject to condition that there should be no noise pollution to the closest residents.

10. Neighbourhood Development Plan Steering Group

The meeting received the Terms of Reference for the NDP Steering Group.

Proposed: Councillor Gary Norman

Seconded: Councillor Jo Day

Resolved: To approve the Terms of Reference as presented.

Proposed: Councillor Gary Norman

Seconded: Councillor Andy Moore

Resolved: To appoint the following Members to the Council's NDP Steering Group: Councillors: Nigel Foot, Vaughan Miller, Gary Norman, Martha Vickers, Andy Moore and David Harman.

Lay members: Ian Blake, Paul Millard, Anthony Pick, Louise Sturgess, and Kim Whysall-Hammond. The Committee noted that there was a vacancy for a Lay member, to be filled by the Steering Group.

11. Working Groups

The meeting received the Terms of Reference for the Committee's Working groups as well as the previous list of Working group members.

Proposed: Councillor Vaughan Miller

Seconded: Councillor Jo Day

Resolved: To Approve the Terms of Reference of the Committee's Working Groups, without any amendments, except that the Sandleford Park Joint Working Group should be re-named the Sandleford Joint Working Group.

Proposed: Councillor Andy Moore

Seconded: Councillor Gary Norman

Resolved: To Approve the memberships of the Committee's Working Groups, as follows:

- A) The Canal Corridor Working Group: Councillors Roger Hunneman, Steve Masters and Ian Jee (Cllrs Martha and Tony Vickers to be invited)
- B) The Heritage Working Group: Councillors Gary Norman, Nigel Foot and Billy Drummond
- C) The Sandleford Joint Working Group: Councillors Roger Hunneman, Tony Vickers and David Marsh
- D) The Town Centre Working Group: The Chairs of Policy and Resources, Planning and Highways and Community Services Committees, as well as Councillor David Marsh

12. Update from The Western Area Planning Committee

No meeting since the last meeting of this Committee.

13. Forward Work Programme for Planning & Highways Committee

Noted.

There being no other business, the Chairperson declared the meeting closed at 9.47 pm

Signed: _____
Chairperson

Date: _____

Planning and Highways Committee Meeting
Schedule of Resolutions on Planning Applications
Made at the meeting held on 22/05/2023

Application Number	Location and Applicant	Proposal	Resolution/ Comments
23/00963/OUTMAJ	Land at Kennet Reach Ham Mill London Road Newbury for Mr C R Muller	Application for Outline Planning Permission with some matters reserved: Redevelopment of the site to provide a care home (Use Class C2) with associated car parking, landscaping, and access. Matters to be considered: Access, Appearance, Layout and Scale.	Objection on the following grounds: Inappropriate site, flooding risk, height of buildings, impact on next door business, too close to the river, density of the development, scale of the development, access arrangements and contaminated land.
21/01452/FULEXT (Amended plans)	Land South Of, Waller Drive, Newbury for CALA Management Ltd	PROPOSAL: Full planning application for the redevelopment of the site for 48 dwellings (Use Class C3), public open space, play space, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing structures and removal of existing hardstanding.	No Objection. However, the developers should be required to provide a level of affordable housing. The planning authority should have regard to the cumulative flooding impact of this proposal.
23/00980/HOUSE	2 Bunkers Hill, Newbury for Mr M Eminovs	First floor side extension.	Objection: the proposed extension is too high.
23/00870/FUL	The Old Farmhouse, 3 Kennet Road, Newbury for Four Acre	Change of use of outbuilding to one dwelling.	Objection: overdevelopment.

Application Number	Location and Applicant	Proposal	Resolution/ Comments
23/00841/TELE56	Telecommunications Mast, Monks Lane, Newbury for Cornerstone	Application to determine if prior approval is required for a proposed: Proposed Base Station upgrade to the existing 11m High Flagpole. Proposed removal and replacement of existing 11m High Flagpole with proposed 20m High Hutchinsons Engineering Apollo Street Pole, existing 1No. meter cabinet with proposed 1No. meter cabinet and existing 3No. cabinets with proposed 1No. cabinet and sidepod. Proposed installation of proposed 3No. Antennas, 1No. GPS Module and associated ancillary works. Existing 2.0m high bushes to be cleared and treated for proposed tower.	<p>Planning permission should be sought for this proposal.</p> <p>The developers should be required to demonstrate compliance with the requirements of the Code of Practice, in particular:</p> <ul style="list-style-type: none"> i. Site sharing and use of existing infrastructure, the sequential Approach to Site Selection and siting and design of the infrastructure. ii. Consultation with local planning authorities, local communities and other stakeholders. <p>If a planning application is required, This Council urges the Authority to make a decision within 56 days, rather than allowing an unconditional permission by default.</p>
23/00989/FULMAJ (Adjacent Parish)	Hambridge Lake Hambridge Road, Newbury for Mr Steve Hamilton	Construction of 9 holiday chalets and clubhouse with access from Hambridge Road, parking areas, new pedestrian links and ancillary works.	<p>Objection on the following grounds:</p> <p>Visual impact, light pollution, flood risk due to tree removal, impacts on ecology, including protected species, dark sky area, water quality and the neighbouring SSSI watercourses downstream, design and access, impact on the green gap between Newbury and Thatcham</p>