

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 26th FEBRUARY AT 7.30PM.

PRESENT

Councillors, Vera Barnett, Nigel Foot, David Harman, Roger Hunneman, Ian Jee, David Marsh Vaughan Miller, Andy Moore (Chairperson) and Sarah Slack (substitute)

In Attendance

Kym Heasman, Corporate Services Officer
Toby Miles-Mallowan, Chief Executive Officer

125. APOLOGIES

Councillor Phil Barnet (Sarah Slack - substitute), Jo Day, Sam Dibas, and Tony Vickers (virtually attended).

126. DECLARATIONS OF INTEREST

The Corporate Services Officer declared that Councillors, Nigel Foot and David Marsh 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.

The Corporate Services Officer made the following statement on behalf of Councillor Nigel Foot and David Marsh who are also Members of West Berkshire Council's Licensing Committee "I wish to make it clear that any comments I may 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 Council. At that time, I will weigh up all the evidence."

127. MINUTES

PROPOSED: Councillor Nigel Foot

SECONDED: Councillor Ian Jee

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 25th March 2024, be approved, and signed by the Chairperson.

128. ACTIONS FROM THE PREVIOUS MEETING:

The Corporate Services Officer reported that there had been no responses received from The questions submitted at the previous meeting.

129. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

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

130. MEMBERS' QUESTIONS AND PETITIONS

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

131. SANDLEFORD PARK EAST

Members received a presentation from Bloor Homes updating the committee on the current phases and status of Sandlesford Park East.

132. SCHEDULE OF PLANNING APPLICATIONS

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

Councillor Nigel Foot abstained on the vote in relation to case no. 2, ref no. 23/01100/REMAJ, History 3 Newbury Racecourse, Racecourse Road Newbury for David Wilson Homes.

Councillor Nigel Foot abstained on the vote in relation to case no. 2, ref no. 23/02667/REMAJ, History 2 Newbury Racecourse, Racecourse Road Newbury for David Wilson Homes (Southern).

Councillor Nigel Foot abstained on the vote in relation to case no. 1, ref no. 24/00348/FUL, Coley Farm Stoney Lane Ashmore Green Thatcham for CALA Homes Chiltern Ltd.

Councillors David Marsh & Nigel Foot abstained on the vote in relation to case no. 6, ref no. 24/00069/LBC, Festival House 39 Oxford Street Newbury for Quintons (Newbury) Limited.

133. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

134. SCHEDULE OF LICENSING APPLICATIONS

It was agreed that the following observation be submitted:

- **Premises Licence ref:** Case reference 24039 (New) Le Otto Campana, 1-2 Eight Bells Arcade, Bartholomew Street, Newbury, Berkshire, RG14 5DY

Applicant: West W Holding Ltd

No objection.

135. CONSULTATION ON THE DRAFT HUNGERFORD NEIGHBOURHOOD DEVELOPMENT PLAN (REGULATION 14)

PROPOSED: Councillor Nigel Foot

SECONDED: Councillor David Harman

RESOLVED: Newbury Town Councils Planning & Highways Committee Members Response:

Members would like to make a comment in relation to the sustainable building practices, which are mentioned in the Climate Change and Biodiversity section (Objectives R, S & T). However, members felt that it might also be useful to mention sustainable building practices in the section on Building (Objectives A, B & C) as well. Additionally, members commented on how well the document was done overall.

136. UPDATE FROM THE FLOOD AND DRAINAGE FORUM

Members received an update from Councillor Nigel Foot on the flood and drainage forum and noted that the next meeting is scheduled for 4th April.

137. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

Member received an update on the Western Area Planning Committee meeting, regarding one application within the Newbury Parish.

It was also noted that the West Berkshire Councils, Lead Officer of Western area Planning Committee is going to change as of the next scheduled meeting.

128. FORWARD WORK PROGRAMME FOR PLANNING AND HIGHWAYS COMMITTEE MEETINGS 2023/24

The Forward work programme was received and noted by the committee with the additional amendments.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.55 HRS

CHAIRPERSON

Signature: _____ Date: _____

**PLANNING AND HIGHWAYS COMMITTEE MEETING
SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	Objection	24/00348/FUL	Coley Farm, Stoney Lane, Ashmore Green, Thatcham for CALA Homes Chiltern Ltd	Erection of 6 dwellings with associated access, car parking and landscaping.
2	No objection	23/01100/RESMAJ	History 3 Newbury Racecourse, Racecourse Road, Newbury for David Wilson Homes (Southern)	Application for Approval of Reserved Matters following Outline Approval 09/00971/OUTMAJ - Redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative, and visitors facilities; new hotel and hostel; replacement children's nursery; the permanent retention of the Mill Reef Stand; replacement maintenance buildings, yard and workshops; replacement golf club house and apartment, floodlit driving range and remodelling of the golf course; up to 1,500 dwellings; local centre; combined heat and power district heating system; new and improved accesses; parking for visitors, staff and residents; open space and landscaping, signage, service infrastructure, and associated uses (minor changes to application 08/02201/OUTMAJ). Matters to be considered: Appearance, Landscaping, Layout and scale.
3	No objection	23/02667/RESMAJ	History 2 Newbury Racecourse, Racecourse Road, Newbury for David Wilson Homes (Southern)	23/02667/RESMAJ Application for Approval of Reserved Matters following Outline Approval 14/03109/OUTMAJ - Section 73: To vary condition 32: No more than 250 dwellings shall be completed prior to the completion and opening to traffic of a new bridge, to 421 dwellings. Of approved reference 09/00971/OUTMAJ for redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative and visitors facilities; new hotel and hostel; replacement children's nursery;

				permanent retention of the Mill Reef Stand; replacement maintenance buildings, yard and workshops; replacement golf club house and apartment, floodlit driving range and remodelling of golf course; up to 1,500 dwellings. Matters to be considered: Appearance, Landscaping, Layout And Scale.
4	Support / comment: Members stated that they would like to see the removal of communal bathrooms. Request for a tree survey to be carried out.	24/00313/LBC	Wessex House, 22 Oxford Road, Newbury for Greenham Trust	Change of use of original building at Wessex House to HMO with 7 bedrooms, communal kitchen/dining area and communal bathrooms, and 7 flatlets in annexe with ancillary meeting room and laundry area.
5	Support / comment: Members stated that they would like to see the removal of communal bathrooms. Request for a tree survey to be carried out.	24/00312/FUL	Wessex House, 22 Oxford Road, Newbury for Greenham Trust	Change of use of original building at Wessex House to HMO with 7 bedrooms, communal kitchen/dining area and communal bathrooms, and 7 flatlets in annexe with ancillary meeting room and laundry area.
6	No objection.	24/00069/LBC	Festival House, 39 Oxford Street, Newbury for Quintons (Newbury) Limited	Internal Alterations to regularise the changes to the fabric of building and to facilitate the Change of Use permitted under 23/01031/FUL (B1 office use to C3 residential use (single residential dwelling))
7	Objection/comment: The changes in the resubmission are minor and do not override out previous objection.	23/02094/FULMAJ	The Mall, The Kennet Centre, Newbury for Lochailort Newbury Ltd	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.
8	No objection	24/00428/FUL	Radnor House, 28 Bartholomew Street, Newbury for Heartwood Group	S73: Variation of Conditions 2 (Approved Plans), 3 (CMS) and 4 (Cycle Parking) of previously approved application 21/02176/FUL: Change of

				use of 28 and 28A from office use (Class E) to hotel use (Class C1) and use of 26 as a restaurant with ancillary flexible work space (as permitted under the current use of the building under Class E)
9	No objection	24/00429/LBC	Radnor House, 28 Bartholomew Street, Newbury for Heartwood Group	S73: Variation of Conditions 2 (Approved Plans), 3 (CMS) and 4 (Cycle Parking) of previously approved application 21/02176/FUL: Change of use of 28 and 28A from office use (Class E) to hotel use (Class C1) and use of 26 as a restaurant with ancillary flexible work space (as permitted under the current use of the building under Class E)
10	Objection/ Comment: Over development of site.	24/00398/FUL	The Old Farmhouse, 3 Kennet Road, Newbury for Four Acre	Erection of a replacement dwelling (consented under planning reference: 23/00870/FUL for the change of use of outbuilding to one dwelling at The Old Farmhouse 3 Kennet Road Newbury RG14 5JA) together with associated cycle, refuse, EV charging, and landscape works.
11	No objection / comment: - Members would like to see a contribution to the car club, - Subject to comments submitted by environment officer being taken into consideration.	24/00376/FUL	81 - 82 Northbrook Street, Newbury for Rosedale Property Holdings Limited	Change of use of part (rear) ground-floor, first and second floors (Use Class E) to 7no. self-contained (2no. one-bedroom and 5no. two-bedroom) residential units (Use Class C3); together with provision of balconies, alterations to elevations, bicycle parking, and residential and commercial refuse facilities

APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	Objection / comment: This is within flood zone 3 and concerns over residential being on ground floor. A full application is required.	24/00315/PACOU	West Street House West Street Newbury for BMR Edgware Ltd	Application to determine if prior approval is required for a proposed: The proposal comprises the change of use of all four floors of the existing building (ground-third) from office floorspace (Class E) to provide 2,810 sqm of residential floor space (Class C3). This proposal seeks to deliver 49 self-contained units.