

**Minutes of a meeting of the Planning and Highways Committee held by Virtual Meeting on Zoom Monday 3<sup>rd</sup> August 2020 at 7.00pm.**

**Present**

Councillors Phil Barnett; Jeff Beck; Billy Drummond; Nigel Foot; Roger Hunneman; Pam Lusby Taylor; David Marsh; Vaughan Miller; Andy Moore; Gary Norman (Chairperson) & Tony Vickers

**In Attendance**

Hugh Peacocke, Chief Executive Officer  
Kym Heasman, Corporate Services Officer

**41. Apologies**

There were no apologies

**42. Declarations of interest**

The Chief Executive Officer declared that Councillors Phil Barnett, Jeff Beck, 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.

The Chief Executive Officer made the following statement on behalf of Councillors Phil Barnett and Tony Vickers who are Members of West Berkshire Council Planning Committee and Jeff Beck and Andy Moore who are Substitute Members 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."

**43. Minutes**

The Chief Executive Officer made the following comments regarding actions from the previous meeting:

- **Minute No. 27:** Josh Kerry from West Berkshire Council held the Local Cycling and Walking Infrastructure Plan (LCWIP) for Newbury & Thatcham workshop on the 17<sup>th</sup> July online, information from that is being circulated to all members at this stage.

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Nigel Foot

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 13<sup>th</sup> July 2020, be approved, and signed by the Chairperson.

**44. Questions and petitions from members of the public**

There were no questions from members of the public

**45. Members' questions and petitions**

Question received from Councillor Nigel Foot:

*"We are all aware of the extreme difficulty's businesses are facing in the Covid-19 Crisis, this being on top of the generalised decline in shoppers using the High Street in favour of "Online" shopping prior to the Crisis. I, together with many Members, am very concerned about the viability of our independent shops, pubs and eating establishments in Newbury. Members may be aware of the video presentations on the "Penny Post" online Community Notice Board medium, featuring Thatcham, Hungerford and Wantage and urging local residents to "shop local" and generally support local businesses in this time of Crisis.*

*I have made contact with Penny Post to see if they could run a similar video, encouraging Newbury residents to support the independent shops, pubs and eating establishments in Newbury. The fee for this work would be in the region of £300 per day and would probably involve one day for filming and one or two days for editing and producing the final video.*

*My question is "Would Members be happy for Newbury Town Council to commission Penny Post to make a video urging residents to support the local independent shops, pubs, cafes and restaurants in Newbury?"*

The Chairperson responded with the following answer:

*"The Council is happy to help in whatever way we can to encourage local residents to support our local, independent businesses through these difficult times. We will explore the costs involved and whether we might get financial assistance from our partners in the BID and/or West Berkshire Council.*

*For the information of the meeting, the Thatcham video cost £500 and was paid for by the Town Council, who have asked West Berkshire Council for assistance towards the costs. The Hungerford video was part of their service contract with Penny Post and the Wantage video was arranged by the Chamber of Commerce.*

*Should the Council wish to fund or part fund this promotion, we have a Planning and Highways Committee fund of £1,000 and the costs could be met from that source."*

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Nigel Foot

**Resolved:** That the standing orders be suspended to allow a proposal to be made regarding the matter of funding for an Advertisement video.

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Nigel Foot

**Resolved:** That the Chief Executive officer will approach Newbury BID with a proposal and contribution of £300 to have a video advertisement done, to help

encourage residents of Newbury to support local, independent businesses through these difficult times.

Question received from Councillor Vaughan Miller:

*"1. In reference to Post Covid recovery for the town centre, could the council write to WBC asking:*

*A) What steps they have taken to facilitate hostelrys in Bartholomew street to take advantage of the traffic ban with outside seating beyond the narrow pavement and into the pedestrianised road space?*

*B) Given that it has now been revealed that WBC had an underspend of 1.3 Million in adult social care and an overall £50M underspend, would they reconsider their response to the request from this council to allow some free parking and now allow at least the first hour free until the end of 2020.*

*C) Can they provide feedback on whether the closure of Bartholomew Street and Northbrook Street to traffic has resulted in an increase in active travel and what are they using to measure success or otherwise of the closure?"*

The Chairperson replied with the following Answer:

*"Newbury Town Council shares your concerns for all of the businesses in Newbury Town Centre, including the hospitality sector. The ongoing question of pedestrianisation is an objective in the Council's Strategy. We will continue to explore this with the Highways Authority in West Berkshire District Council. This Council has already called on West Berkshire Council to provide some level of free parking to promote the reopening of businesses in the town centre following the easing of lockdown restrictions.*

*The Council has established a Town Centre Working Group who have already completed their first project by conducting interviews with shoppers on Northbrook Street on Saturday the 18th of July. Councillor Martin Colston has analysed the findings of these interviews and this information has been sent out to all members. A similar survey has been hosted on the Visit Newbury website and we are awaiting the findings from that survey from our partners in Newbury BID. The survey and its findings, together with any other proposals to revitalise our town centre will be considered by the Working Group as soon as it convenes.*

*In the meantime, we will write to West Berkshire Council to raise with them the matters highlighted in this question."*

**AGENDA ITEM 6 - Application 1 of appendix 2 was discussed at this time in the meeting.**

**AGENDA ITEM 11 was discussed at this point in the meeting.**

**46. Schedule of planning applications**

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

**47. Schedule of prior approval applications**

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

**48. Town and Country Planning Act 1990**

**Application No: 20/00319/ADV for Newbury Retail Park, Pinchington Lane, Newbury for Freestanding Lidl 'flag style' sign adjoining vehicular access into Newbury Retail Park off Pinchington Lane.**

Members were satisfied with previous comments submitted and had no desire to propose any changes.

**49. Update from the Western Area Planning Committee**

Information was received and noted, there were no cases considered from the parish of Newbury.

**50. Sandleford Joint Working Group Update**

Councillor Roger Hunneman updated the committee that the Sandleford Joint working Group had met three time via zoom.

The first meeting held Monday 20<sup>th</sup> July to discuss the Sandleford application and create a list of questions to put to the developer. The second meeting on Wednesday 22<sup>nd</sup> July was held to present the questions to the developers. The third meeting held Thursday 30<sup>th</sup> July, the joint working group debated the answers that were presented in writing from the developers and created a list of recommendations. At this stage Newbury Town Councillor Chris Foster attended as an ecology adviser.

The next JWG meeting is scheduled for Tuesday 4<sup>th</sup> August to finalise the recommendation list to be presented to the Special meeting of Planning & Highways Committee scheduled for Monday 10<sup>th</sup> August 2020.

Members agreed that it would be a good idea to place an advert in the Newbury Weekly News to notify Members of the public that the Sandleford applications is being considered and, that any previous comments submitted to West Berkshire Council will not be carried forward to this application and will need to be resubmitted.

**Proposed:** Councillor Jeff Beek

**Seconded:** Councillor Nigel Foot

**Resolved:** To approve the payment of around £300 for Newbury Town Council to place and advert in the Newbury Weekly News and propose to Greenham Parish Council to contribute half the cost.

**51. Newbury Community football Group**

Members thanked Mr Paul Morgan from the Newbury Community Football Group for the update on the Newbury Football ground. Members expressed their support to NFCG in the restoring of football to the football ground at Faraday Road and any further support towards the Newbury football ground. NFCG will update members at a later date.

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Vaughan Miller

**Resolved:** That this Planning & Highways Committee supports and assist in any way possible as a planning & Highways committee to help NFCG in any way possible.

**52. Forward work programme for Planning and Highways Committee meetings 2019/20**

It was agreed to add the following item to the agenda for:

Update of the Newbury Football Ground to be on the agenda as a standing item.

**There being no other business the chairperson declared the meeting closed at 21.50 hrs**

**Chairperson**

**Planning & Highways Committee Meeting 3<sup>rd</sup> August 2020**

**Schedule of planning applications - Resolutions**

<b>Running Order</b>	<b>Resolutions</b>	<b>Application Number</b>	<b>Location and Applicant</b>	<b>Proposal</b>
1	Objection / comment: Developers need to resolve issues with the Conservation Officer, The Environment Agency and the Canal & River Trust.	<a href="#"><u>20/01498/COMIND</u></a>	London Road Retail Park, London Road, Newbury for London Road Limited	Demolition of former public house (class A4) and existing retail unit (class A1); erection of single storey building for use as a food store (class A1), together with associated access and servicing arrangements; enhanced landscaping; and associated works.
2	No objection in principle of the application. However, the plans are not very clear, there is potential that it could affect the neighbouring property.	<a href="#"><u>20/01630/HOUSE</u></a>	109 Turnpike Road, Newbury for Mr & Mrs Bourne-Lucas	Proposed two storey side extension to include rear extension for additional bedroom with internal alterations and porch addition.
3	No objection	<a href="#"><u>20/01505/HOUSE</u></a>	2 Cheriton Close, Newbury for Mr & Mrs Shears	Two storey side extension.
4	No objection	<a href="#"><u>20/01543/FULD</u></a>	Swallow Chequers Hotel, 6-8 Oxford Street, Newbury for Mr J Hughes	Section 73: variation of condition 2 – approved plans, of planning permission 18/00948/FULD (change of use and conversion of existing storage building to 1 no. three bedroom dwelling with access from Pelican Lane
5	No objection	<a href="#"><u>20/01628/LBC2</u></a>	Swallow Chequers Hotel, 6-8 Oxford Street, Newbury for Mr J Hughes	Section 19: Variation of condition 2 – Approved plans, of listed building consent 18/00949/LBC2 (change of use and conversion of existing storage building to 1 no. three bedroomed dwelling with access from Pelican Lane).
6	No objection	<a href="#"><u>20/01573/HOUSE</u></a>	15 Almond Avenue, Newbury for Mr & Mrs A Prater	Single storey rear extension.

7	No objection	<a href="#">20/01536/HOUSE</a>	16 Valley Road, Newbury for Mr & Mrs Cranfield	Erection of single storey rear extension with internal alterations and conversion of existing garage to utility room and study.
8	No objection provided Highways have no objections.	<a href="#">20/01526/HOUSE</a>	37 Montgomery Road, Newbury for Mr & Mrs Clements	Proposed two storey side extension & replacement single storey rear extension.
9	No objection	<a href="#">20/01596/HOUSE</a>	14 Montgomery Road, Newbury for Matthew James	Alterations to and enlargement of single storey rear and side extension.
10	No objection	<a href="#">20/01555/HOUSE</a>	15 Cary Close, Newbury for Mr & Mrs James Tilley	Removal of existing garage, formation of single storey side extension with timber framed shed and remodelling of existing conservatory and front porch. Re-roofing from plain tile to slate roof and external render or timber boarding to existing brickwork. Replacement of existing front gates and front wall.
11	No objection	<a href="#">20/01593/HOUSE</a>	61 Old Newtown Road, Newbury for Jacqueline Chapple	Single storey rear extension.
12	No objection	<a href="#">20/01635/HOUSE</a>	22 Oaken Grove, Newbury for Mr Saha and Ms Petra	Single storey rear extension to replace existing conservatory and alterations.
13	No objection / comment: Members feel that there should be a contribution made to the Newbury Car Club.	<a href="#">20/01509/FULD</a>	The Red House, 12 Hampton Road, Newbury for The Red House Public House	Proposed change of use from Public House to 1 no. 2 bedroom unit and conversion of existing 3-bedroom unit and 2-bedroom maisonette.
14	No objection	<a href="#">20/01455/FUL</a>	Newbury Conservative Club, 5 Cheap Street, Newbury for Newbury Conservative Club	Proposed alterations to front entrance, internal alterations to reconfigure layout. New rear entrance. Extension to rear building to form guest bedrooms and part change of use.

15	Objection / comment: members are in agreement with the comments made by the Highways and Conservation officers and over development.	<a href="#">20/01569/FULD</a>	Phoenix Court, Bartholomew Street Newbury for Bullfinch Homes Ltd	Removal of double pitched roof and construction of new roof structure to incorporate two no. 1 bedroom apartments.
16	No objections subject to the resolution of the Highways and Conservation officers' comments.	<a href="#">20/01140/FUL</a>	Land Adjacent to Sundial House, Carnegie Road, Newbury for Artium Developments	Erection of three storey building to accommodate 3 no. two bedroom apartments.
17	No comment	<a href="#">20/01588/HOUSE</a>	18 Speen Lane, Newbury for Katy Patten	Erection of front and side extensions.
18	No objection	<a href="#">20/01656/HOUSE</a>	12 Speen Lane, Newbury for Mr & Mrs Jason, Paula Brocherds	Single storey rear extension, replacement windows, tile hanging, render and brick plinth, oak framed porch, New Velux window to rear.

#### Application for Prior Approval

Running Order	Resolution	Application Number	Location and Applicant	Proposal
1	no objection	<a href="#">20/01463/PACOU</a>	3 Boxshall Court, Pound Street, Newbury for Tompkins Rygole Ltd	Change of use from office to residential flat.