

Minutes of a meeting of the Planning and Highways Committee held at 7:30 pm on Monday 23rd January 2023, in the Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury,

Present

Councillors Nigel Foot (Chairperson); Phil Barnett, Jo Day, Billy Drummond, Roger Hunneman, Pam Lusby Taylor, David Marsh, Vaughan Miller, Andy Moore, Gary Norman and Tony Vickers.

In Attendance

Elisa Mullen, Civic Manager and Margaret Gore, Senior Accounts Officer.

137. Apologies

Apologies received from Councillor Jeff Beck.

138. Declarations of Interest and Dispensations

The Civic Manager declared that Councillors Phil Barnett, 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.

Councillor Phil Barnett and Billy Drummond are also Members of Greenham Parish Council.

The Civic Manager made the following statement on behalf of Councillor Andy Moore who is a Substitute Member 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."

Councillor Jo Day declared a personal interest in item 6 of Appendix 1.2 to these minutes (22/03128/HOUSE, 20 Castle Grove, Newbury).

Councillor Jo Day declared a personal interest in item 7 of Appendix 1.2 to these minutes (23/00040/HOUSE, 28 Castle Grove, Newbury).

139.

Minutes

Proposed: Councillor Billy Drummond

Seconded: Councillor Gary Norman

Resolved: That the minutes of the meeting held on 09/01/2023, be approved, and signed by the Chairperson.

140.

Actions from previous meetings

a) A reply was received from West Berkshire Council to Cllr. Stuart Gourley's question regarding traffic speed on Waller Drive:

The last speed survey on Waller Drive was in 2018 with results of average speeds being 25.1 mph and 85% being 30.4 mph.

Because the surveys are nearly 5 years old, they will arrange new surveys to be undertaken. They are hopeful these surveys will be done during February/March.

b) Response received from Gladman and Donnington New Homes re Sandford park South proposals:

Whilst in due course we would of course be more than happy to meet with the Town Council and present to the public, at this stage we think it is perhaps too early to meet in that forum. We will make formal representation to the West Berkshire regulation 19 consultation which is due to commence on Friday 20th January and perhaps we can seek to arrange another meeting with the Town Council to discuss the future potential of the site following the conclusion of the consultation.

141.

Questions from members of the public

There were no questions received from members of the public. A question was received from Joan Stacey who was invited to put her question to the meeting:

"With the increasing and apparently uncontrolled illegal use of e-scooters all over our town, what can the Town Council do to protect people from them, especially on paths in its own parks and other narrow routes for which you are responsible?"

The Chairman replied:

Thank you for bringing this matter to our attention. Our Community Services team look after our parks and footpaths for which we have responsibility, and your question will be referred to them for consideration. I will ask that they respond to you within 2 weeks.

142.

Members' Questions and Petitions

Question received from Councillor Sarah Slack:

There is a substantial stretch of Enborne Street, by the junction with Wheatlands Lane, which is in a very poor state of repair. The potholes on this stretch of road pose a serious danger to all road-users, be they cyclists, motorists or pedestrians. I have received a complaint from a resident who has repeatedly raised this issue with West Berkshire District Council since 2020. I would be very grateful if this Committee would write to West Berkshire District Council to request an urgent re-surfacing of this stretch of road.

The Chairman replied that the Council would write to West Berkshire Council, as requested.

143. Schedule of Planning Applications

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

144. Update on Newbury's Neighbourhood Development Plan

The Chairman of the Steering Group told the meeting that the closing date for the survey had been extended to 31 January 2023.

Over 500 responses had been received to date. The NDP Consultants had been sent the data received and asked to commence analysis for the Steering Group.

Members of the Planning and Highways Committee and of the Neighbourhood Development Plan Steering Group, had a briefing from West Berkshire District Council Planning Officers on 19th January, regarding the Local Area Plan Review and the Regulation 19 Consultation, which was both informative and constructive. The Regulation 19 Consultation period will run from 20th January to 3rd March 2023.

145. Update from The Western Area Planning Committee

Councillor Tony Vickers updated the Committee about the progress of several large Newbury applications, including:

- Newbury House, Andover Road was approved unanimously.

146. Forward Work Programme for Planning & Highways Committee

- 1) Councillors requested that “Property of the Essex Wynter Trust at Argyle Road” be removed from the forward Work Programme.
- 2) Councillors requested that “Public Rights of Way / Definitive Map” orders be added on a quarterly basis to the forward Work Programme.

There being no other business, the Chairperson declared the meeting closed at 8.38 pm

Signed: _____
Chairperson

Date: _____

Planning and Highways Committee Meeting, 23/01/2023

Schedule of Planning Applications

Running Order	Ward	Application Number	Location and Applicant	Proposal	Resolution
1.	Speenhamland	22/03113/COND	Aldi Foodstore Ltd, London Road, Newbury for Aldi Foodstore Ltd	Approval of details reserved by Condition No. 5 (Sustainable Drainage) of Approved Application 21/01716/FUL: Demolition of the existing office building, and the construction of an extension to the existing foodstore and external alterations, extension, and reconfiguration of the existing car park, with other associated works	No Comment to this proposal due to lack of knowledge regarding drainage.
2.	East Fields	22/02395/HOUSE (Amended plans)	19 Queens Road, Newbury for Mr & Mrs B Rawlings	Original: Proposed 14.71 m2 extension to existing rear single storey element + refurbishment of kitchen, roof, and installation of ground floor Toilet. Amendment: Retrospective single storey rear extension and raised patio with fence, proposed porch and internal alterations	NTC objects to this proposal: <ul style="list-style-type: none"> - It is out of scale and out of character with adjoining properties. - It also overlooks and overshadows. - Concerns raised that the development has already taken place and is a retrospective application.
3.	East Fields	23/00014/HOUSE	25 Greenlands Road, Newbury for Mr O & Mrs A Palmer	Rear single storey and side two storey extension with internal alterations	No Objection to this proposal.
4.	East Fields	22/02605/HOUSE (Amended plans)	3 Mount Close, Newbury for Mr Ross Macaskill	Original: Two storey side extension. Amendment: The proposed dormer is amended to a small, pitched roof dormer. The rear rooflight is to be obscure glazed and fixed shut.	No Objection to this proposal.
5.	Speenhamland	22/03087/REG	Northcroft Leisure Centre, Northcroft Lane, Newbury for WBC	Provision of new flume and multi-water slide located in the grounds of the refurbished Northcroft Lido, including spiral stair access plus landing and half landing	NTC supports this proposal.
6.	Speenhamland	22/03128/HOUSE	20 Castle Grove, Newbury for Mr & Mrs Theodore	Extensions and alterations	NTC objects to this proposal: <ul style="list-style-type: none"> - Overdevelopment the height is overbearing causing overlooking rear garden. - Front entrance / driveway out of character with surrounding properties, suggest the applicant includes landscaping. - Owners had not spoken to neighbours about their application.
7.	Speenhamland	23/00040/HOUSE	28 Castle Grove, Newbury for Alan Green	To demolish the existing garage and construct single and two storey extensions to the side and rear of the existing house and a porch to the front.	NTC objects to this proposal: <ul style="list-style-type: none"> - Concerns raised that the balcony would cause overlooking of neighbours' private spaces.

				To close the existing vehicular access and create a new central vehicular access, turning area and parking area for 4no. cars.	<ul style="list-style-type: none"> - Redesigned roof space blocks the light to the neighbour's garden. - Front entrance / driveway out of character with neighbouring properties, it was suggested that some form of landscaping be considered.
8.	Wash Common	22/03006/HOUSE	Aspen House, Wash Water, Newbury for Mr Andrew & Mrs Lisa Burton	Extension of first floor accommodation over garage, carport to provide bedroom and ensuite bathroom and new single storey extension from existing kitchen	No Objection to this proposal.
9.	Wash Common	22/03085/HOUSE	245 Andover Road, Newbury for Mr M & Mrs K Sullivan	Demolition of existing garage, utility and porch and erection of new side extension and porch and associated works	No Objection to this proposal.
10.	West Fields	22/03116/HOUSE	The Laurels, Remembrance Road, Newbury for Mr Smith	Rear single-storey extension to replace conservatory and alterations	No Objection to this proposal.
11.	West Fields	22/03094/FUL	The Old Farmhouse, 3 Kennet Road, Newbury for Four Acre	A building providing secure storage for properties 1, 3 and 4 The Old Farmhouse, storage for landlord furniture and maintenance equipment, and revised parking and turning configuration	<p>NTC objects to this proposal:</p> <ul style="list-style-type: none"> - Ridge height considered too high. - Loss of amenity. - If this was to be approved there would be no access to surrounding hedge which, bares onto the corner and pedestrianised areas of Craven Road, for maintenance.
12.	West Fields	22/03083/FUL	105 Bartholomew Street, Newbury for Mrs B Pesterfield	Replacement of existing shop frontage with UPVC windows and Aluminium door shopfront	No Objection to this proposal.
13.	West Fields	22/03084/LBC	105 Bartholomew Street, Newbury for Mrs B Pesterfield	Replacement of existing shop frontage with UPVC windows and Aluminium door shopfront	No Objection to this proposal.