

**Minutes of a meeting of the Planning and Highways Committee Meeting on Monday 11<sup>th</sup>  
May 2020 at 7.00 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) & Tony Vickers

**In Attendance**

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

**194. Apologies**

Councillor Stephen Master

**195. 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 Pam Lusby Taylor declared that she had a personal interest and took no part in the vote: **20/00898/HOUSE**

In considering the following application, Councillor Gary Norman declared that he had a personal interest and took no part in the vote: **20/00647/HOUSE**

**196. Minutes**

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Roger Hunneman

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 20 April 2020, be approved, and signed by the Chairperson.

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

Question received from Mr Gulliver:

“Please can the council advise if the residents’ property adjacent to the London Road, between the Mercedes Showroom and Tesco, are deemed to be inside or outside the London Road Industrial Estate.”

The Chairperson responded as follows:

“The properties concerned are not within the lands designated for regeneration within the LRIE scheme. However, we understand that the occupants will be consulted by Avison Young when they are preparing the design brief for these lands.”

**198. Members’ questions and petitions**

Question received from Councillor Phil Barnett:

“Many residents have been affected by the closure of the Household Waste Recycling Centres especially Sandford. By all accounts this will open shortly but will only be accessed via an online appointment system. Therefore, can this Town Council establish whether appointments can be made by phone also, as some residents are not online. Furthermore appropriate time is allowed between appointments so no backing up on the A339 occurs.”

The Chairperson responded as follows:

“We are happy to refer these matters to WBDC and Veolia, who operate and manage the facility for them.”

**199. London Road Industrial Estate Development Brief**

The meeting welcomed Charles Trustram Eve and Alex Bonnet from consultants, Avison Young, who have been appointed by West Berkshire District Council to prepare the design brief for the regeneration of the London Road Industrial Estate.

The consultants told the meeting that they were aware of the flood zone issues and these would be addressed. The design brief would also aim for the highest environmental standards and include provisions for affordable housing. The consultants were also aware of the issues around the Football Club grounds but are working on the basis that it is available for development. They are seeking the views of residents and stakeholders and hoped to have a first draft prepared by the end of June/ early July.

Members raised a number of points regarding the football ground and asked the consultants to consider the following matters and options when preparing the design brief:

- Retaining the football ground in its present location
- Providing similar facilities at another location within the LRIE area
- The cost of re-provision outside the LRIE area

Members asked that the consultants also have regard to extant planning permissions on the lands within the LRIE area.

The Committee agreed that the Council's response would include the relevant aims and objectives from the Council's Strategy 2019-2024. However, it was agreed that the objective in the Strategy regarding the football ground should be amended and that full Council on 20 May should consider this.

**Proposed:** Councillor Vaughan Miller

**Seconded:** Councillor Tony Vickers

**Resolved:** That this Committee recommends that the Council amends the objective in the Strategy 2019-2024 relating to the football ground as follows:

**1. Help make Newbury a unique, welcoming, safe and well cared for town**

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

4. Lobby WBC to:

- : "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 3/4G pitches providing higher availability for matches and training"

The Chairman thanked the consultants for their attendance and time and told them that the Council's response would be submitted to them following the Council meeting on 20 May.

Agenda item 8 (Neighbourhood Development Plan) was discussed at this time in the meeting.

**200. Schedule of planning applications**

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

**201. Schedule of Planning Decisions**

Information was received and noted by the committee.

**202. Neighbourhood Development Plan**

The meeting welcomed Dr. Andrea Pellegram and considered the report from the Chief Executive Officer.

**Proposed:** Councillor Gary Norman

**Seconded:** Councillor Roger Hunneman

**Resolved:** To appoint Dr Andrea Pellegram to advise the Council on the time and costs to produce Neighbourhood Development Plan, and the likely benefits in terms of increased influence on planning decisions and additional CIL contributions.

Councillors Martin Colston, Nigel Foot, Jeff Beck, Gary Norman, and Tony Vickers to form a working group with the Chief Executive Officer and Dr Andrea Pellegram to progress this matter.

**203. Update from the Western Area Planning Committee**

The Next Scheduled meeting is to be held Wednesday 20<sup>th</sup> May.

The planning application for Warren Road had been given a 1-month extension to May 15<sup>th</sup> 2020.

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

It was agreed to keep the following items on the forward work programme:

- Invite Mr Higgins from WBC on public rights of way for calendar year 2021.
- Invite the car club to attend meeting and give a presentation.

**There being no other business the chairperson declared the meeting closed at 20.58 hrs**

**Chairperson**