

5/9/2023.

To: Councillors Phil Barnett, Vera Barnett, Jo Day, Sam Dibas, Nigel Foot, David Harman, Roger Hunneman, Ian Jee, David Marsh, Vaughan Miller, Andy Moore 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 11 September 2023 at 7:30 pm.**

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, if required, streamed via Zoom: Join Zoom Meeting

<https://us06web.zoom.us/j/85415268582?pwd=c2hjZ3B1cGZ3STdDaVpXNnAxN1RPQT09>

Hugh Peacocke
Chief Executive Officer

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)**
 - 3.1 To approve** the minutes of a meeting of the Planning & Highways Committee held on Monday 14/08/2023 (Appendices 1 and 1.2)
 - 3.2 Officer's report** on actions from previous meeting
- 4. Questions and Petitions from Members of the Public**
Questions, in writing, must be with the CEO by 2:00 pm on Friday 8th September 2023.

Town Hall, Market Place, Newbury, RG14 5AA

 (01635) 35486  towncouncil@newbury.gov.uk
 (01635) 40484  www.newbury.gov.uk
 @NewburyTC  NewburyTC

Making Newbury a Town
we can all be proud of.

5. Members' Questions and Petitions

Questions, in writing, must be with the CEO by 2:00 pm on Friday 8th September 2023.

6. Schedule of Planning Applications (Appendix 2)

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

7. Schedule of Prior Approval Applications (Appendix 3)

Chairperson

To comment, if relevant, on prior approval applications listed at the attached schedule.

8. Planning Appeals

Including an update on the Appeals by Lochailort Newbury Ltd against the decisions to refuse planning permission for redevelopment of The Kennet Centre, Newbury.

9. Update from The Western Area Planning Committee

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

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

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 at 7:30 pm on Monday 14th August 2023, in the Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury.

Present: Councillors Phil Barnett, Vera Barnett, Jo Day, Sam Dibas, Nigel Foot, David Harman, Ian Jee, David Marsh, Vaughan Miller and Andy Moore (Chairperson).

In Attendance

Kym Heasman (Corporate Services Officer) and Margaret Gore (Senior Accounts Officer).

35. Apologies

Apologies received from Councillors Roger Hunneman and Tony Vickers.

36. Declarations of Interest and Dispensations

The Corporate Services Officer declared that Councillors Phil Barnett, 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.

37. Minutes of the Meeting of the Planning and Highways Committee held on Monday 17th July 2023

Proposed: Councillor Vaughan Miller

Seconded: Councillor Ian Jee

Resolved: That the minutes of the meeting held on 17th July 2023, be approved and signed by the Chairperson.

38. Actions from previous meetings

- a) The CEO reported that the Council's responses to consultations on planning applications had been sent to West Berkshire Council.
- b) The CEO reported that he had received a reply from WBC regarding Councillor Thomas's question about the double roundabout at the Gun Pub, Wash Common. The reply had been forward to Councillor Thomas.
- c) Mr. Lindsay's questions regarding the Sterling cables works had been sent to WBC. West Berks have responded directly to Mr. Lindsay.
- d) WBC have been advised that Councillor Andy Moore is NTC representative at meetings of the Western Area Planning Committee and that Councillor David Harman will substitute if Councillor Moore is not available.
- e) The meeting heard that the CEO had notified Greenham Parish Council that this Council wished to convene the Sandleford Joint Working Group to consider the anticipated application at Sandleford West. However, it appears that the Greenham members do not wish to meet on this matter.

39. Questions from members of the public

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

40. Members' Questions and Petitions

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

41. Schedule of Planning Applications

Resolved that the responses recorded at Appendix 1.2 to these minutes be submitted to the Planning Authority.

42. Notice of Motion

Notice of motion submitted by Councillor Nigel Foot:

Proposed: Councillor Nigel Foot

Seconded: Councillor Ian Jee

Resolved: It was agreed that Notice of Motion submitted by Councillor Nigel Foot be accepted with the removal of the word "and hospitality offering" be submitted to West Berkshire Council. Approved motion listed below:

"It is the aim of Newbury Town Council to increase the hours of pedestrianisation within Newbury Town centre for the benefit of our townspeople, visitors and hospitality offering.

We therefore respectfully request that West Berkshire Council engages with Newbury Town Council at the earliest possible stage of the pedestrianisation engagement process and that the Town Council's views are fully taken into account before the pedestrianisation trial is implemented and the public consultation process is undertaken."

43. Planning Appeals

The meeting received an update from Councillor Gary Norman on the Appeals by Lochailort Newbury Ltd against the decisions to refuse planning permission for redevelopment of The Kennet Centre, Newbury (Applications reference 21/00379 and 21/00380).

It was noted that West Berkshire Council need to be pursued on the state of the conservation area reports, as Councillors felt that had the Conservation Area Appraisals, been updated and current then this appeal may not have any relevance.

44. Update from The Western Area Planning Committee

There were no applications for the parish of Newbury to report.

45. Forward Work Programme for Planning & Highways Committee

Add the following items for the Committee meeting on 11th September 2023:

- a) To note that a representative of Bloor Homes will request the time to make a presentation to a future meeting when this committee considers any future plans for Sandleford West.

There being no other business, the Chairperson declared the meeting closed at 8.57 pm

Signed: _____

Chairman

Date: _____

**Planning and Highways Committee Meeting
Resolutions of Scheduled Planning Applications
14/08/2023**

Running Order	Application Number	Location and Applicant	Proposal	NTC Response
1.	23/01576/FUL	121 and 121A and 121B London Road, Newbury for B and M Retail Ltd	Erection of 4.8 metre high fence to form external garden centre compound.	No objection
2.	23/01444/FUL	Newbury Canoe Club, The Wharf Newbury For Newbury Canoe Club	The demolition of Newbury Canoe Clubs current prefabricated garage construction boat storage. Replacement with a purpose built boat store to provide additional capacity and storage to enable Newbury Canoe Clubs increased membership to store club and private boats.	Support
3.	23/01732/OUTMAJ	Land North of Just Learning Nursery, Monks Lane, Newbury for Feltham Properties Ltd	Application for Outline Planning Permission for up to 31 dwellings, with open space, parking and associated infrastructure, boundary treatments and landscaping. Matters to be considered: Access	Support/Comment: Request that WBC flag a watching brief on this site due to the possible archaeology; WBC to consider hedgehog highway when considering the boundaries.
4.	23/01628/LBC	63 Cheap Street, Newbury for Eddisons	Replacement of 2no. first floor bay windows to front elevation with new to match existing.	No objection
5.	23/01590/LBC	118 Bartholomew Street, Newbury for West Berkshire Council	Application for structural repair works to the modern gable wall at 118 Bartholomew Street.	No objection
6.	23/01714/OOD	Out Of District Planning Consultation Basingstoke and Deane Borough Council Land at Watermill Bridge, Andover Road Wash Water, Hampshire for Bewley Homes	Out Of District Planning Consultation BDBC: Re: 23/01767/OUT - A mixed use community to be delivered in separate phases, including a severable Outline application for up to 270 dwellings (Use Class C3) including dwellings for older people; a 1,600 square metre community building (Use Class F2(b)), a 1200 square metre Health Centre (Use Class E(e)) and a 250 square metre convenience store (Use Class	Strong objection as per previous comments: Objection on the following grounds: - - The proposals do not accord with the principles of sustainable development - The land is subject to flooding - Insufficient provision for community

			F2(a)), demolition of Common Farm and associated agricultural buildings, provision of open space, allotments, community gardens, a riverside park/nature trail, drainage attenuation, landscaping and associated infrastructure. All matters reserved, other than detailed access arrangements including new vehicular access onto the A343 Andover Road.	facilities and amenities to support this development - No regard to the pressures this development will put on Newbury - No proper bus plan.
--	--	--	---	--

Planning and Highways Committee Meeting
Schedule of Planning Applications to be considered
11/09/2023

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	CLAY HILL	23/00688/HOUSE AMENDED PLANS	21 Kiln Road Newbury for Mr & Mrs Curtis	Demolition of existing single story garage; new garage with storage space above; and enlarged car parking area for 3 cars by extending parking area with gabion basket type retaining wall to western boundary. AMEDED: The remaining dormer has been removed from the proposed garage and rooflights are added.
2.	CLAY HILL	23/01845/LBC	49 Shaw Road Newbury for Dr Henry Kennedy	Installing a period-correct fanlight window above the front door of the property.
3.	EAST FIELDS Adjacent Parish	23/01904/FULMAJ	Newbury Racecourse, Racecourse Road Newbury for Newbury Racecourse	Detailed application for the construction of an irrigation reservoir, fencing and ancillary works.
4.	SPEENHAMLAND Adjacent Parish	23/02036/FUL	10 Speen Lane Newbury for Mr J Murry	Proposed extensions and alterations to dwelling, new access and change of use from C3 Dwellinghouse to Sui Generis HMO shared house.
5.	WASH COMMON	23/01585/OUTMAJ	Sandleford Park West New Warren Farm Warren Road Newbury for Donnington New Homes	Outline application for the phased delivery of up to 360 dwellings; demolition of Warren House and other buildings; widening of Warren Road to provide access through to Andover Road to the west; emergency access via Kendrick Road; provision of open space; drainage, walking, cycling, green and other associated infrastructure, including 40% affordable housing provision. All matters to be reserved except for access.
6.	WASH COMMON	23/01886/FUL	Park House School Andover Road Newbury for Greenshaw Learning Trust	Installation of new air source heat pumps with 3 timber hit'n'miss enclosures.
7.	WEST FIELDS	23/01666/FULMAJ	17 Bartholomew Street Newbury for Eden Retirement	Erection of a part four and part five storey 68 bed care home (class c2) with access and parking provisions (existing office building to be demolished).
8.	WEST FIELDS	23/01768/LBC	33 - 34 Cheap Street Newbury for Trustees Of John Maxwell Penn (deceased) Will Trust	Retention of unauthorised works: Replacement of roof tiles

Application for Prior Approval

These are applications for Prior Approval under the 2013 amendments to Permitted Development. Because West Berkshire Council are required to inform nearby residents and display a public notice, West Berkshire Council is notifying the Parish / Town Council of the proposals in case interested parties should contact us. However, **we are not required to comment**, and the decision can only be taken based on the criteria set out in The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 [SI 2013No1101]. **Please be aware NTC are not allocated plans for us to consider**, but on-line details are available via the Application Number link.

Running Order	Ward	Application Number	Location and Applicant	Proposal
1	WEST FIELDS	23/02014/PACOU	6 Market Place Newbury for Market Place Newbury Ltd	Application to determine if prior approval is required for a proposed change of use of ground floor from shop (Class E) to residential dwellings (Class C3). Conversion to create 3 dwelling units.
2.	WASH COMMON	23/01842/PASSHE	267 Andover Road Newbury for Mr & Mrs N Norwell	Application to determine if prior approval is required for a proposed: Larger Home Extension. Proposed conservatory replacement. Dimensions 4.6m from rear wall, 3.85m maximum height, 2.66m eaves height.

Newbury Town Council

Forward Work Programme for Planning and Highways Committee: 11 September 2023.

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
2023	
17 July	Kennet Centre Appeals
14 August	Sandleford West response (23/01585/OUTMAJ)
11 September	Review of Planning Applications consultation arrangements (deferred to October)
9 October	Updates on Section 215 of the Town and Country Planning Acts.
	Review of Planning Applications consultation arrangements