

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 12<sup>th</sup> AUGUST 2024 AT 7.30PM.

**PRESENT**

Councillors, Phil Barnett, Vera Barnett (sub), Billy Drummond (sub), Nigel Foot, David Harman (Vice Chairperson), Chris Hood, Roger Hunneman, Steve Masters, Vaughan Miller, Andy Moore, Graham Storey and Tony Vickers.

**In Attendance**

Kym Heasman, Corporate Services Officer

**46. APOLOGIES**

Councillors Jo Day (substitute Vera Barnett), and Sam Dibas (substitute Billy Drummond), Ian Jee (Substitute Chris Hood), David Marsh (substitute Steve Masters).

**47. DECLARATIONS OF INTEREST**

The Corporate Services Officer declared that Councillors Phil Barnett, Billy Drummond, Nigel Foot 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.

**48. MINUTES**

**PROPOSED:** Councillor Billy Drummond

**SECONDED:** Councillor Vaughan Miller

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 15<sup>th</sup> July 2024, be approved, and signed by the Chairperson.

**49. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC**

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

**50. MEMBERS' QUESTIONS AND PETITIONS**

Question Received from Councillor Meg Thomas:

*"Is there merit in continuing the practice of occasional, isolated, speed detection checks in response to concerns raised by residents, and if so, what are the 'rules of engagement', do we continue to seek to use West Berkshire Council's equipment, and are there budget issues to be considered?"*

The Vice Chairperson responded with the following answer:

- *"Yes, we do see merit in continuing with occasional speed check.*

- *NTC provides PPE for these (in regard to High Vis Jackets and Risk assessments templates that must be completed).*
- *NTC has insurance that covers Councillors and member of the public that are doing speed watch activities that have been approved by NTC officers (i.e. there needs to be a completed risk assessment on file).*

*Councillors will need to collect devices from West Berks.*

*It is not NTC's intention to get its own equipment as the costs in purchasing and maintaining devices is not economical."*

Question Received from Councillor Phil Brnett:

*"A member of the Public has commented on local media on the need and expense of running the Planning & Highways committee of Newbury Town Council.*

*Therefore, can you the chairman agree with me that this committee gives residents the chance to voice opinions on planning applications that fall within or adjacent to the Newbury Boundary?"*

The Vice Chairperson responded with the following answer:

*"Yes we are in agreement, and this has previously aided in the redesign of several applications for example the application at Battery End."*

Newbury Town Council is a statutory consultee on planning decisions, NTC can only comment on Planning application at either full council or in committee meetings that the public are free to attend. All comments agreed at these meetings are submitted in writing to the local planning authority. Whilst NTC has no powers to reject or approve planning applications we can make the following comments: No Objections, Support or Object, when supporting or objecting to applications NTC provides reasons for these decisions which the planning authority must consider, when reviewing applications.

Through this process the public are provide an additional opportunity to comment on planning applications that West Berks Planning Authority may not call in for review (currently requires at least 10 letters/comments from the public), this provides the public additional safeguards for planning.

Below are 2 examples of where NTC's involvement in planning has resulted in changes to applications: one was a large-scale development in the conservation area, where after meeting with NTC they have reduced the scale of the development to make it more in keeping with the neighbourhood. NTC have successfully protected an ancient hedgerow, protecting a Bat Corridor that was at risk of being destroyed through a planning application, the Council successfully objected on 7 occasions to reduce the scale of the development and protected the privacy of neighbours.

Below are the reasons for comments we make on planning applications

- Central government policy and guidance – Acts, Circulars, Planning Policy Guidance Notes (PPGs) etc.
- The Development Plan – and any review of the Development Plan which is underway.
- Adopted supplementary guidance – for example, village design statements, conservation area appraisals, car parking standards.
- Replies from statutory and non-statutory agencies (e.g. Environment Agency, Highways Authority).

- Representations from others – neighbours, amenity groups and other interested parties so long as they relate to land use matters.
- Effects on an area – this includes the character of an area, availability of infrastructure, density, over-development, layout, position, design and external appearance of buildings and landscaping
- The need to safeguard valuable resources such as good farmland or mineral reserves.
- Highway safety issues – such as traffic generation, road capacity, means of access, visibility, car parking and effects on pedestrians and cyclists.
- Public services – such as drainage and water supply
- Public proposals for using the same land
- Effects on individual buildings – such as overlooking, loss of light, overshadowing, visual intrusion, noise, disturbance and smell.
- Effects on a specially designated area or building – such as green belt, conservation areas, listed buildings, ancient monuments and areas of special scientific interest.
- Effects on existing tree cover and hedgerows.
- Nature conservation interests – such as protection of badgers, great crested newts etc.
- Public rights of way
- Flooding or pollution.
- Planning history of the site – including existing permissions and appeal decisions.
- A desire to retain or promote certain uses – such as playing fields, village shops and pubs.
- Need for the development – such as a petrol station
- Prevention of crime and disorder
- Presence of a hazardous substance directly associated with a development
- Human Rights Act
- Precedent – but only where it can be shown there would be a real danger that a proposal would inevitably lead to other inappropriate development (for example, isolated housing in the countryside)

Question Received from Councillor Tony Vickers:

*“In respect of public rights of way (which are public highways as much as roads are) that cross land that this Council is responsible for, for example Victoria Park and Wash Common, are we aligned with the local Highway Authority (West Berkshire Council) and national policy in the way we manage vegetation growth that with climate change is increasingly likely to cause obstruction if not managed well?”*

The Vice Chairperson responded with the following answer:

*“Unfortunately we do not have an answer right now but will circulate before or at the next scheduled meeting.”*

## **51. SCHEDULE OF PLANNING APPLICATIONS**

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

Councillors Tony Vickers, Nigel Foot and Phil Barnett abstained from the Vote in relation to case no. 4, ref no: 24/01464/FULMAJ, Unit 1, Sterling Industrial Estate, Kings Road, Newbury for Magdalen Victoria LLP

**52. APPLICATIONS FOR PRIOR APPROVAL**

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

**53. NDP WORKING GROUP UPDATE**

CEO is due to meet with our consultant to review progress to date.  
CEO/RFO to follow up with all those involved have completed their relevant sections of the report. Once all sections have been received, they will be collated and then a meeting will be called to discuss next steps and relaunch the NDP process.

**54. TOWN CENTRE WORKING GROUP**

Meeting yet to be convened, to receive update at next scheduled Planning & Highways Committee meeting.

**55. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE**

Members noted updates from the previous WAP Meeting and noted that the application for Newspaper House should soon be up for consideration.

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

The forward work programme was received and noted by the committee, with the additional items being added:

- Canal Corridor Working Group update September
- PROW Working Group to Meeting and Give update at November Meeting.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 20.41 HRS**

**CHAIRPERSON**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

<b>RUNNING ORDER</b>	<b>RESOLUTION</b>	<b>APPLICATION NUMBER</b>	<b>LOCATION AND APPLICANT</b>	<b>PROPOSAL</b>
1	No objection	<a href="#">24/00962/FULMAJ</a>	Hillcroft House Rookes Way Thatcham for BHFT	Retrospective application seeking 10 year planning permission to use two storey modular building faced with sheet metal cladding and a double pitch lightweight roof, joined by means of a linked corridor to a single storey modular building of similar construction.
2	No objection	<a href="#">24/01257/FUL</a>	Unit 2 Newbury Retail Park Pinchington Lane Newbury for F & C Commercial Property Holdings Ltd	Proposed works to front elevation.
3	No objection	<a href="#">24/01139/ADV</a>	Unit 12, Newbury Trade Park, Hambridge Road, Newbury for Sally Salon Services	Powder coated aluminium tray signs.
4	Objection / comments: 1. Height of Buildings 2. Highways 3. Light 4. Overdevelopment 5. Parking 6. Impingement on Street Scene	<a href="#">24/01464/FULMAJ</a>	Unit 1, Sterling Industrial Estate, Kings Road, Newbury for Magdalen Victoria LLP	The Development to seeks to demolish an existing building that is comprised of a garage and office spaces with hardstanding for parking. The existing development is to be replaced with a 6 storey, 25 apartment block with associated parking and bike storage facilities. The apartment block will consist of 14no. 1 bed 2 person apartments and 11no. 2 bed 4 person apartments, totalling 25no. apartments.
5	No objection	<a href="#">24/01401/FUL</a>	1 - 3 Mansion House Street Newbury for Gails Ltd	Installation of 3 no. AC condensers, to be located on rear elevation facing rear yard.
6	No objection	<a href="#">24/00923/LBC</a>	6 Cheap Street Newbury for Mr Seton Fairhurst	S19 Variation of Condition (2) Approved Plans, (3) Schedule of Works, (4) External Services and (5) Internal Services of listed building consent 22/00085/LBC2: Change of use of existing building in office use to HMO for seven occupants.

**APPENDIX 1****APPLICATION FOR PRIOR APPROVAL**

<b>RUNNING ORDER</b>	<b>RESOLUTION</b>	<b>APPLICATION NUMBER</b>	<b>LOCATION AND APPLICANT</b>	<b>PROPOSAL</b>
1		<a href="#">24/01515/PACOU</a>	Union Place 31 Bartholomew Street Newbury for David Dean	Application to determine if prior approval is required for a proposed: Internal stud partition works and sound proofing to create bedroom and bathroom, associated plumbing, ventilation and electrical works to create 2 No Flats.