



18th February 2025.

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 24th February 2025 at 7:30pm.**

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/86103378619?pwd=ALlurgEbVo4sJJVRDTHZvX92WFccHa.1>
Meeting ID: 861 0337 8619 Passcode: 018513

Kym Heasman
Committees Clerk

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)**
To approve the minutes of a meeting of the Planning & Highways Committee held on Wednesday 29th January 2025.
Previous Actions
- 4. Questions and Petitions from Members of the Public**
Questions, in writing, must be with the Committee Clerk by 2pm On Friday 21st January 2025
- 5. Members' Questions and Petitions**
Questions, in writing, must be with the Committee Clerk by 2pm on Friday 21st January 2025
- 6. Kennet Centre Redesign Presentation**
To Receive a presentation from Lochailort on the redesign on the Kennet centre.

- 7. Presentation on Pedestrianisation.**
To receive presentation on the update of the pedestrianisation of the Town Centre from West Berkshire Council Officer.
- 8. Schedule of Planning Applications (Appendix 2)**
To comment on the planning applications listed at the attached schedule.
- 9. Appeal under Section 78 of the Town and Country Planning Act 1990 (Appendix 3)**
Application No: **23/02094/FULMAJ** for **The Mall, Kennet Centre, Newbury** for Full planning permission for the redevelopment of the Kennet Centre comprising the partial demolition of the existing building on site and the development of new residential dwellings (Use Class C3) and residents ancillary facilities; commercial, business and service floorspace including Office (Class E (a, b, c, d, e, f, and g)); access, parking, and cycle parking; landscaping and open space; sustainable energy installations; associated works, and alterations to the retained Vue Cinema and multi storey car park.
To Note Previous Comments submitted to WBC will be forwarded to Planning Inspectorate.
To Agree re-application for Rule 6 status in the appeal.
- 10. PROW working Group Update (Appendix 4)**
To Receive an update
- 11. Faraday Football Ground Update.**
To Receive an update on the Football ground.
- 12. Update from The Western Area Planning Committee**
To receive an update on any relevant business from the Western Area Planning Committee.
- 13. Forward Work Programme for Planning & Highways Committee (Appendix 5)**
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 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 WBAS 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

**MINUTES
APPENDIX 2**

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.

**Planning and Highways Committee Meeting
Schedule of Planning Applications to be considered.**

Monday 24th February 2025

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	CLAY HILL	25/00196/HOUSE	7 Clay Hill Crescent, Newbury for Mark Morris & Carol Bees.	Proposed new front porch, internal alterations & rear dormer to existing loft conversion.
2.	EAST FIELDS	25/00115/HOUSE	4 Pyle Hill, Newbury for Mr & Mrs Hutchins.	Rear first floor extension above existing ground floor.
3.	SPEENHAMLAND	24/02656/HOUSE	14 Almond Avenue, Newbury for Pual Emberlin	Single storey rear extension.
4.	SPEENHAMLAND	25/00010/HOUSE	2 Donnington Square, Newbury for Mr & Mrs Dabbs	Construction of a detached garage with south facing solar PV panels and existing dropped kerb to be widened.
5.	SPEENHAMLAND	25/00148/REG4	Northcroft Leisure Centre, Northcroft Lane, Newbury for Everyone Active.	Section 73a: Variation of Condition (2) (Approved Plans) 3 (Hard Surface Materials) and 4 (Materials) of previously approved application 24/01602/REG4 : Proposed new single storey entrance lobby and canopy. New entrance facade cladding, new door/window openings and new roof top plant.
6.	WASH COMMON	25/00132/HOUSE	16 Falkland Road, Newbury for Mr & Mrs Lomax	Single storey rear extension and internal Alterations.
7.	WEST FIELDS	25/00155/FUL	Carnarvon Place Flats, Carnarvon Place, Newbury for Sovereign Network Group.	Replacement of existing timber balcony infills to powder-coated aluminium panels supported by existing steel frames.
8.	WEST FIELDS	24/02780/FUL	58 Cheap Street, Newbury for Corn Exchange Newbury.	Section 73: Variation of Condition 2 (Approved Plans) of planning permission 22/01814/FUL: Change of use from Class E(b) (food & drink) to Sui Generis (learning/performing arts centre).
9.	WEST FIELDS	25/00231/HOUSE	106 Gloucester Road Newbury for Mr & Mrs Oates	Single storey side extension following demolition of existing garage and lean-to.

**Planning and Highways Committee Meeting
Monday 24th February 2025**

Schedule of Appeal Notifications

Application No.	Location and Application	Proposal
<p>West Berkshire Council Reference: 23/02094/FULMAJ</p> <p>Planning Inspectorate Reference: APP/W0340/W/25/3359935</p>	<p>The Mall, The Kennet Centre, Newbury for Lochangeort Newbury Ltd</p>	<p>Kennet Centre comprising the partial demolition of the existing building on site and the development of new residential dwellings (Use Class C3) and residents ancillary facilities; commercial, business and service floorspace including office (Class E (a, b, c, d, e, f, and g)); access, parking, and cycle parking; landscaping and open space; sustainable energy installations; associated works, and alterations to the retained Vue Cinema and multi storey car park.</p>
<p>Newbury Town Council's Comment 25.03.24: Objection/comment: The changes in the resubmission are minor and do not override out previous objection.</p> <p>Newbury Town Council's Comment 07.011.23: <i>The Committee considered the recommendations of the Council's Heritage Working group and resolved that this Council objects to this planning application on the following grounds: 1. It is out of scale with the character and scale of the Newbury Town Centre Conservation area. 2. It does not preserve or enhance the listed buildings in its vicinity 3. It fails to meet the criteria required regarding public benefits (see Historic England guidance).</i></p>		
<p>To note that the above mentioned appeal will be determined on the basis of written representations. As this appeal is proceeding under the Householder Appeals Service, there is no opportunity to submit comments. However, NTC's previous comments have forwarded to the Planning Inspectorate and the appellant and will be considered by the Inspector when determining the appeal.</p>		
<p>All representations must be received no later than 24th March 2025.</p>		

PROW Working Group Paper for P&H

Background

The group was tasked with investigating the Town Council's response to legislation requiring all pre-1949 Public Rights of Way (PROW) to be registered by 2031. If these were not added to the "Definitive Map" by the cut-off date, it would allow landowners to restrict access even if the routes were in regular use.

On 26th December the Government announced they were scrapping the deadline for registering PROW. Whilst this was positioned as a move to stop the threat of closure to footpaths and trails, it reflected the backlog of applications within local councils and the anticipated volume increase as the deadline approached. There is a need for legislation to make this change but it is expected to be put through within the current parliament but meanwhile the advice from WBC's Definitive Map Officer (DMO) is to assume it will happen.

Group Activity

The group has researched the unregistered, potential PROW across Wash Common Ward as an initial step using maps and walk rounds.

We have identified 30 potential PROW which are illustrated on the attached maps. Some of these are on NTC land across the 2 parks: City Recreation Ground and Wash Common (west of Battery End). These will be much easier to process than those which are on third party land.

We have met and exchanged emails with the DMO to understand the process and the practicalities should the council wish to make applications to record PROW.

Learnings

There is a detailed process to apply for a PROW to be added to the definitive map, requiring notification to the landowner and collection of evidence of use with witness statements. After submitting the application, the WBC team reviews and researches the information. If approved, they will order the change to the map, which involves a statutory public consultation by WBC.

Any objection will effectively move the decision to the Planning Inspectorate, which will delay the process significantly. The applicant then has to decide whether to defend the process. Ideally WBC would lead but WBC might have other cases that take higher priority.

We do not get special treatment in the process and each application has to be made individually.

The process is taking a long time. Tony Vickers, as the then WBC ward member, managed to register a PROW between Andover Rd and Sidestrand which had no objections but still took over 2 years

Unlike many country footpaths most of the potential PROW in Newbury are on land without an obvious and active landowner.

The process of applying for a PROW may create a challenge to the status quo, particularly in some of the private streets and roads where residents may not be aware of the status

Recommendations

1) To create a similar list/map of potential PROW across all wards so we have a record of those that may need action. This would require a lead councillor from each ward and the co-operation of their colleagues.

2) To move ahead with 3 applications to test a) our ability to handle the process and b) see how quickly and easily these can be processed

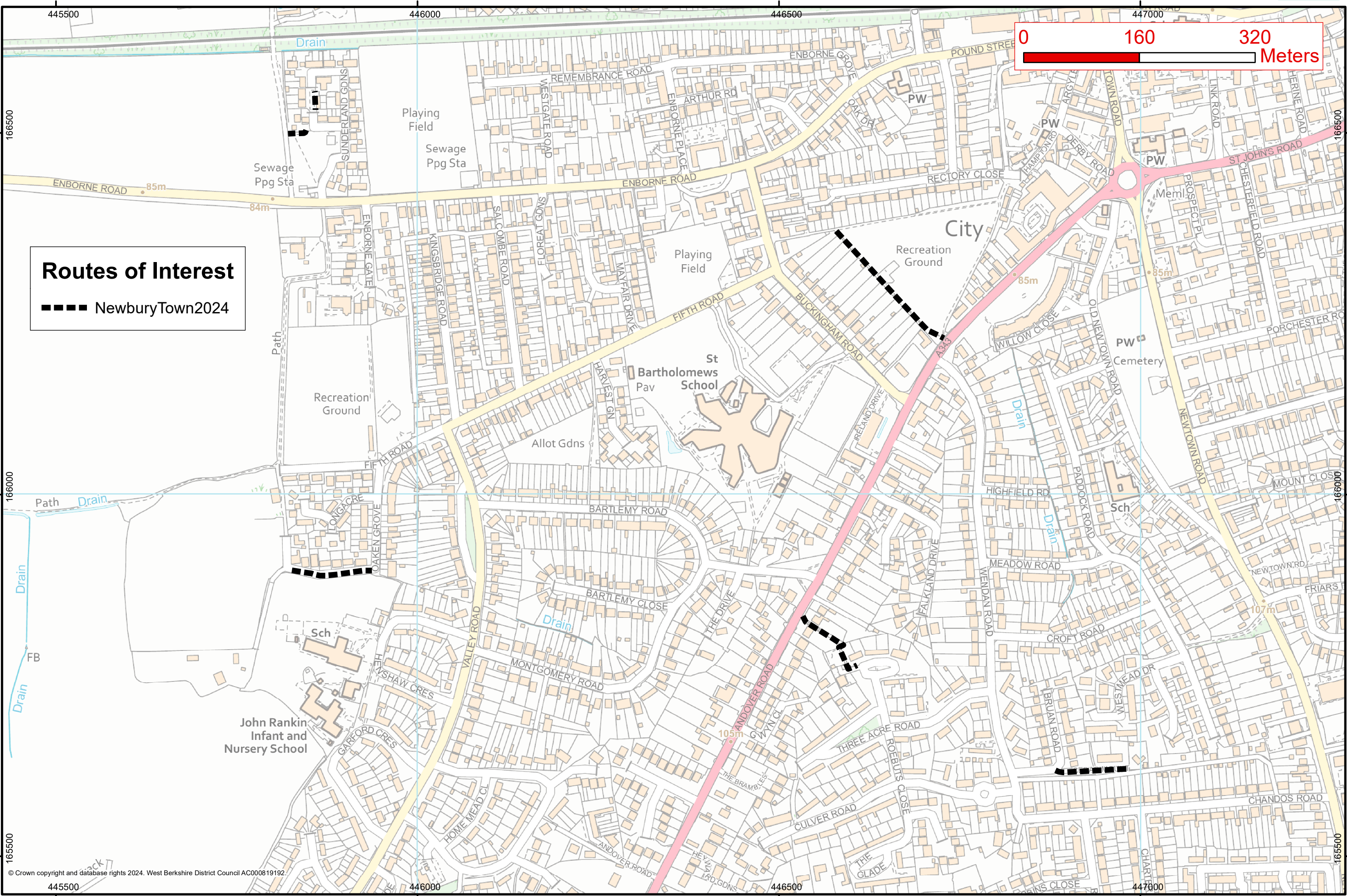
Battery End to Glendale across the Rec ground

City Park South West

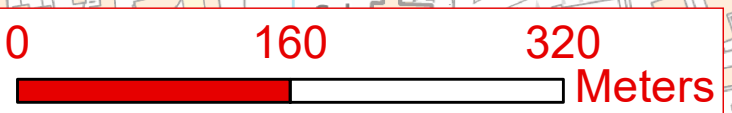
Roebuts Close to Andover Rd

3) To keep under regular review the broader list so we can take action if and when we deem it appropriate

Newbury Wash Common (North) - potential routes for Definitive Map Modification Orders

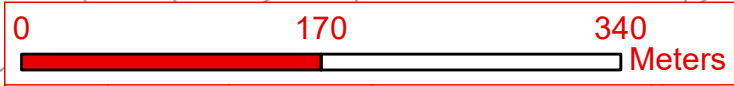


Routes of Interest
- - - - NewburyTown2024



Newbury Wash Common (South) - potential routes for Definitive Map Modification Order applications

20/11/2024



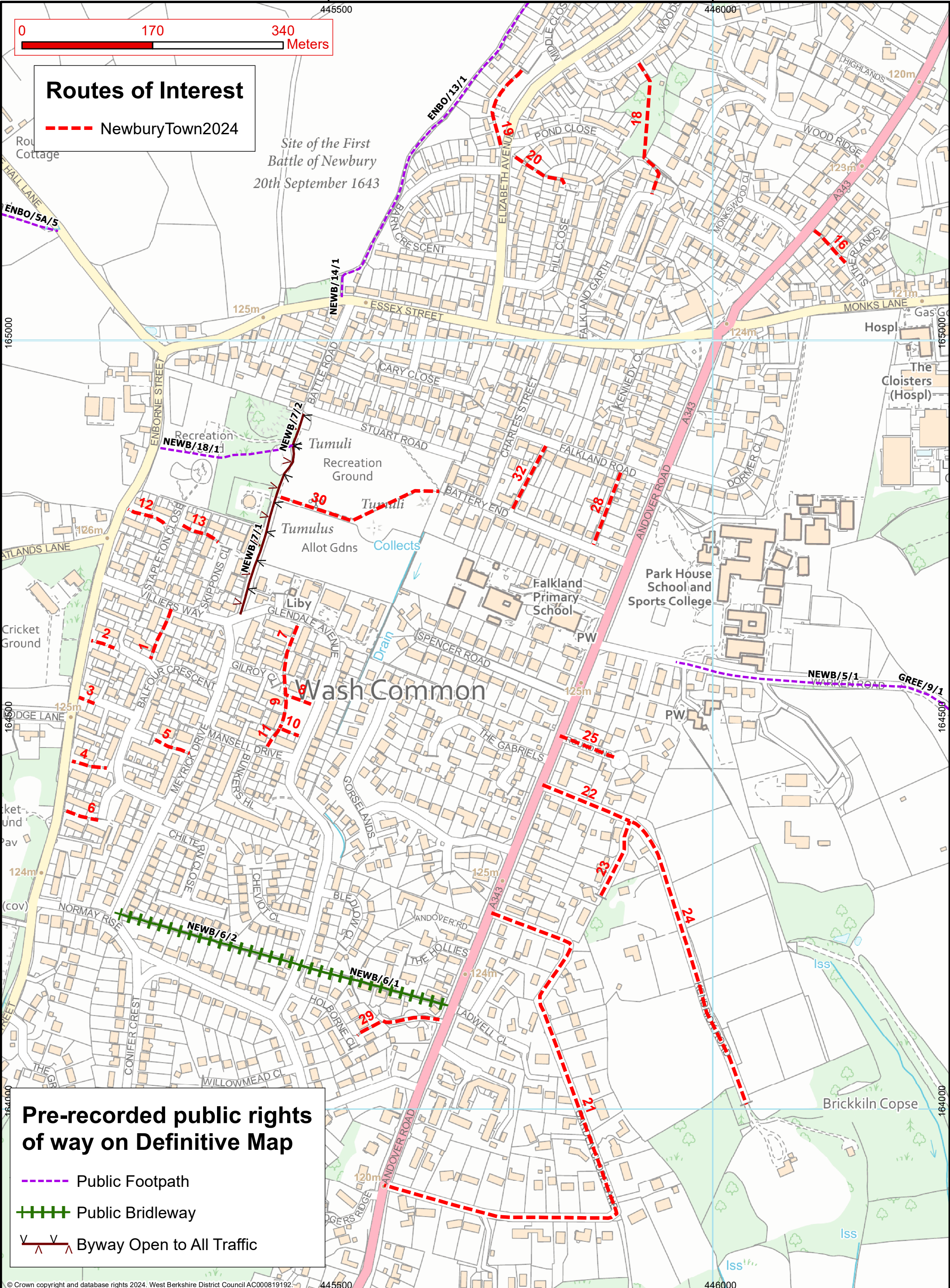
Routes of Interest

--- NewburyTown2024

Site of the First Battle of Newbury
20th September 1643

Pre-recorded public rights of way on Definitive Map

- Public Footpath
- +++ Public Bridleway
- V V Byway Open to All Traffic



Newbury Town Council

Forward Work Programme for Planning and Highways Committee: 07.10.2024

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
2024	
9 September	<ul style="list-style-type: none"> - Faraday Road Football club update. - Section 215's - Heritage Working Group update
7 October	<ul style="list-style-type: none"> - Sandleford Park Liaison Group Update
4 November	<ul style="list-style-type: none"> - P & H Committee KPI's - PROW update
2 December	<ul style="list-style-type: none"> - Sandleford Park Liaison Group Update - Canal Corridor WG Relaunch - Section 215 updates
6 January	<ul style="list-style-type: none"> - Faraday Road Football club update
29 January	<ul style="list-style-type: none"> - Sandleford Park Liaison Group Update
24 February	<ul style="list-style-type: none"> - PROW Working Group Update - WBC regarding Pedestrianisation. - Faraday Road Football Club Update.
24 March	<ul style="list-style-type: none"> - Section 215 updates - WBC Planning Processes information TBC. - Thames water Presentation.
April 24	<ul style="list-style-type: none"> - Canal Corridor WG - Town Centre WG / Master Plan update.