

**Minutes of a meeting of the Planning and Highways Committee Meeting on
Monday 1st June 2020 at 7.00 pm.**

Present

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

In Attendance

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

1. Apologies

Councillor Vaughan Miller

2. 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, Billy Drummond 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 application, Councillor Andy Moore declared that he had a personal interest: 20/01025/HOUSE

In considering the licensing application for the Green Shed, Councillor Gary Norman declared that he had a personal interest and took no part in the vote.

3. Minutes

Matters Arising: The CEO advised the meeting that Full Council on 20 May approved the Committee's recommendation to amend the Council Strategy regarding Newbury Football Club. Following this the Council's comments on the LRIE regeneration were sent to the consultants, Avison Young.

The Committee requested that the consultants employed by West Berkshire District Council to deal with the redevelopment of the Football ground and the provision of football facilities in Newbury be invited to the next meeting of this Committee.

Proposed: Councillor Jeff Beck

Seconded: Councillor Billy Drummond

Resolved: That the minutes of the meeting of the Planning & Highways Committee held on Monday 1 June 2020, be approved, and signed by the Chairperson.

4. Questions and petitions from members of the public

Martin McKeown asked a question, on behalf of the Kings Road residents.

We have been made aware that the planning application for the development of Sterling Industrial Estate, passed by West Berkshire Council in 2015, has been finalised, without written recourse to the residents affected, and will result in the loss of our parking spaces - which will disadvantage us, considerably.

Notwithstanding the lack of transparency and communication with the affected residents, will the Planning and Highways committee of Newbury Town Council request that West Berkshire Council ensure our displaced parking is incorporated into the current plans so that we are neither financially nor practically disadvantaged due to relocation of parking spaces?

Also, a question received from Councillor Phil Barnett:

Piling for the foundations of the old Sterling cables site is presently taking place This is part of the 2015 planning application for the construction of apartments on the site Along with a new road linking Sainsbury's roundabout and Hambridge/ boundary roads Residents along the effected route in Kings road will have parking displaced and although part of the original planning application to have replacement parking are concerned this will not be honoured

Therefore, can this Planning and Highways committee of Newbury Town Council urge West Berks Council to allocate appropriate parking for the residents who already pay for residents parking

After some discussion, the Chairman responded that Councillor Phil Barnett had previously brought this matter to the attention of the Committee and the Council wrote to West Berkshire District Council for their comments.

On 5 May they replied as follows:

I can confirm that the existing Hectors Way alongside the Mole Country Stores will be continued through the development site as a link road that will join Kings Road via a mini roundabout road. The section of Kings Road will then be widened eastwards from the mini roundabout up to the crossroads with Boundary Road. This crossroads will become a traffic signal junction. The purpose of the link road is to take traffic from the remainder of Kings Road and Mill Lane to the north. I can therefore confirm that parking will have to be lost along the section of Kings Road fronting the development.

The portal will also show that I have long raised concern regarding the loss of on-street car parking for any existing residential dwellings in this location, both in 2015 and now with the latest planning application. I can confirm that proposed arrangements during construction and the final parking arrangements within the development site have yet to be signed off, and my aim has always been to allow effected existing residents to park within the development site upon completion of the development. However, I need agreement from the developer, and the highway authority is only a consultee in the planning process and ultimately planning officers determine planning applications.

This parking issue and much of the development proposal is clearly still work in progress. I am unable to give you a timeline at this stage, but I can confirm that the Council is to write to all impacted residents further when there is something more definitive to inform you of regarding parking and the road proposals. I hope that this provides some clarification.

West Berkshire Council said that it was a condition of the developer's permission that they consult with residents before submitting parking proposals for consideration and it would appear that they have not yet written to the residents concerned. WBC said that no approval will issue until they are satisfied in this regard.

It was further noted that WBC intend to create a signal-controlled crossing at the junction of Boundary Road, at the Old London Apprentice, and residents in that area will also be consulted.

Mr. McKeown asked a supplementary question:

As we speak, piling work is taking place on the Sterling Industrial site - leading to the expected noise disruption however, we have also experienced excessive vibrations within our properties and a quite noxious smell - on this note we have not been informed whether the remediation works for contaminated and asbestos contaminated sites has been completed with rigour.

Can you assure us that the Environment Agency, as the enforcing authority for 'special sites', holds the Verification Report which certifies that the site is ready for the next stage of development?

The Chairman replied that the Council would write as a matter of urgency to the Environment Agency and West Berkshire District Council requesting that they clarify this position for the residents of Kings Road.

5. Members' questions and petitions

5.1 Question received from Councillor Billy Drummond:

From the 1st June 2020 West Berks Council, today, they will be reintroducing parking charges. As a Newbury Town Councillor and Deputy Mayor I am concerned about all the empty windows and shops in the district, especially since the outbreak of COVID 19 and many people using the internet to shop, making massive profits.

Would you please write to West Berks Council to ask if they would review their parking charges and at least give the first two hours free for a period of Six months to help the local shop keepers and give them a fighting chance to get back on their feet?

The Chairman replied that the Council was aware of the drastic impact that coronavirus and the lockdown has had on the economy. The Council was concerned that some businesses may never re-open again. Other businesses that re-open may not be able to trade successfully due to the requirements imposed by social distancing. The Council would do all in its powers to support these businesses and retain vitality and employment in the town centre.

After some discussion, the meeting agreed to write to West Berks Council to ask if they would review their parking charges and at least give the first two hours free for a period of six months to help the local shop keepers and give them a fighting chance to get back on their feet.

Councillor David marsh voted against the proposal.

5.2 Question received from Councillor Martha Vickers:

The proposed extension of vehicle restrictions in Newbury Town Centre has been welcomed by this Council in its recent Motion, as it will increase the safety of walking and cycling and create more space for alfresco dining.

However, our market manager and the traders have expressed serious concerns about the effect of a total car ban on early morning trading. Can this committee call on WBDC to arrange/ retain access for trading at our markets on Thursdays and Saturdays (until 10.am as currently occurs)?

After some discussion, the meeting agreed by 6 votes for, 4 against, to write to WBC as requested.

6. Schedule of planning applications

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

7. Schedule of Licensing Applications

Resolved that the Council has no objection to the proposed licence for The Green Shed Cider Company.

8. Update from the Western Area Planning Committee

The meeting received an update from Cllr. Tony Vickers, dealing with the Newspaper House application (Faraday Road) and the Warren Road application.

9. Forward work programme for Planning and Highways Committee meetings 2020/21

It was agreed to make the update of the re-opening of the Town Centre a standing item on future agendas until further notice.

It was agreed to request and receive a presentation from Newbury Car Club and invite the Highways Authority to attend the next meeting of the Committee.

There being no other business the chairperson declared the meeting closed at 20.36 hrs

Chairperson

Planning & Highways Committee Meeting 11 May 2020
Schedule of planning applications – Resolutions

Running Order	Resolutions	Application Number	Location and Applicant	Proposal
1	No objection	20/01026/HOUSE	61 St Johns Road, Newbury for Mr A Cooper	Single storey rear extension.
2	No objection, subject to the following: - Adequate cycle storage - Provision of electric charging point - Compliance with the Highways Officer On condition that the premises is for one household only	20/01110/HOUSE	2 Meyrick Drive, Newbury for Mr & Mrs West	Demolition of existing garage and conservatory. Two-storey side extension, single-storey rear extension, new garage, gate, and fence.
3	No objection	20/01109/HOUSE	Clumber House, Newbury for Mr & Mrs Nicell	Two Storey rear extension
4	No objection	20/01025/HOUSE	51 Rectory Close, Newbury for Mr & Mrs Bright	New Porch