

Minutes of a meeting of the Planning and Highways Committee held by Virtual Meeting on Zoom Monday 13 July 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)

In Attendance

David Ingram, Community Services Manager
Kym Heasman, Corporate Services Officer

25. Apologies

Councillors, Tony Vickers (Joined in committee meeting for discussion of Sandleford Park Working Group at 19.44hrs left 20.16hrs)

26. Declarations of interest

The Community Services Manager, declared that Councillors Phil Barnett, Jeff Beck, Billy Drummond, David Marsh 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 Community Services Manager made the following statement on behalf of Councillors Phil Barnett who is a 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."

In considering the following planning application Councillor Jeff Beck had been Lobbied: 20/01326/FUL

27. Minutes

The Community Services Manager made the following comments regarding actions from the previous meeting:

- A Local Cycling and Walking Infrastructure Plan (LCWIP) for Newbury & Thatcham workshop (online) at 3.00 pm Friday 17 July, contact Josh Kerry, WBDC.
- We wrote to WBDC re parking Charges (following question from Cllr. Billy Drummond) and received the following response from John Winstanley

“Parking income is integral to supporting essential public services such as adult social care and waste collections. I can therefore only report that there is currently no proposal to make any changes to our parking charges. “

- We Wrote to Mr Josh Kerry at West Berkshire District Council regarding the forward progression of more bicycle racks in the Town Centre, we received the following response: “Yes, I have allocated 16 additional cycle hoops to be installed in Newbury town centre to be funded by the Covid-19 Emergency Active Travel pot. There are 16 in total; 8 quantity “cycle hoop lite” and 8 quantity low mounted “cycle hoop” to be installed on lamp columns at various locations throughout Northbrook St, Bartholomew St, Market Place and Cheap Street. These will be mounted on existing signposts / lamp columns to reduce additional street clutter and for quick, easy, cheaper installation.”

Proposed: Councillor Jeff Beck

Seconded: Councillor Roger Hunneman

Resolved: That the minutes of the meeting of the Planning & Highways Committee held on Monday 22nd June 2020, be approved and signed by the Chairperson.

Agenda item 14 was discussed at this point in the meeting.

28. Questions and petitions from members of the public

Question received from Mr Martin McKeown, on behalf of the Kings Road Residents:

“Returning to the loss of parking spaces along Kings Road - due to the development of Sterling Industrial Estate and a new link road - will Newbury Town Council request the following of West Berkshire Council?

We would like to know where the 30 spaces between 116 and 148 Kings Road will be re-situated and where we can find the plans that specify this.”

The Community Services Manager responded with the following answer:

“The Town Council has supported the Kings road residents and brought your concerns to the attention of WBC. We will do so again on this occasion, as requested.”

Supplementary question received from Mr Martin McKeown:

There will be a period of time during the construction of link road when presumably our parking will be suspended, it’s important that we know what plans are being made for temporary parking during this interim period and for how long it is estimated that this will be. Can Newbury Town Council, request that West Berkshire Council provide fitting details of the temporary parking provision including the duration?

The Community Services Manager responded with the following answer:
“if members are in agreement this can be added to bring to attention of west Berkshire council.”

29. Members’ questions and petitions

Question received from Councillor Phil Barnett:

“Several residents have raised the matter of broken saplings in various locations around the town. Can the chairman of Planning and highways identify if there has been any recorded events of Newbury Town planted saplings being damaged in the last few months?”

The Community Services Manager responded with the following answer:

“As far as NTC are concerned, we have had no reports and our Grounds Maintenance Officer has not come across any damage to our recently planted trees since lockdown. We have a couple which are not doing too well because of weather and lack of watering in the early stages, nothing else that we are aware of.”

Supplementary Question received from Councillor Phil Barnett:

“I suspect that it relates to ones planted by West Berkshire Council, never the less by all accounts there is a certain amount of anti-social behaviour has been experienced of late so we have been informed so to continue on from last question. Do you know if there has been any other damage to any other assets of the council such parks, cemetery’s or allotments has been noted in the period also?”

The Community Services Manager responded with the following answer:

“if I may answer that, unfortunately there has been a number of issues of both vandalism and theft at DF allotment and I believe from WBC some of the samplings and young trees planted there have been damaged, thankfully certainly this calendar year that is the only area have had and particular issues.”

30. Schedule of planning applications

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

31. Schedule of Planning decisions

Information was received and noted by the Committee.

32. Schedule of Licensing applications

It was agreed that the following observation be submitted:

- Premises License: 20/00539/LQN (New) – 17 Market Place, Newbury, RG14 5AA, Newbury.
Applicant: West Berkshire Pub Company Limited

No objection

- Bingo Premises License (New) – Merkur Slots, 11-13 Market Place, Newbury.
Applicant: Cashino Gaming Limited

Objection/ comment: members feel that it is not in keeping with the aspirations of the marketplace and the future progression of the atmosphere Market Place.

- 33. Town and Country Planning Act 1990**
19/02558/FULMAJ for Emerald House, Newbury Business Park, London Road, Newbury for Increase the height of the building and replacement mansard roof to include provision for a new third floor of residential accommodation (13 units), provision of dormer windows on second floor and scheme of external design treatment to facilitate works.

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

- 34. Town and Country Planning Act 1990**
Application No: 19/01281/OUTMAJ for Newspaper House & Units Q1-6, Plot Q, Faraday Road, Newbury for Outline permission for demolition of existing Newspaper House and commercial buildings and redevelopment of the site for 71 flats and office accommodation together with parking and associated works.
Matters to be considered: Access, Appearance, Layout and Scale.

Members agreed to write to Inspector to remove objections formally submitted and replace comments: As there is a concern about the lack of response from RBFRS (Fire Authority) about how the building would be evacuated in case of flooding. As this remains a concern to Newbury Town Council Members.

- 35. Pre-application consultation: Radio base station installations at A) Ampere Road junction with Faraday Rd and B) Pinchington Lane**
Information was received and noted by the Committee. The Application would be reviewed once a full application is made.

- 36. Sandlesford Park Working Group – update**

Committee members requested that the Chief Executives of Newbury Town Council and Greenham Parish Council urgently arrange a meeting of the Sandlesford Park Joint Working Group. To be attended by the following Councillors from Newbury Town Council – Councillors Roger Hunneman, Phil Barnett & David Marsh with Councillor Chris Foster as their Ecology Adviser with the following Councillors from Greenham Parish Council – Councillors Adrian Abs, Tony Vickers, and Ken Neal.

- 37. Update from the Western Area Planning Committee**

There was no further information to be received at this time.

38. Update on Football Facilities for Newbury

Proposed: Councillor Gary Norman

Seconded: Councillor Vaughan Miller

Resolved: That the Newbury Community Football Group be invited to the next scheduled meeting to be held Monday 3rd August 2020.

39. Town Centre Working Group

Committee members agreed to approve the Terms of Reference, membership, and reporting arrangements for the Working Group.

Proposed: Councillor Andy Moore

Seconded: Councillor Billy Drummond

Resolved: The approval of the Terms of Reference for the Town Centre Working Group.

Proposed: Councillor Nigel Foot

Seconded: Councillor Andy Moore

Resolved: Members approved the risk assessment carried out to enable Newbury town councillors to survey shoppers on the current 24/7 pedestrianization of the town centre to be carried out on Saturday 18th July 2020.

Proposed: Councillor Andy Moore

Seconded: Councillor Nigel Foot

Resolved: The approval of the Questionnaire to be use when surveying the shopper on Saturday 18th July 202, with the amendments to the following:

- The use of the word “pedestrianization” to be changed to Motor Traffic Free.
- An additional answer of “retain current 24hr closer” to question 7.

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

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

- Invitation to Newbury Community Football Group to give update on progress of the Newbury Football Ground.
- The addition of the changes of Permitted Development Rights to be added to the forward work programme as soon as announcement on the details are made.

There being no other business the chairperson declared the meeting closed at 21.43 hrs

Chairperson

Planning & Highways Committee Meeting 13th July 2020
Schedule of planning applications – Resolutions

Runnin g Order	Resolutions	Application Number	Location and Applicant	Proposal
1	No comment	20/01457/FULD	23 Newport Road, Newbury for Mr Martin Hawkes	Change of use of part of the property to form a separate dwelling.
2	Objection on the ground that this will create unnecessary traffic on the junction of the A4	20/01283/COMIND	Newbury Business Park, London Road, Newbury for Mr J Patterson	Proposed new access from London Road.
3	No objection provided the Conservation officer has no objection.	20/01517/LBC2	49 Shaw Road, Newbury for Dr Henry Kennedy	Installation of semi-circular fanlight window in the archway about the front door.
4	No objection provided the Conservation officer has no objection.	20/01404/LBC2	33 shaw road, Newbury for Miss Shotliff & Mr Gosling	Replacement windows.
5	no objection	20/01384/FUL	Staples, Unit 1, Greenham Road Retail Park, Greenham Road, Newbury for Royal and Son Alliance insurance Plc	Change of Use from Class A1 to a flexible Class A1 / D2 Use.
6	Objection / Comment: members agreed with comments submitted by the Highways officer	20/01331/FUL	Ticktape House, 31 Bone Lane, Newbury for Mr J Kane	Erection of two detached B1 (C)/B8 commercial units with ancillary B1 (a) accommodation and parking.
7	No objection	20/01436/HOUSE	15 Queens Road, Newbury for Mr & Mrs Cole	Single storey rear and side extension.
8	No objection	20/01323/FULD	Hornbeam House, Speen Lane, Newbury for Mr & Mrs Weddell	Proposed construction of 2 new low energy detached houses on existing residential land forming part of the curtilage of Hornbeam House. Demolition of existing contemporary extension to Hornbeam House.

9	No objection	20/01403/HOUSE	76 Maple Crescent, Newbury for Mr & Mrs Harris	Garage.
10	No objection	20/01319/HOUSE	3 Stapleton Close, Newbury for Mr J Overend	Two storey side extension to replace existing garage. Porch extension to front and single storey extension across the rear.
11	No objection	20/01321/HOUSE	Upcot, Tydehams, Newbury for Brian Williams	Proposed 2 storey gable and single storey orangery extensions.
12	No objection provided the Highways Officer's recommendations are followed	20/01429/HOUSE	62 Paddock Road, Newbury	Section 73: Removal of Condition 3 – Ancillary to existing dwelling, of planning permission 12/02645/HOUSE
13	Consideration has been differed to a later date due to access to WBC portal and to allow more time for consideration of such a large and important application.	20/01238/OUTMAJ	Sandleford Park, Newtown Road, Newtown, Newbury for Bloor Homes & Sandleford Farm Partnership	Outline planning permission for up to 1,000 new homes; an 80 extra care housing units (Use Class C3) as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150 sq. m, B1a up to 200 sq. m) and D1 use (up to 500sq m); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works. Matters to be considered: Access.
14	Objection/ comment: Members feel that it is not in keeping with the aspirations of the Market Place and the future	20/01326/FUL	11-13 Market Place, Newbury for Cashine Gaming Ltd	Change of use of the ground floor from betting shop (sui generis) use to adult gaming and amusement centre with bingo (sui generis). Instillation of associated signage comprising 1no.

	progression of the atmosphere in the Market Place.			externally illuminated fascia sign and 1no. externally illuminated projecting sign.
15	Objection/ comment: Members objected to the proposed Signage.	20/01327/ADV	11-13 Market Place, Newbury for Cashine Gaming Ltd	Instillation of associated signage comprising 1no. externally illuminated fascia sign an 1no. externally illuminated projecting sign.
16	Support	20/01210/FULD	41 and 41A Cheap Street, Newbury for Living Club Ltd	Alterations to ground floor shop premises to provide shop with store and welfare facilities and two self-contained studio apartments, alterations to first floor to provide 4 self-contained studio apartments and to create an additional floor with new staircase and replace the existing pitched roof and flat roof construction to the rear of the premises to provide a single studio apartment.
17	Support	20/01212/LBC2	41 and 41A Cheap Street, Newbury for Living Club Ltd	Alterations to ground floor shop premises to provide shop with store and welfare facilities and two self-contained studio apartments, alterations to first floor to provide 4 self-contained studio apartments and to create an additional floor with new staircase and replace the existing pitched roof and flat roof construction to the rear of the premises to provide a single studio apartment.
18	No objection	20/01362/HOUSE	30 Rectory Close, Newbury for Mr & Mrs Bailey	Section 73 Application for variation of condition (2) approved plans of approved 18/01047/HOUSE –

				Proposed single storey rear extension and two storey side extension.
19	No objection	20/01352/FUL	85A Northbrook Street, Newbury for Fenwall Investments Ltd	Proposed replacement of roof covering/roof lights and the installation of new roof edge protection.
20	No objection	20/01387/COMIND	13-17 The Kennet Centre, Newbury for Lochailort Newbury Ltd	Change of use from A1 to D2 for a three-year temporary period
21	No objection	20/01433/FULD	13 Rockingham Road, Newbury for Vokins Construction and Sons Ltd	Creation of new attached dwelling house to existing property with associated parking.
22	No objection	20/01354/FULD	Bride House, Overbridge Square, Newbury for Overbridge Developments Ltd	Section 73A: Variation of Condition 2 – Amended Plans of planning permission 17/00331/FULD .
23	No objection	20/01356/FULD	Lock House, Overbridge Square, Newbury for Overbridge Developments Ltd	Section 73A: Variation of Condition 2 – Amended Plans of planning permission 17/00333/FULD
24	No objection	20/01359/FULD	Weir House, Overbridge Square, Newbury for Overbridge Developments Ltd	Section 73A: Variation of Condition 2 – Amended Plans of planning permission 17/00335/FULD