

03/01/2023.

To: Councillors Phil Barnett, Jeff Beck, Jo Day, Billy Drummond, Nigel Foot, Roger Hunneman, Pam Lusby Taylor, David Marsh, Vaughan Miller, Andy Moore, Gary Norman and Tony Vickers

Substitutes: Councillors Martin Colston, Jon Gage and Stephen Masters

Dear Councillor,

You are summoned to attend a meeting of the **Planning & Highways Committee** on **Monday 9/01/2023 at 7:30 pm.**

The meeting will be held in the Council Chamber, Town Hall, Market Place, Newbury, RG14 5AA and streamed via Zoom. The meeting is open to the press and public.

Join Zoom Meeting

<https://us02web.zoom.us/j/85495030889?pwd=bEJaRDZ0bE9VUEVPZDNUQkJPtWladz09&from=addon>

Meeting ID: 854 9503 0889

Passcode: 606213

Hugh Peacocke
Chief Executive Officer

AGENDA.

1. Apologies

2. Declarations of Interest and Dispensations

Chairperson

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)

Chairperson

3.1 To approve the minutes of a meeting of the Planning & Highways Committee held on Monday 5/12/2022 (already circulated).

3.2 To receive any updates on actions from previous meetings.

Town Hall, Market Place, Newbury, RG14 5AA

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4. Questions and Petitions from Members of the Public

Chairperson

Questions, in writing, must be with the CEO by 2:00 pm on Friday 06/01/2023.

5. Members' Questions and Petitions

Chairperson

Questions, in writing, must be with the CEO by 2:00 pm on Friday 06/01/2023.

6. Schedule of Planning Applications (Appendix 2)

Chairperson

To comment on the planning applications listed at the attached schedule.

7. Planning Application Reference No: [22/02754/OUTMAJ](#) : (Appendix 3)

Hybrid application for 1) Full planning permission for a food store with a floor area of 1800 sq. m (Use Class E(a)) together with drainage, parking and associated access, infrastructure, and landscaping. 2) Outline planning permission (matters to be considered: access) for up to 85 residential units (Use Class C3), high capacity Electric Vehicle (EV) charging area, residential care home (Use Class C2) containing up to 70 beds, and a hospice (Use Class C2), together with open space, play space, drainage, parking and associated access, infrastructure, landscape, bund on the eastern boundary with the A339, ancillary and site preparation works. Matters to be considered: Access

Chris Boulton and Rupert Holtby, both of Greenham Trust, will speak for the applicant NCII Ltd.

8. Update on Newbury's Neighbourhood Development Plan

Chairperson

To receive an update on Newbury's Neighbourhood Development Plan.

9. Update from The Western Area Planning Committee

Chairperson

To receive an update on any relevant business from the Western Area Planning Committee.

10. Forward Work Programme for Planning & Highways Committee (Appendix 4)

Chairperson

To note and 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 at 7:30 pm on Monday 5th December 2022, in the
Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury,**

Present

Councillors Nigel Foot (Chairperson); Phil Barnett, Jeff Beck, Jo Day, Roger Hunneman, Pam Lusby Taylor, David Marsh, Andy Moore, Gary Norman and Tony Vickers

In Attendance

Hugh Peacocke, Chief Executive Officer (CEO)

112. Apologies

Apologies received from Councillors Billy Drummond and Vaughan Miller.

113. Declarations of Interest and Dispensations

The CEO declared that Councillors Phil Barnett, Jeff Beck, 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.

Councillors Phil Barnett is also a Member of Greenham Parish Council.

The CEO made the following statement on behalf of Councillors Phil Barnett, Jeff Beck and Tony Vickers who are also Members of West Berkshire Council's Planning Committee and 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."

Cllrs. Gary Norman and Tony Vickers declared a personal interest in application no. 9, appendix 2 (26, Culver Road) and did not take part in that discussion.

114. Minutes

Proposed: Councillor Andy Moore

Seconded: Councillor Jeff Beck

Resolved: That the minutes of the meeting of the Planning & Highways Committee held on 14/11/2022, be approved, and signed by the Chairperson.

115. Actions from previous meetings

A) The CEO reported he had written to Cogniton, regarding their works on land to the north of Pinchington Lane, as requested in Cllr. Phil Barnett's question to the last meeting of this committee.

The following reply was received from Persimmon, Thames valley:

We have been in contact with local residents post commencement on site of the enabling works via a newsletter, and have been having regular correspondence with residents throughout the works.

The impact most felt was from the investigation section of the programme, which is now complete. The landfill material was compacted at depth using specialist equipment. We have live vibration monitors at all boundaries where sensitive receptors are located - of which none have triggered over our conservative limits.

With this section of works now complete, we are now completing earthworks which require compaction to the soils in order to adhere to the permanent works design necessary to be able to develop the site (given the underlying ground conditions and former use of the site). This compaction is intermittent and we have utilised plant which we can use without vibration to alleviate the vibration felt by local residents. The equipment will be needed until the middle of March.

We have also issued further newsletters to inform the residents that the continuing works will not produce what was encountered in the initial works. These newsletters also contain contact information for the CLW Project Manager, Site Manager and Office - if anyone wishes to receive further information regarding the works.

B) The Council wrote twice since the last meeting to the Essex Wynter Trust regarding their properties at Argyle Road, Newbury, but no reply has been received.

C) As requested, the Council wrote to the Planning Inspectorate to express disappointment with their decision regarding the land at Pond Close.

The Inspectorate has replied as follows:

I regret to hear your Council's disappointment in regards to the decision for appeal APP/W0340/W/22/3292438. However, unfortunately, we are unable to discuss the matter further.

If you disagree with the appeal decision, you can challenge the appeal decision in the High Court if you think that the Planning Inspectorate have made a legal mistake. We have guidance on our website telling you about what to do next: <https://www.gov.uk/appeal-planning-decision/if-you-disagree-with-the-appeal-decision>

It is the Administrative Courts who are responsible for running this process, so I have also provided the direct link to the Administrative Courts web pages where you can find out about the process that you will need to follow to appeal the decision in the High Court: <https://www.gov.uk/courts-tribunals/administrative-court>

116. Questions from members of the public

There were no questions received from members of the public.

117. Members' Questions and Petitions

A) Question received from Councillor Phil Barnett:

"Whilst welcoming many residents and visitors to the market place for the annual Christmas light switch on ceremony, the market place was full to capacity with adults children prams and animals. I heard reports that there was only one steward on duty, no segregation barriers in place and no identifiable medical staff in attendance .

Therefore, can this Planning and Highways committee ask the BID (who organised the event) what were the stewarding arrangements, the medical cover and the crowd control measures which were in place for the event?"

The Chairman replied that the Council would ask Newbury BID for their comments in this matter.

B) Question received from Councillor Roger Hunneman:

" There has been an increasing tendency for flooding of Monks Lane to occur outside No 42 despite earlier attempts to solve the problem. On several occasions recently the flood has extended across the whole road, including the footpaths and cycle path rendering the footpaths unusable by pedestrians and causing traffic disruption, exacerbated by inconsiderate drivers going through the flood at speed. Monks Lane is used by considerable numbers of Park House students on foot and bike. Can this Council find out what plans West Berkshire Council have for a permanent solution to this unacceptable state of affairs and ask them to expedite the rapid implementation of such a solution?"

The Chairman replied that the Council would ask West Berkshire Council for their plans in this matter and to expedite the solution.

118. Schedule of Planning Applications

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

119. Schedule of Licensing Applications

The Committee had no objections to the licence application, Ref: 18/0192/LQN for 82, Bartholomew Street.

120. Update on Newbury's Neighbourhood Development Plan

The Chairman of the Steering Group told the meeting that 385 responses had been received to the survey. However, as the numbers responding from the younger and older age groups was low, the closing date for the survey had been extended to 31 January 2023.

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

121. Update from The Western Area Planning Committee

The Committee noted that there were no items for the next WAP meeting.

Cllr. Tony Vickers told the meeting that the emerging Local Plan carries considerable weight following approval of the draft for Regulation 19 consultation. The consultation period is expected to run from 6 January 2023 to 18 February 2023. The meeting agreed to hold a presentation for the Committee to consider this matter and to request that an officer from the Planning Policy section attend to brief the Council on the consultation document and the process.

It was also agreed that the lay members of the NDP Steering Group be invited to attend this presentation.

It was noted that the case officer for the Sandleford development would shortly be issuing an update on the development.

122. Updates on Section 215 of the Town and Country Planning Acts

The updates and actions are as shown on appendix 1.2.

No further buildings or sites were added to the list.

123. Road names for the housing development on lands north of Pinchington Lane.

Proposed: Councillor Jeff Beck

Seconded: Councillor Nigel Foot

Resolved: that the Council proposes to the Planning Authority that names of deceased members of the Greenham Common Womens' Peace movement be considered for street naming on this development.

Cllr. Pam Lusby-Taylor would send the relevant details to the CEO to forward to the Planning authority.

Members asked for feedback from WBC on the Committee's suggested names for the Sterling Cable development.

124. Affixing of Council seal

Proposed: Councillor Roger Hunneman

Seconded: Councillor Gary Norman

Resolved: To affix the Council's seal to the lease of Suite 9, Town Hall (Age UK, Berkshire)

125. Forward Work Programme for Planning & Highways Committee

The following items were added:

- A presentation on Licensing Law to all members of the Council
- The presentation above, re Local area Plan consultation
- To request that the highways office present on the updated GIS system in use by WBDC.

There being no other business, the Chairperson declared the meeting closed at 9.22 pm

Signed: _____
Chairperson

Date: _____

**Planning and Highways Committee Meeting
Schedule of Planning Applications
05/12/2022**

No.	Ward	Application Number	Location and Applicant	Proposal	Resolution
1.	Adjacent District (Adj. Wash Common)	22/02754/OUTMAJ	Land East of Newbury College Monks Lane Newbury	Hybrid application for 1) Full planning permission for a food store with a floor area of 1800 sq. m (Use Class E(a)) together with drainage, parking and associated access, infrastructure, and landscaping. 2) Outline planning permission (matters to be considered: access) for up to 85 residential units (Use Class C3), high capacity Electric Vehicle (EV) charging area, residential care home (Use Class C2) containing up to 70 beds, and a hospice (Use Class C2), together with open space, play space, drainage, parking and associated access, infrastructure, landscape, bund on the eastern boundary with the A339, ancillary and site preparation works. Matters to be considered: Access	<p>Objection for the following reasons:</p> <ul style="list-style-type: none"> - The proposed development fails the sequential test for retail development in Newbury - This vicinity already has a residential care home - This vicinity already has planning approval for up to 1000 residential units - Overdevelopment of the land - The existing infrastructure (water and drainage) is inadequate - The increased traffic will result in congestion, pollution, noise and general nuisance. <p>The Council points out that the northern end of this site lies within the parish boundary of Newbury. If permission is granted, this should be taken into consideration for any CIL contributions. Also, if permission is granted, the full level of affordable housing should be required.</p>
2.	East Fields	22/02738/ADV	Downs Carpets, Hambridge Road, Newbury for MKM Building Supplies	Illuminated totem	No Objection

No.	Ward	Application Number	Location and Applicant	Proposal	Resolution
3.	Speenhamland	22/02768/HOUSE	Moor Cottage Moor Lane Newbury West Berkshire RG14 1RT	Application to enlarge kitchen and create new utility, cloakroom and en-suites to bedrooms following demolition of existing porch and reception entrance. Amended Proposal & description as at 23.11.2022: Two storey and single storey front extensions, internal alterations and demolition of existing porch and reception entrance	No objection.
4.	Speenhamland	22/02911/HOUSE	50 Almond Avenue Newbury for Mr & Mrs Mercer	Additional bedroom built over existing ground floor. Extending of existing ground floor extension with the removal of conservatory. Removal of garage to create a utility room to the side of the house	No objection.
5.	Wash Common	22/02741/HOUSE	20 Sidestrand Road, Newbury for Mr N Gow	New front porch	No objection.
6.	Wash Common	22/02802/HOUSE	5 Battery End Newbury RG14 6NX	Proposed single storey rear extension	No objection.
7.	Wash Common	22/02794/HOUSE	2 Ladwell Close Newbury West Berkshire RG14 6PJ	Side extension with single gable roof, integrated roof light. New storm porch to principal elevation Reconfiguration of ground floor Change of existing dormer to pitched roof. Installation of wood burner	Neighbour's letter noted. No objection

No.	Ward	Application Number	Location and Applicant	Proposal	Resolution
8.	Wash Common	22/02577/TELE56	Street Record Conifer Crest Newbury	Application to determine if prior approval is required for a proposed: Development by or on behalf of an electronic communications code operator for the purpose of the operator's Electronic Communications Network in, on, over or under land controlled by that operator or in accordance with the electronic communications code: Installation of 18m high slim-line monopole, supporting 6 no. antennas, 1 no. wraparound equipment cabinet at the base of the monopole, 1 no. equipment cabinet, 2 no. electric meter cabinets, 2 no. transmission dishes and ancillary development thereto.	Prior approval should be required for this proposal.
9.	Wash Common	22/02557/HOUSE	26 Culver Road Newbury RG14 7AR	Retrospective replacement of 2no existing sheds with new shed.	No objection
10.	Wash Common	22/02321/HOUSE	10 Paddock Road, Newbury for Mr G Martin & Ms Birchall	Side extension to create new garage store utility room to include additional bedroom above and rear extension kitchen dining room with internal alterations.	Objection: loss of amenity to no. 12 Paddock Road.
11.	West Fields	22/02665/FUL	6 Northbrook Street, Newbury for HSBC Bank PLC	Removal of 3 No. existing external machines and associated signs, replacement by 1 No. new external machine. Existing shopfront glazing panels to be replaced to match existing	No objection

No.	Ward	Application Number	Location and Applicant	Proposal	Resolution
12.	West Fields	22/02666/ADV	6 Northbrook Street, Newbury for HSBC Bank PLC	Removal of existing signage above external machines. New sign installed above machine, to replace existing sign.	No objection
13.	West Fields	22/02713/HOUSE	3 Bowdown Court Bartholomew Street Newbury	Proposed replacement windows and doors	The Council supports this application
14.	West Fields	22/02859/FUL	West Mills Yard Kennet Road Newbury for Isaac Szciodrowski	Change of use from Class E to tattoo studio (Sui Generis)	No objection

Newbury Town Council

List of Proposed Section 215 Lands/Buildings

December 2022 Update

Land/Building		Owner/Responsible Person	Position as of 05/12/2022	Comments/Proposed Further Actions
1.	The building south of the old post office (41, Cheap Street)	Living Club Ltd	Amended application 20/01210/FULD for “alterations to ground floor retail space and conversion of part of ground floor and first floor into a 6 bed HMO”, approved by WBC on 10/06/2022 NTC P&H Committee Comment – “We support this application. Cllr Vaughan Miller abstained” (15/11/2021) No visual progress yet made (as of 28/07/2022).	Request update from Enforcement
2.	The back of the British Heart Foundation shop (on the canal)	BHF	Awaiting planning application. “Our consultants are currently out to tender with a comprehensive package of external works, of which include the repairs to the rear elevation. I am anticipating tenders to be returned in the next two weeks and we should be in a position to place an order shortly after that.” (22/07/2022)	Pursue with BHF
3.	Newbury Railway Station - the land from the ticket office to Cheap Street	Network Rail	Contacted Great Western about them pursuing this with Network Rail or forward on a contact. (12/07/2022)	Pursue with GWR
4.	Wharf Street	Public highway, where businesses leave their rubbish bins, which is now a high-profile, strategic entrance to the town centre since the new bus terminal opened	From the BID: “West Berkshire Council are dealing with this and have been taking enforcement action, but from what I understand their powers are limited. We have asked businesses to label their bins, but unfortunately we don’t have any power to enforce this request and none have chosen to take this action thus far. We have highlighted the need for a place for bin storage in this area as part of WBC’s proposals for The Wharf. We have another site visit with WBC scheduled for next week (w/c 8 th Aug) and will continue to raise this issue with them.” (02/08/2022)	Ask WBC to consider this matter in the context of The Wharf re-development proposals

Land/Building		Owner/Responsible Person	Position as of 05/12/2022	Comments/Proposed Further Actions
5.	The BT Tower	Initial response from BT was that Tellereal Trillium are the owners, as the building was part of a sale and re-lease programme undertaken by BT in the early part of this century. The lease runs until 2030. However, TT pointed out that BT are responsible for the upkeep of the building.	Submitted to the WBC Planning Enforcement team. It was deemed that there was "insufficient [visual] harm to warrant the service of a formal [Section 215] Notice" (Received on 15/03/2022)	Resubmit request to WBC Planning Enforcement.
6.	The former Banjo cycles shop in Bartholomew Street on the corner of Craven Road	Chancellors are the agents. Have contacted the owner.	A planning application, <u>22/00389/LBC2</u> , for Coffee House was approved by WBC on the 01/04/2022. Visual Progress has been made (as of 28/07/2022).	Problems addressed, remove from list.
7.	The land to the east of Fir Tree Lane and the junction with London Road (https://w3w.co/falls.movies.oval)		S215 warning letter sent by WBC (02/08/2022).	Request update from Enforcement
8.	380, London Road, Newbury, RG18 3AA		S215 warning letter sent by WBC (02/08/2022).	Request update from Enforcement
9.	Former Strada unit in the Market Place, 25 Market Place	Quintons Chartered Surveyors are the owners.	New applications for Zizzi's restaurant validated: <u>22/01780/LBC2</u> and <u>22/01776/ADV</u> with determination deadline of 16 th September 2022.	Remove from the list.
10.	Land adjacent to Roebuts Close and Ladybirds pre-school		Submitted to the WBC Planning Enforcement team. It was deemed that there was "insufficient visual harm and therefore justification to serve a S.215 Notice upon the land owner[s]." (18/12/2021)	Ask enforcement to review in light of recent improvements to surrounding area.
11.	the 2 empty houses, 45 and 47 Cromwell Road, Newbury, RG14 2HP		S215 warning letter sent by WBC (02/08/2022).	Request update from Enforcement

Land/Building		Owner/Responsible Person	Position as of 05/12/2022	Comments/Proposed Further Actions
12.	88 West Street		Submitted to the WBC Planning Enforcement team. Followed up on 15/07/2022.	Request update from Enforcement
13.	65 Kingsbridge Road, Newbury		Submitted to WBC for S215 enforcement action on 04/10/2022.	Request update from Enforcement

Planning and Highways Committee Meeting
Schedule of Planning Applications
03/01/2022

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	Clay Hill	22/02919/OUT	Arniston, Manor Lane, Newbury for Mr & Mrs D Paddick	New dwelling. Matters to be considered: access, layout and scale
2.	East Fields	22/02928/FUL	Falkland Veterinary Clinic, 214 Newtown Road, Newbury for CVS Vets Ltd	Single storey extension to the side of the existing veterinary clinic, minor changes to the existing fenestration, a new side door, and a new external store to the rear
3.	Speenhamland	22/02768/HOUSE	Moor Cottage, Moor Lane, Newbury for Mrs V Davis	Two storey and single storey front extensions, internal alterations and demolition of existing porch and reception entrance Amended plans: 1) The existing and proposed south elevation has been included in the drawings 2) The roof over the extension is amended from a flat roof to a pitched roof.
4.	Wash Common	22/02926/TELE56	Land at Junction of Chandos Road & Rupert Road Newbury for Three UK	The proposal relates to the installation of 15m high slim-line monopole, supporting 6 no. antennas, 1 no. wraparound equipment cabinet at the base of the monopole, 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary development thereto including 1 no. GPS module
5.	Wash Common	22/03007/FUL	Battery End Hall, Battery End, Newbury Prudential Properties	One 4 bed two storey dwelling with parking, cycle and refuse storage. (Re-submission of Approval 19/00995/FULD without any amendments).
6.	Wash Common	22/02975/HOUSE	43 Sidestrand Road, Newbury for Mr David Khosab	Double-storey side extension. New roof to existing conservatory.
7.	West Fields	22/02930/FUL	Boxshall Court, Pound Street, Newbury for Tompkins Rygole Ltd	Extension of existing building to form 2 No. new 'zero carbon energy' 1-bed flats, solar panel installation and associated works
8.	West Fields	22/02943/HOUSE	12 Fifth Road, Newbury for Mr & Mrs L Bassett	Proposed side extension and associated alterations

Newbury Town Council

Public Report

To: Planning and Highways Committee

Date of meeting: 3 January 2023

Agenda item No. 7: Planning Application Reference No: [22/02754/OUTMAJ](#) :

Hybrid application for 1) Full planning permission for a food store with a floor area of 1800 sq. m (Use Class E(a)) together with drainage, parking and associated access, infrastructure, and landscaping. 2) Outline planning permission (matters to be considered: access) for up to 85 residential units (Use Class C3), high capacity Electric Vehicle (EV) charging area, residential care home (Use Class C2) containing up to 70 beds, and a hospice (Use Class C2), together with open space, play space, drainage, parking and associated access, infrastructure, landscape, bund on the eastern boundary with the A339, ancillary and site preparation works. Matters to be considered: Access (Appendix 3)

Chris Boulton and Rupert Holtby, both of Greenham Trust, will speak for the applicant NCII Ltd.

Background information for members:

At the last meeting of this Committee, on 5 December 2022, the Committee considered the above application and resolved as follows:

Objection for the following reasons:

- *The proposed development fails the sequential test for retail development in Newbury*
- *This vicinity already has a residential care home*
- *This vicinity already has planning approval for up to 1000 residential units*
- *Overdevelopment of the land*
- *The existing infrastructure (water and drainage) is inadequate*
- *The increased traffic will result in congestion, pollution, noise and general nuisance.*

The Council points out that the northern end of this site lies within the parish boundary of Newbury. If permission is granted, this should be taken into consideration for any CIL contributions. Also, if permission is granted, the full level of affordable housing should be required.

Following the meeting, the applicants wrote to the Council expressing their surprise not to receive an invite to speak at the aforementioned 5th December meeting where the application was considered. They suspected that this may have been as a result of postal problems.

The Council replied that this application was sent to us by the planning authority, as a case from “an adjoining district”. In such cases we do not contact the applicants or nearby residents- we leave this to the parish within which the site is located.

However, as was pointed out at the meeting, the northern end of this site is within our boundary.

The applicants in this case are upset that they were not invited to our Committee meeting on 5 December, at which the Council resolved to object to the proposal. They have now requested that they be allowed to attend our next meeting, on 3 January 2023.

In view of the fact that the Planning Authority should have notified this Council of the development being within our parish boundary, rather than “adjoining District”, the applicants have been invited to present to the meeting on 3 January 2023.

The Committee will receive the presentation and can consider if any amendment is required to the resolution passed on 5 December 2022. The Planning Authority will consider any further response they receive from this Council by 5 January 2023.

Newbury Town Council

Forward Work Programme for Planning and Highways Committee: 5 December 2022.

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

To be confirmed	Follow-up discussion on footpath recommendations.
	Paths that have Cycle ban signs to be reviewed.
	Consider additional signage to countryside paths and open space within the parish of Newbury or immediately adjacent to it.
	Property of the Essex Wynter Trust at Argyle Road, Newbury.
	Presentation: WBC about the licencing issues around the Draft Hackney Carriage and Private Hire Licensing Policy 2022-2027, and also ways to encourage green business opportunities.
	Presentation: WBC Enforcement on the requirements that need to be met for the issuing of Section 215's.
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
2023	To respond to the Local Area Plan consultation
	A presentation on Licensing Law to all members of the Council
	Highways office to present on the updated GIS system in use by WBDC