**APPENDIX 1**

Minutes of a meeting of the Planning and Highways Committee held by Virtual Meeting on Zoom Monday 7th December 2020 at 7.00pm.

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# Present

Councillors Phil Barnett; Jeff Beck; Nigel Foot (Vice-chairperson); Jon Gage (substitute); Roger Hunneman; Pam Lusby Taylor; David Marsh; Vaughan Miller; Andy Moore; Tony Vickers and Gary Norman (Chairperson)

**In Attendance**

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

Darius Zarazel, Democratic Services Officer

**130. Apologies**

Councillor Billy Drummond (substitute Councillor Jon Gage)

**131. Declarations of interest**

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

Phil Barnett, Billy Drummond, and Tony Vickers are also Members of Greenham Parish Council.

Councillor Jon Gage declared an interest in the minutes of the previous meeting, relating to Rivar, a company with which he is involved.

Councillor Gary Norman declared that he lived close to the applicants for application No. 12.

**132. Minutes**

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

**• Minute No. 103:** Response received from WBC “Unfortunately the provision of digital and radio signals or impacts on it fall outside of the scope of the planning permission on the site and the current application for amendments to that permission. Residents should bring these problems to the attention of the service providers.”

Draft Minute No. 126 was amended to read Mr. Stuart Higgins instead of Mr. Stuart Clarke.

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Phil Barnett

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 16th November 2020, be approved, and signed by the Chairperson with the amendment to minute number 126.

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

There were none.

**134. Members’ questions and petitions**

Question received from Councillor Phil Barnett:   
*“Can this P and H committee of Newbury Town Council urge Newbury BID to put every effort in securing other retailers to relocate into the Town Centre.”*

The Chairperson responded with the following answer:

*“Our own vice-chair of this committee is chairing the Town Centre Working Group which works closely with the BID, and because our own Council Leader is on the BID board, that this Council is already doing this”*

Question received from Councillor Nigel Foot:

*“It has come to my attention that the wooden footbridge crossing the Kennet and Avon Canal from the footpath at Russell Road to Northcroft Park (“The Monkey Bridge”) is becoming dangerously slippery in wet or icy weather. Significant numbers of residents in Russell Road and Westfield Ward use the bridge and have posted concerns about the slippery nature of the footbridge on local Facebook Groups. The situation has become very urgent now as a resident recently slipped and fell, breaking two ribs and puncturing a lung, necessitating an admission to hospital.*

*Could the Chief Executive please write, as a matter of urgency, to West Berkshire Council requesting that the bridge surface is treated and made safe by providing a fit for purpose, all weather, non-slip surface that will prevent users slipping and falling in the future?”*

The Chairperson responded with the following answer:

*“We can rerefer this matter to West Berkshire District Council.”*

**135. Schedule of Planning Applications**

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

**136. 18/00828/OUTMAJ (Amended Plans) Sandleford Park West, Newtown Road, Newtown, Newbury for Donnington New Homes.**

Members thanked the members of the Sandleford Joint Working Group for their recommendations and agreed to recommend their comments to the planning authority.

The Committee heard from a member of the public who pointed out that the proposals included Garden Close Lane which is not adopted, and which does not have a public right of way and it was agreed to point this out to the Planning Authority.

**Proposed:** Councillor Roger Hunneman

**Seconded:** Councillor Jeff Beck

**Resolved** That the Committee supports the recommended comments from the Sandleford Joint Working Group with the addition of the comment that this council notes that the Garden Close Lane exit route is not within the control of the developer and might not be deliverable.

**134. Schedule of Prior Approval Applications**

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

**135. Update from The Western Area Planning Committee**

Information was received and noted by the members.

**136. Town Centre Working Group Update**

Members received an update from Councillor Nigel Foot, Chairman of the Town Centre Working Group on the first meeting of the Working Group.

It was noted that the Working Group was due to meet again on 10 December.

**137. Town Council Strategy 2019-2024**

The meeting heard that the annual review of the Strategy is underway and the Committee was invited to make recommendations to the Strategy Working Group.

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Jeff beck

That the Committee recommends the following changes (in italics) to the Council’s Strategy:

1. **F. Help deliver a well-presented town with high quality public amenities that support well-being, safety and visitors**

Well-being:

* 1. By end 2020, work with West Berkshire District Council to identify what additional signage and footpaths are required for walking and cycling routes to and from the Town Centre and local schools *and into the surrounding countryside*, and agree a programme for their delivery

1. **G. Provide a strong voice for Newbury to push the following with WBC, Newbury BID, etc:**

1. Lobby West Berkshire Council to adopt the following into their new Local Plan, expected in Q1/Q2 2020- add:

*d) To remove through traffic from the A339*

*e) To provide an overground crossing of the A339*

1. Lobby WBC to:
   1. Provide a suitable football facility for Newbury’s Men’s, Ladies and Youth teams to play football at an equivalent or better standard than the old ground provided. This should be within the Newbury settlement area, with good walking and cycling access to the town centre, good public transport links and adequate parking. Inability to provision a suitable alternative site should result in the ground on Faraday Road being returned to its former standard or being redeveloped to an even better standard, with 3***~~/4~~*** G pitches providing higher availability for matches and training\*

(As amended by Full Council on 20th May 2020)

**138. Planning & Highways Committee Budget 2021-22**

The Committee considered the draft budget presented and recommended that the amount provided for the heritage Working group be increased from £1,000 to £3,000.

**Proposed:** Councillor Gary Norman

**Seconded:** Councillor Jeff Beck

**Resolved:** That the recommended Planning & Highways Committee Budget, as amended above, be considered for inclusion of the Council’s budget 2021-22 at the next scheduled Policy & Resources Committee Meeting Monday 18th January 2021.

**139. Newbury Community Football Ground.**

There was no further information currently. The Committee heard that Councillors Gary Norman and Vaughan Miller are due to meet Mr. Paul Anstey regarding the WBC Leisure Strategy.

**140. Recommendation from the Civic Pride, Arts and Leisure Committee**

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Tony Vickers

**Resolved** that this council recommend to West Berkshire District Council that any proposals for revitalising the Town Centre should consider public art which reflects the ‘Flow’ concept of the Town Council’s art trail.

**141. Forward Work Programme for Planning and Highways Committee meetings 2019/20**

It was agreed to add the following items to the agenda for Wednesday 6th January 2021:

1. The Draft Local Plan (WBC)

2. Planning Application at Newbury College Monks Lane Newbury RG14 7TD

Ref. No: 20/02779/COMIND

3. If any of the following can attend, in priority:

* Stuart Clarke, Drainage Officer, WBC
* Sovereign Housing Association (re business model)
* Stuart Higgins, WBC Public rights of Way officer, re pathways

**There being no other business the chairperson declared the meeting closed at 20.43hrs**

Chairperson

**Appendix 1**

**Planning & Highways Committee Meeting 16th November 2020**

**Schedule of planning applications - Resolutions**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Running Order** | **Resolutions** | **Application Number** | **Location and Applicant** | **Proposal** |
| 1 | No objection | [20/02666/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02666/LBC2) | 65 Shaw Road Newbury for Robert Reeves | Replacement windows and internal alterations or new shower room |
| 2 | No objection | [20/02711/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02711/FUL) | 3 Adlam Villas Greenham Road Newbury for Mr & Mrs Metcalfe | Full planning permission for the removal of Condition 3 of previously approved application 03/00679/FUL to enable change of use to Class E (g) with an additional four windows to provide sufficient natural light for office use |
| 3 | No objection | [20/02710/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02710/HOUSE) | 3 Dickens Walk Newbury for Paul Reynolds | Proposed single storey rear extension. |
| 4 | No objection subject to the conditions of the EA. | [20/02607/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02607/HOUSE) | 10 Castle Grove Newbury for Mr & Mrs Calow | Alterations to front facing dormer windows to enlarge window height, removal of existing single storey garage, new double storey side extension and single storey rear extension, removal of existing rear dormer to be replaced with new flat roof dormer, refurbishment to existing house interior with upgrades to existing insulation and energy efficiency. |
| 5 | No objection | [20/02572/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02572/HOUSE) | 4 Norton Close Newbury for David & Claire Green | Single storey front and rear extension |
| 6 | No objection | [20/02614/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02614/HOUSE) | 81 Valley Road Newbury for Mr & Mrs Powell | Single storey extension |
| 7 | No objection | [20/02599/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02599/HOUSE) | 61 Conifer Crest Newbury for Mr Harris & Mrs Hart | First floor side extension and rear extension. |
| 8 | No objection | [20/02621/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02621/HOUSE) | Wentworth Garden Close Lane Newbury for Mr & Mrs J Fish | Proposed first floor side extension, single storey rear extension, garage conversion and associated alterations. External alterations to include render, timber cladding, replacement windows and slate roof. |
| 9 | No objection | [20/02672/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02672/HOUSE) | 8 Valley Road Newbury for Mr & Mrs Montgomery | Proposed loft conversion and single storey rear extension. The loft conversion will require a barn hip dormer at the side of the existing roof to allow for the stairwell and a box dormer at the rear, with one pitched side. The extension is to allow for an open plan kitchen diner |
| 10 | Support this application | [20/02641/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02641/HOUSE) | 14 Heather Gardens Newbury for Mr Adebayo Ganiyu | Retrospective application for the installation of three heat pump air conditioning units for heating and cooling in a residential property, wall mounted on the sides of the house. |
| 11 | No objection | [20/02719/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02719/HOUSE) | Battlefield 29 Essex Street Newbury for Mrs J Hale | Single Storey rear extension. |
| 12 | No objection | [20/02715/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02715/HOUSE) | 22 Culver Road Newbury for Mr & Miss Hyde & Curtis | Proposed two-storey side extension and single-storey rear extension |
| 13 | No objection | [20/02749/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02749/HOUSE) | 19 Garford Crescent Newbury for Mr & Mrs Mussard | Single Storey Rear Extension |
| 14 | No objection | [20/02605/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02605/HOUSE) | 126 Craven Road Newbury for Mr & Mrs Shaw | Erection of an outbuilding to the rear garden. |
| 15 | No objection | [20/02646/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02646/LBC2) | Newbury Lock Bartholomew Street Newbury for Canal River Trust | Proposed Erection of safety signage at Newbury Lock (Grade II Listed) Lock 85 |
| 16 | No objection | [20/02628/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02628/FUL) | Newbury Cricket and Hockey Club Northcroft Lane Newbury for Mr John O’Sullivan | Proposed single storey extension and replacement of existing flat roof with a pitched natural slate roof. |
| 17 | No objection | [20/02568/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02568/LBC2) | 33 Northbrook Street Newbury for Halo Furnishings Ltd | The planned works are to redecorate the interior of the premises consisting of new wall finishes, new flooring and some new lighting pendants. There is new signage proposed externally that will also be covered by a separate advertising Consent Application |
| 18 | No objection. | [20/02732/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02732/HOUSE) | 29 Westgate Road Newbury for Mrs Rachel Claridge & Mr Sinclair Brade | Single storey rear extension extending 5m from the rear of the house. Tiled gable end roof with a fully glazed gable end. Side extension, extending 2.1m from the side of the property and wrapping around the rear corner of the house to meet the gable end extension with a flat to pitched apron roof. |
| 19 | No objection subject to highways requirements | [20/02704/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02704/HOUSE) | 16 Groveland Road Speen Newbury for Mr & Mrs Kale | Erection of two storey side extension, single storey rear extension following demolition of existing converted garage. |
| 20 | No objection | [20/02728/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02728/HOUSE) | 1 Henwick Court Cottages Manor Lane Henwick Thatcham for Pete Choules | Erection of detached posh potting shed with oak porch and tiled roof, to be situated in the south-westerly corner of the garden, on the righthand side when viewing the property from the existing footpath, bordered by the adjacent field and existing footpath. |

**Appendix 2**

**Application for Prior Approval**

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| --- | --- | --- | --- | --- |
| **Running Order** | **Resolution** | **Application Number** | **Location and Applicant** | **Proposal** |
| 1 | No comment | [20/02444/PASSHE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02444/PASSHE) | 21 Queens Road, Newbury for Simon Birmingham | Single storey rear extension enlargement to existing extension. 7.90m beyond the rear wall x 3.00m max height at eaves. |