

6<sup>th</sup> August 2024.

**To:** Councillors Phil Barnett, Jo Day, Sam Dibas, Nigel Foot, David Harman, Roger Hunneman, Ian Jee, David Marsh, Vaughan Miller, Andy Moore, Graham Storey, and Tony Vickers

**Substitutes:** All remaining Members of the Council

Dear Councillor,

You are summoned to attend a meeting of the **Planning & Highways Committee** on **Monday 12<sup>th</sup> August 2024 at 7:30 pm.**

The meeting will be held in the Council Chamber, Town Hall, Market Place, Newbury, RG14 5AA. The meeting is open to the press and public and will be streamed via Zoom:  
<https://us02web.zoom.us/j/89082203662?pwd=XP0Og0Ub374rKCSeFgWyhOqPmPpyby.1>  
Meeting ID: 890 8220 3662      Passcode: 568142

**Kym Heasman**  
**Corporate Services Officer**

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### **AGENDA.**

- 1. Apologies**
- 2. Declarations of Interest and Dispensations**  
**To receive** any declarations of interest relating to business to be conducted in this meeting and confirmation of any relevant dispensations.
- 3. Minutes (Appendix 1)**  
**3.1 To approve** the minutes of a meeting of the Planning & Highways Committee held on Monday 17<sup>th</sup> June 2024.  
**3.2** Officer's verbal report on actions from previous meeting.
- 4. Questions and Petitions from Members of the Public**  
Questions, in writing, must be with the Corporate Service Officer by 2pm on Friday 9<sup>th</sup> August 2024
- 5. Members' Questions and Petitions**  
Questions, in writing, must be with the Corporate Service Officer by 2pm on Friday 9<sup>th</sup> August 2024

Town Hall, Market Place, Newbury, RG14 5AA

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we can all be proud of.

- 6. Schedule of Planning Applications (Appendix 2)**  
**To Comment** on the planning applications listed at the attached schedule.
- 7. Applications for Prior Approval (Appendix 3)**  
**To comment**, if relevant, on prior approval applications listed at the attached schedule.
- 8. NDP Working Group Update**  
**To Receive** update from Newbury Development Plan Working Group.
- 9. Town Centre Working Group Update,**  
**To Receive** an update from the working group.
- 10. Update from The Western Area Planning Committee**  
**To Receive** an update on any relevant business from the Western Area Planning Committee.
- 11. Forward Work Programme for Planning & Highways Committee (Appendix 6)**  
**To Note** and to 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, MARKET PLACE, NEWBURY ON MONDAY 15<sup>th</sup> JULY 2024 AT 7.30PM.**

**PRESENT**

Councillors, Vera Barnett (sub), Sam Dibas, Billy Drummond (sub), Nigel Foot, Roger Hunneman, Ian Jee, Vaughan Miller, David Marsh, Andy Moore (Chairperson) and Graham Storey.

**In Attendance**

Kym Heasman, Corporate Services Officer  
Toby Miles-Mallowan, Chief Executive Officer

**28. APOLOGIES**

Councillors Phil Barnett (substitute Vera Barnett), Jo Day and David Harman (substitute Billy Drummond)

Absent: Tony Vickers.

**29. DECLARATIONS OF INTEREST**

The Corporate Services Officer declared that Councillor Nigel Foot, Billy Drummond and David Marsh who 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.

In considering the following applications, Councillor Sam Dibas declared a prejudice interest and took no part in the vote: **24/01116/FUL & 23/01732/OUTMAJ**

**30. MINUTES**

**PROPOSED:** Councillor Vaughan Miller

**SECONDED:** Councillor Ian Jee

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 17<sup>th</sup> June 2024, be approved, and signed by the Chairperson.

**31. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC**

There were no questions or petitions from members of the public.

**32. MEMBERS' QUESTIONS AND PETITIONS**

Question Received from Councillor David Haman read by Chairperson:

*"Has the Planning Authority considered the use of a Local Listed Building Consent Order in relation to the installation of solar panels on listed buildings or within Conservation Areas to ease the strain on the planning departments and budgets?"*

The Chairperson responded with the following answer:

*"We will write to West Berkshire Council to follow up on this matter directly."*

**33. SCHEDULE OF PLANNING APPLICATIONS**

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

**34. APPLICATIONS FOR PRIOR APPROVAL**

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

**35. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE**

An application for Northcroft Lane was considered at the recent WAP Meeting in which: the chairperson had spoken on NTC's objection: in relation to traffic and adequacy of the building.

**36. FORMATION OF A WORKING GROUP ON PUBLIC RIGHTS OF WAY (PROW)**

**PROPOSED:** Councillor Andy More

**SECONDED:** Councillor Vaughan Miller

**RESOLVED:** Agreed to the Terms of Reference for the formation of a Working Group on Public Rights of Way (PROW).

It was agreed that the Working group members would be as follows: Councillors Graham Storey, Andy Moore, with an invitation to Councillor Tony Vickers to join the working group.

**37. UPDATE FROM THE FLOOD AND DRAINAGE FORUM**

Councillor Nigel Foot mentioned that he was unable to attend the last meeting of the Flood & Drainage forum so wished to propose to allow Paula Saunderson (Member of the Forum) to give an update instead.

**38. SUSPENSION OF STANDING ORDERS.**

**PROPOSED:** Councillor Nigel Foot

**SECONDED:** Councillor Andy Moore

**RESOLVED:** to Suspend standing Orders to allow conversation and information to be received from Paula Saunderson in relation to the Flood & Drainage Forum

**39. REINSTATEMENT OF STANDING ORDERS.**

**PROPOSED:** Councillor Nigel Foot

**SECONDED:** Councillor Billy Drummond.

**RESOLVED:** to reinstate Standing Orders returning to committee business.

**40. UPDATE FROM FARADAY ROAD FOOTBALL GROUND**

Members of the committee received a verbal update from Councillor Vaughan Miller about the current plans for the site. WBC is planning to put in infrastructure in place to allow Newbury Football Club to start playing with plans for the pitch be usable at some point in the next season.

**41. SUSPENSION OF STANDING ORDERS.**

**PROPOSED:** Councillor Andy Moore

**SECONDED:** Councillor Billy Drummond

**RESOLVED:** to suspend Standing Orders to allow a Question to be asked by a member of the public.

Question received from member of the Public: "Whys was it not agreed to go ahead with the NCG application? As work could have already started and the application is due to expire."

The Chairperson answered with the following: "We as Newbury Town Council cannot provide you with an answer to your question as it is a matter for West Berkshire Council who are the planning authority".

**42. REINSTATEMENT OF STANDING ORDERS.**

**PROPOSED:** Councillor Andy More

**SECONDED:** Councillor Sam Dibas

**RESOLVED:** to reinstate Standing Orders Returning to committee business in relation to the P & H Agenda.

**43. SANDLEFORD PARK LIAISON GROUP UPDATE**

I was noted that the Chief Executive Officer and Councillor David Marsh, who attended the meeting as representative of Newbury Town Council.

A summary of the information was shared with the Committee with the suggestion that only one representative attend the Liaison group going forward with subsequent updates being brought back to the Planning & Highways committee after the Next Meeting.

**44. NEW NEIGHBOURHOOD AREA DESIGNATION WITHIN THE DISTRICT – THATCHAM**

Members noted the information received regarding the new neighbourhood area designation for Thatcham.

**45. FORWARD WORK PROGRAMME FOR PLANNING AND HIGHWAYS COMMITTEE MEETINGS 2024/25**

The Forward work programme was received and noted by the committee.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.30 HRS**

**CHAIRPERSON**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**PLANNING AND HIGHWAYS COMMITTEE MEETING  
SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

<b>RUNNING ORDER</b>	<b>RESOLUTION</b>	<b>APPLICATION NUMBER</b>	<b>LOCATION AND APPLICANT</b>	<b>PROPOSAL</b>
1	No objection	<a href="#">24/01114/FUL</a>	Messenger House Pear Tree Lane Newbury for Mr Anthony Berkeley	Demolition of existing dwelling and erection of a replacement dwelling with garaging and home offices, together with relocated driveway, parking and turning, associated private amenity space, landscaping, installation of package sewage treatment plant and associated works.
2	Support	<a href="#">23/01732/OUTMAJ</a> <a href="#">23/01732/OUTMAJ</a>	Land North of Just Learning Nursery Monks Lane Newbury for Feltham Properties Ltd	Application for Outline Planning Permission for up to 31 dwellings, with open space, parking and associated infrastructure, boundary treatments and landscaping. Matters to be considered: Access
3	No objection	<a href="#">24/00674/FUL</a> <a href="#">24/00674/FUL</a>	Battery End Hall Battery End Newbury for Prudential Properties Ltd	New two storey dwelling house with parking, cycle and refuse storage.
4	Objection / comments: <ul style="list-style-type: none"> <li>- Property is owned by a company and not individual when applications by couple.</li> <li>- Loss of access for 100% of spare private road parking.</li> <li>- Members don't object to the proposal of residential Dwelling but a lack of details and consultation with Neighbours.</li> </ul>	<a href="#">24/01116/FUL</a>	The Barn Enborne Gate Newbury for Mr & Mrs Brian Eighteen	Demolition of existing commercial building, erection of a two storey house and double garage.

5	Objection in line with previous comments submitted.	<a href="#">23/02791/FULMAJ</a> <a href="#">23/02791/FULMAJ</a>	Sandleford Parade Newtown Road Newbury for Miracle Properties Ltd	Phased planning application for the erection of two buildings comprising 16 no. flats and associated infrastructure and landscaping following the demolition of existing buildings.
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**APPENDIX 1**

**APPLICATION FOR PRIOR APPROVAL**

<b>RUNNING ORDER</b>	<b>RESOLUTION</b>	<b>APPLICATION NUMBER</b>	<b>LOCATION AND APPLICANT</b>	<b>PROPOSAL</b>
1	Members feel that a full application should be submitted to the Planning Authority.	<a href="#">24/01185/PACOU</a>	4 Hambridge Road Newbury for Mr R Shearing	Application to determine if prior approval is required for a proposed: Proposed conversion from office space (E) to new ground floor flat (C3-dwelling house)



**Planning and Highways Committee Meeting  
Schedule of Planning Applications to be considered.**

**Monday 12<sup>th</sup> August 2024**

<b>Running Order</b>	<b>Ward</b>	<b>Application Number</b>	<b>Location and Applicant</b>	<b>Proposal</b>
1.	CLAY HILL	<a href="#">24/00962/FULMAJ</a>	Hillcroft House Rookes Way Thatcham for BHFT	Retrospective application seeking 10 year planning permission to use two storey modular building faced with sheet metal cladding and a double pitch lightweight roof, joined by means of a linked corridor to a single storey modular building of similar construction.
2.	EAST FIELDS	<a href="#">24/01257/FUL</a>	Unit 2 Newbury Retail Park Pinchington Lane Newbury for F & C Commercial Property Holdings Ltd	Proposed works to front elevation.
3.	EAST FIELDS	<a href="#">24/01139/ADV</a>	Unit 12, Newbury Trade Park, Hambridge Road, Newbury for Sally Salon Services	Powder coated aluminium tray signs.
4.	EAST FIELDS	<a href="#">24/01464/FULMAJ</a>	Unit 1, Sterling Industrial Estate, Kings Road, Newbury for Magdalen Victoria LLP	The Development to seeks to demolish an existing building that is comprised of a garage and office spaces with hardstanding for parking. The existing development is to be replaced with a 6 storey, 25 apartment block with associated parking and bike storage facilities. The apartment block will consist of 14no. 1 bed 2 person apartments and 11no. 2 bed 4 person apartments, totalling 25no. apartments.
5.	WEST FIELDS	<a href="#">24/01401/FUL</a>	1 - 3 Mansion House Street Newbury for Gails Ltd	Installation of 3 no. AC condensers, to be located on rear elevation facing rear yard.
6.	WEST FIELDS	<a href="#">24/00923/LBC</a>	6 Cheap Street Newbury for Mr Seton Fairhurst	S19 Variation of Condition (2) Approved Plans, (3) Schedule of Works, (4) External Services and (5) Internal Services of listed building consent 22/00085/LBC2: Change of use of existing building in office use to HMO for seven occupants.

### Application for Prior Approval

These are applications for Prior Approval under the 2013 amendments to Permitted Development. Because West Berkshire Council are required to inform nearby residents and display a public notice, West Berkshire Council is notifying the Parish / Town Council of the proposals in case interested parties should contact us. However, **we are not required to comment**, and the decision can only be taken based on the criteria set out in The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 [SI 2013No1101]. **Please be aware NTC are not allocated plans for us to consider**, but on-line details are available via the Application Number link.

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	WEST FIELDS	<a href="#">24/01515/PACOU</a>	Union Place 31 Bartholomew Street Newbury for David Dean	Application to determine if prior approval is required for a proposed: Internal stud partition works and sound proofing to create bedroom and bathroom, associated plumbing, ventilation and electrical works to create 2 No Flats.

## Newbury Town Council

Forward Work Programme for Planning and Highways Committee: 17.06.2024

## Standing Items on each (ordinary meeting) agenda:

1. Apologies
2. Declarations of Interests and Dispensations
- 3.1 Approval of Minutes of previous meeting
- 3.2 Officer's report on actions from previous meeting
4. Questions/Petitions from members of the Public
5. Questions/Petitions from Members of the Council
6. Schedule of Planning Applications
7. Schedule of Prior Approval Applications (if any)
8. Schedule of Licensing Applications (if any)
9. Schedule of Appeal Notifications (if any)
10. Schedule of Appeal Decisions (if any)
11. Neighbourhood Development Plan – Update (if any)
12. The Western Area Planning Committee – Update

At the first Committee meeting after the annual meeting of the Council	Election of Chair/ Deputy
	Approval of ToRs and memberships of Working Groups
June/September/December/March (Quarterly)	Updates on Section 215 of the Town and Country Planning Acts.
Each November	Review of KPI's for Planning and Highways Committee
	Send Budget and Strategy proposals to RFO
Bi Monthly	Faraday Road Football Club
<b>2024</b>	
15 July	<ul style="list-style-type: none"> <li>- Flood and Drainage Forum</li> <li>- Faraday Road Football Club</li> <li>- PROW Working Group</li> <li>- Sandleford Park Liaison Group Update</li> </ul>
12 August	<ul style="list-style-type: none"> <li>- NDP WG Update</li> <li>- Town Centre Working Group Update</li> </ul>
9 September	<ul style="list-style-type: none"> <li>- Faraday Road Football club update.</li> <li>- Section 215's</li> <li>- Heritage Working Group update</li> </ul>
7 October	-
4 November	- P & H Committee KPI's
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