

25 March 2020.

To: Councillors Phil Barnett; Jeff Beck; Billy Drummond; Nigel Foot;
Roger Hunneman; Pam Lusby Taylor; Stephen Masters; Vaughan Miller;
Andy Moore; Gary Norman; Tony Vickers

Substitutes: The remainder of the Council

Dear Councillor

You are summoned to attend a meeting of the **Planning & Highways Committee**
Monday 30 March 2020 at 8.00 pm.

The meeting is open to the press and public.

PLEASE NOTE: THIS MEETING WILL **NOT** BE HELD IN THE COUNCIL CHAMBER.

You can join the Zoom Meeting at
<https://zoom.us/j/134951786?pwd=M0FJc0xUbTN2MVAwd25BOE90RkVRZz09;>

Yours sincerely,

Hugh Peacocke
Chief Executive Officer

1. Virtual Meeting

Chairperson

To resolve that in view of the current Coronavirus crisis that this meeting of the Committee is conducted virtually.

2. Apologies

Chief Executive Officer

3. 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.

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4. Minutes (Appendix 1)

Chairperson

To approve the minutes of a meeting of the Planning & Highways Committee held on Monday (already circulated).

5. Schedule of Planning Applications (Appendix 2)

Chairperson

To comment on the planning applications listed at the attached schedule

6. West Berkshire Local Plan Review

Chairperson

To respond to the consultation regarding:

6.1 The Newbury Settlement Boundary

6.2 The Emerging Housing and Economic Land availability Assessment (HELAA) sites

6.3 The criteria for Settlement Hierarchy

7. Forward Work Programme for Planning and Highways Committee meetings 2018/19 (Appendix 3)

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 in the Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury on Monday 9th March 2020 at 7.30 pm.

Present

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

In Attendance

Hugh Peacocke, Chief Executive Officer
Margaret Gore, Corporate Services Officer

164. Apologies

Councillors Stephen Masters & Tony Vickers.

165. Declarations of interest

The Chief Executive Officer declared that Councillors Phil Barnett, Jeff Beck, Billy Drummond and Andy Moore 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 is a Member 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."

166. Minutes

Proposed: Councillor Billy Drummond

Seconded: Councillor Phil Barnett

Resolved: That the minutes of the meeting of the Planning & Highways Committee held on Monday 17th February 2020, be approved and signed by the Chairperson.

167. Actions arising from previous minutes

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

- **Minute No.155: Standing water at the junction of Hambridge Road and Hambridge Lane –**
WB Council aware of the issue and had programmed to attend site with a jetting machine last week, but on arrival found a public utility company

were there working without a permit and as they had open excavations they had to abort the investigation.

They will re-programme this work as soon as they can, at which time they will hopefully be able to ascertain the cause of the problem.

Members asked that the Council write to WBDC to have the gullies cleaned in that area.

- **Minute No.153: Work at the junction of Hambridge Road with the A4 Bath Road –**

WBDC responded that the signage for pedestrians and traffic management are only permitted during off-peak hours (09:30 – 15:30) and are required in order to safely protect both the public and contractor whilst certain aspects of the works are undertaken. The contractor has phased the works so as pedestrians and cyclists are able to proceed through the junction although their journey may be slightly diverted due to the activities on site. WBDC have provided a temporary crossing on Hambridge Road near the River bridge. The location is further away from the junction than they would have liked, but this is due to highway layout constraints not permitting the temporary crossing in a closer location. The temporary walking/cycling routes should be clearly signed on site.

- **Minute No.153: Alms-houses in Argyle Road**

The Chief Executive reported to the committee members on behalf of Councillor Tony Vickers that the residents have now been told about the proposals for the small houses (they are to be made into larger houses (two into one) for sale). Residents are now being slowly relocated when apartments become available such as Carnarvon Place. What will happen to the bungalows and land by the argyles nursing home, no one seems to know at present.

A response had been received from Peter Burroughs, Development Director and Essex Wynter Trustee to update the council on their plans for the development of the Essex Wynter Charity site, Argyle Road.

They have now met the District Council officials on two occasions, the last visit was following the submission of their Pre-Application Planning document for the development of the site.

WBDC officials have already visited the site and are due to visit again shortly following which they expect to receive a formal response to their Pre-App, and arrangements to meet Council officers again in the near future.

There are now very few residents and discussions are taking place with all of them to find alternative suitable accommodation.

It was agreed to invite the Trust to a meeting to advise the Council of their proposals.

- **Minute No.153: Consultation re Environment strategy** - WBDC confirmed that the Newbury Town Council response was passed on to the environment team officers on 17th February for inclusion in the consultation feedback.
- **Minute No.153: Street Limit review Andover Road Newbury**
WBDC advised that two speed limit requests for Andover Road were considered at the speed limit review held in October 2019. The Speed Limit Review Task Group recommended that the current 30 mph speed limit on Andover Road in the vicinity of Falkland Primary School be left as it is and not reduced to a 20mph as requested although trial 20 mph flashing school signs are erected at this location to remind drivers of the presence of the school and the existing 30 mph limit, which is extended to the vicinity of Badsworth Garden and a refuge island constructed in this location (to aid pedestrian crossing). The recommendation was taken to Individual Decision on the 23rd January 2020. The Executive Portfolio Member for Transport and Countryside agreed with the speed limit review recommendations and therefore the extension of the 30mph limit and construction of the refuge island will be processed as part of 2020/2021 Network Management Minor works programme. This is a lengthy legal process and I would envisage the limit being introduced (pending consultation) during the first part of 2021.

The trial signs have already been installed and are being monitored.

It was agreed to request a 20 MPH limit on Argyle Road.

168. Questions and petitions from members of the public

There were none.

169. Members' questions and petitions

Councillor Phil Barnett asked the following question:

"The road surfaces in and around the town are slowly breaking up "This has been exasperated due to the recent rain. Can the Planning and Highways committee of Newbury Town Council urge West Berkshire Council to do everything in their powers to make these roads safe for all users of these roads. Whether drivers of vehicles, cyclists or pedestrians

The Chairperson's response:

"This Council will write to West Berkshire Council regarding the matter of road surfaces in Newbury."

Councillor Phil Barnett asked the following supplementary question:

“Would it be possible in the next Newbury Town Council newsletter to publicise the importance of residents informing West Berkshire Council’s Street Care Department of the potholes and broken up road surfaces.”

The Chairperson replied that can be done.

It was agreed to circulate the WBDC schedule of roadworks to members.

170. Schedule of planning applications

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

In application 20/00453/HOUSE, Councillor David Marsh declared a personal interest, and took no part in the vote.

In applications 20/00257/FUL, 20/00258/LBC2 & 20/00259/FUL, Councillors Phil Barnett, Jeff Beck, Billy Drummond & Roger Hunneman declared they had personal interests, and took no part in the vote.

In application 20/00455/REM Councillors Billy Drummond, Vaughan Miller & Gary Norman abstained from the vote.

171. Update from the Western Area Planning Committee

There was nothing further to report at this time.

172. West Berkshire Local Plan Review

The meeting noted that the Council was invited to respond regarding The Newbury Settlement Boundary, The Emerging Housing and Economic Land availability Assessment (HELAA) sites and the criteria for Settlement Hierarchy. The Committee appointed Cllrs Nigel Foot, Tony Vickers and David Marsh to consider the documentation and, where appropriate, to meet the neighbouring parishes within the Settlement boundary and make recommendations for consideration at the next meeting of the Committee.

Members comments can be submitted via the CEO for consideration at the next Committee meeting.

173. Sandleford Park Joint Working Group – update

There was nothing further to report at this time.

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

Information was received and noted by the committee.

There being no other business the Chairperson declared the meeting closed at 21.34 hrs

Chairperson:

Date:

**Planning & Highways Committee Meeting
Schedule of planning applications – Resolutions**

Running Order	Resolutions	Application Number	Location and Applicant	Proposal
1	No objection	20/00182/HOUSE	40 Cromwell Road, Newbury for Stephen Stobo	Proposed ground floor side extension, floor plan redesign and all associated works.
2	No objection	20/00529/LBC2	71 Shaw Road, Newbury for Mrs Claire Pike	Re-roof entire house due to multiple leaks and damp close wood boards, using the existing welsh slate where possible and replacing the rest with second-hand welsh slate.
3	Support	20/00229/PASOL	The Phoenix Centre, Newtown Road, Newbury for West Berkshire District Council	REG 3: The installation of a 43.52-kilowatt peak array of solar panels on the roof of The Phoenix Centre.
4	No objection	20/00319/ADV	Newbury Retail Park Pinchington Lane Newbury for Lidl Great Britain Ltd	Freestanding Lidl 'flag style' sign adjoining vehicular access into Newbury Retail Park off Pinchington Lane.
5	No objection	20/00493/HOUSE	54 Priory Road, Newbury for Mr & Mrs Enevoldsen	Proposed loft conversion with new gable and rear dormer. Proposed garden office.
6	No objection	20/00474/LBC2	Bartholomew House, 38 London Road, Newbury for Mrs C Quinton Smith	Change of use from Office B1a to Residential dwelling C3.
7	Objection / comment: members agreed with the comments submitted by the Housing Officer and the Trees officer. Also, that the social/affordable housing	20/00346/RESMAJ	Land North Of Just Learning Nursery, Monks Lane, Newbury for Feltham Properties Ltd	Approval of reserved matters following Outline Permission 19/00669/OUTMAJ [16 dwellings, including affordable housing, with access from monks Lane, landscaping and associated infrastructure] Matters seeking

	should be pepper potted, made indistinguishable and not in one block of flats.			consent: Appearance, Landscaping, Layout and Scale.
8	No objection	20/00347/HOUSE	32 Garford Crescent, Newbury for Mr & Mrs Bose	Demolition of existing conservatory and erection of single storey rear extension. Addition of first floor over existing extension
9	No objection	20/00378/FUL	33 Valley Road, Newbury for Mr & Mrs Gregory	Proposed single storey side extension and alterations, widen access and dropped kerb.
10	No objection	20/00350/HOUSE	4 The Marlowes, Newbury for Mr & Mrs James Wadham	Formation of mono pitched side extension and part roofing over of existing integral garage with associated internal alterations. Revised external paving to rear
11	No objection	20/00385/HOUSE	22 Oaken Grove, Newbury for Mr Sasha & Ms Petra	Rear extensions including demolition of conservatory
12	No objection	20/00423/HOUSE	1 Villiers Way, Newbury for Elizabeth Pearce	Two storey extension to dwelling house and new entrance porch
13	No objection subject to the requirements of the Tree Officer.	20/00453/HOUSE	76 Andover Road Newbury for Mr & Mrs Percy	Two storey extension, front porch extension, internal alterations.
14	No objection subject to the requirements of the Tree Officer.	20/00514/HOUSE	15 Battery End, Newbury for Mr & Mrs Lee Warn	Section 73: Variation of Condition 2 - Approved Plans, of planning permission reference 19/01412/HOUSE
15	Objection on the grounds that the scale and appearance of the application doesn't seem to have changed.	20/00455/REM	5 Normay Rise, Newbury for Mr & Mrs Power	Approval of reserved matters following Outline approval of 17/01808/OUTD - matters for approval appearance, landscaping, layout and scale.
16	No objection	20/00464/HOUSE	Upcot, Tydehams, Newbury for Brian Willis	2 storey gable end extension.
17	No objection	20/00569/HOUSE	8 Essex Street Newbury for Mr & Mrs Spillane	Single storey lounge extension.

18	No objection	20/00507/HOUSE	52 Wendan Road, Newbury for Mr & Mrs A Brooks	Proposed two storey side extension and new porch
19	No objection	19/03109/HOUSE	65 Rectory Close, Newbury for Mr & Mrs Ferguson	Proposed double storey side extension & proposed single storey rear extension.
20	No objection	20/00259/FUL	20 Market Place, Newbury for Gardner & Leader LLP	Replace all windows, replace gap left by ATM with new window, build AC Condensor compound hidden by fence and gate, drill through rear facade to relocate AC pipework.
21	No objection	20/00257/FUL	20 and 24 Market Place Newbury for Gardner & Leader LLP	First floor extension link between 24 and 20 Market Place, Newbury.
22	No objection	20/00258/LBC2	20 and 24 Market Place Newbury for Gardner & Leader LLP	First floor extension link between 24 and 20 Market Place, Newbury.
23	No objection	20/00203/FUL	88 West Street, Newbury for WC & RJ Boulton	Change of use of ground floor vacant shop unit and add to existing flat to create four-bedroom house, with minor changes to side and rear openings.
24	No objection	19/03159/FULD Amended Plans	3 London Road, Newbury for Goldfinch Apartments.	Conversion of existing office accommodation on three floors to 3no Flats, each with a shared kitchen and seven bedrooms with en-suite bathrooms.
25	No objection	19/03160/LBC2 Amended Plans	3 London Road, Newbury for Goldfinch Apartments.	Conversion of existing office accommodation on three floors to 3no Flats, each with a shared kitchen and seven bedrooms with en-suite bathrooms.
26	No objection / comment: it would be detrimental to the amenity of the area to remove	20/00322/HOUSE	64 West Street, Newbury for Caroline Ffrench Blake.	Section 73A: Variation of Condition 6 - Not to be let, sold, occupied or disposed of separately from the main

	the front garden of the property in order to provide car-parking space.			dwelling, of planning permission 13/02117/HOUSE .
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Prior Approval Applications

Running Order	Resolutions	Application Number	Location And Applicant	Proposal
1	No comment	20/00495/PASSHE	68 Russell Road Newbury for Simon Black	Proposed single storey rear extension. Dimensions 4.8m from rear wall, 3m maximum height, 2.5m eaves height, 2m width.
2	No comment	20/00494/PASSHE	66 Russel Road, Newbury for Charlotte Chaplin	Single storey rear extension to enlarge kitchen with flat roof and sky light. Extend beyond the rear wall 4.5m, max height 2.4m

**Planning and Highways Committee Meeting
Schedule of Planning Applications
Monday 30 January 2020**

Members are requested to consider the following planning applications, details of which will be tabled at the meeting and which are available for reference at the town hall prior to the meeting.

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	Clay Hill	20/00611/FULD	Land North of Ham, Mill Cottage, London Road, Newbury for Mr V Hughes	S73a: Variation of condition 1 – Approved Plans of previously approved application 17/03292/FULD
2.	Clay Hill	20/00635/FUL	29 Skyllings Newbury for Grace Kirby	Proposed three bedroom detached residential dwelling. The dwellings footprint is 48sqm. With internal space of 82sqm. Overall site space 180sqm.
3.	East Fields	20/00599/HOUSE	18 Abbots Road, Newbury for Harry Gammell & Rosemary Sherlock	A Two storey rear extension including the removal of the existing lawn to. Replacement of existing garage and additional room to rear of garage. Extension of dropped kerb to expand across the width of the property.
4.	East Fields	20/00486/FUL	Unit D, Hambridge Road, Newbury for Anthony Horne	Section 73 – Application for variation of condition (3) for planning permission – 13/02328/FUL
5.	East Fields	20/00679/HOUSE	19 Priory Road, Newbury for Mr & Mrs Paterson	Single storey rear extension.
6.	Wash Common	20/00503/HOUSE	7 Balfour Crescent, Newbury for Mr & Mrs Robinson	Two Storey rear extension, full Width single storey rear extension and minor internal alterations.
7.	Wash Common	20/00545/HOUSE	123 Andover Road, Newbury for Danny Hawkins	Demolition of existing front porch, double garage ad shed, formation of new two storey side

				extension including integral garage and formation of new front porch along with associated internal alterations.
8.	Wash Common	20/00566/FUL	Ullathorne, Kendrick Road, Newbury for Steve Burnard	Erection of a new single storey detached dwelling.
9.	Wash Common	20/00649/HOUSE	Rosewood, Tydehams, Newbury for Mr & Mrs Hayden-Jones	Proposed single storey extension and associated ground floor alterations
10.	Wash Common	20/00645/HOUSE	4 Barn Crescent, Newbury For Mrs M Alsbury	Replacement roof and frames to existing rear conservatory.
11.	Wash Common	20/00660/HOUSE	61 Kingsbridge Road, Newbury for Mr Creteur	Removal of chimney for proposed loft conversion.
12.	Wash Common	20/00724/HOUSE	7 Holborne Close, Newbury for Mr A Rose	Single storey side extension to include addition living accommodation and additional off-street parking and widened access.
13.	West Fields	20/00656/REG3	West Berkshire Council, Council Office, Market Street, Newbury For West Berkshire Council	Removal of existing 11kWp solar PV system and instillation of a new 99.28kWp solar PV system at council office, Market Street.
14.	West Fields	20/00657/FUL	Land to the North No. 37-39 Kennet Road, Newbury for Mr J Horsey	Demolition of existing garage.
15.	West Fields	19/02025/LBC2	4 St Marys Place, Newbury for Mr Graham Wilks	Like for like replacement of wooden dormer window at rear of second floor attic bedroom.
16.	West Fields	20/00671/FUL	Victoria House, Market Street, Newbury for Apple Print Ltd	Change of use for (sui generis) nail and beauty salon to retail print shop including sale of stationery.
17.	West Fields	20/00638/HOUSE	5 Bangols Way, Newbury for Mr & Mrs Herbert	Garage conversion and side extension.
18.	Adjacent Parish Clay Hill	20/00604/FULEXT	Coley Farm, Stoney Lane, Ashmore Green, Thatcham for Donnington New Homes	Erection of 75 Dwellings, with associated access, parking, internal roads, drainage, landscaping, children's play space and other associated infrastructure.
19.	Adjacent Parish	20/00703/RESMAJ	Land Adjacent to Hilltop Oxford Road Donnington Newbury	Approval of reserved matters application for phase development of 179 dwellings following

	Speenhamland			approval of outline application 14/02480/OUTMAJ (APP/W0340/W/16/3143214). Matters to be considered: Appearance, Landscaping, Layout and Scale
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Newbury Town Council

Future Work Programme for Planning and Highways Committee Meetings: 30 March 2020.

Standing Items on each (ordinary meeting) agenda:

1. Apologies
2. Declarations and Dispensation
3. Approval of Minutes of previous meeting
 - 3.1 Report on actions from previous minutes
4. Questions/ Petitions from members of the Public
5. Questions/ Petitions from Members of the Council
6. Schedule of Planning Applications
7. Schedule of Planning Decisions (if any)
8. Schedule of Prior Approval Applications (if any)
9. Schedule of Licensing Applications (if any)
10. Update from The Western Area Planning Committee
11. Sandleford Park Joint Working Group – Update

30 March	Response to local plan review
To be confirmed	The Future of the Kennet Centre
	A presentation on CIL collections
	Paths that have Cycle ban signs to be reviewed.
	A survey of all pathways/rights of way
	Strategy Working group requests P & H to set out “Green Credentials” and related issues which this Council should lobby to have included in the Local Plan Review
	Request and receive a presentation from Newbury Car Club and invite the Highways Authority to attend.
	Property of the Essex Wynter trust at Argyle road, Newbury.
June/ Sept/ December/ March (Quarterly)	Updates on Section 215 of the Town and Country Planning Acts
<i>Each April/ October</i>	<i>To review progress on the implementation of the Town Plan</i>
Each November	Review of KPI’s for Planning and Highways Committee
Each December	Send Budget proposals to RFO