

MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON MONDAY 29th JANUARY AT 7.30PM.

PRESENT

Councillors, Nigel Foot, David Harman, Roger Hunneman, Pam Lusby-Taylor (substitute), Ian Jee, Elizabeth O'Keeffe (substitute), David Marsh and Andy Moore (Chairman)

In Attendance

Kym Heasman, Corporate Services Officer

103. APOLOGIES

Councillor Phil Barnet, Vera Barnett (Pam Lusby Taylor - substitute), Jo Day, Sam Dibas, Vaughan Miller (Elizabeth O'Keeffe - substitute) and Tony Vickers.

104. DECLARATIONS OF INTEREST

The Corporate Services Officer declared that Councillors Nigel Foot and David Marsh 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 Corporate Services Officer made the following statement on behalf of Councillor Nigel Foot and David Marsh who are also Members of West Berkshire Council's Licensing Committee "I wish to make it clear that any comments I may 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."

104. MINUTES

PROPOSED: Councillor Roger Hunneman

SECONDED: Councillor Nigel Foot

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 8th January 2024, be approved, and signed by the Chairperson.

105. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

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

106. MEMBERS' QUESTIONS AND PETITIONS

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

107. SCHEDULE OF PLANNING APPLICATIONS

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

Councillor Nigel Foot abstained on the vote in relation to case no. 9, ref no. 23/02782/FULMAJ, 20 - 28A Pound Street Newbury for Archel Homes

108. SCHEDULE OF PRIOR APPROVAL APPLICATIONS

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

109. SCHEDULE OF LICENSING APPLICATIONS

It was agreed that the following observation be submitted:

- **Premises Licence ref: 23635 (NEW)** – Delphic Brewing and Taproom, East Barn, Former Motorist Discount Centre, Mayors Lane, Newbury, Berkshire, RG14 5DR

Applicant: Delphic Brewing Company Ltd

No Objection/comment: Consideration be taken that the times on the license are in line with other Town Centre Premises.

110. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE

There was no Meeting of the WAP since the last committee meeting. Members requested that the question be asked as to why these meetings are not taken place, considering the applications are backlogged to come to WAP.

111. UPDATE FROM THE NEIGHBOURHOOD DEVELOPMENT PLAN STREERING GROUP

Members received and noted and update from Councillor Nigel Foot.

112. FORWARD WORK PROGRAMME FOR PLANNING AND HIGHWAYS COMMITTEE MEETINGS 2023/24

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

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.26 HRS

CHAIRPERSON

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

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No Objection	23/02866/LBC	49 Shaw Road, Newbury for Dr Henry Kennedy	Replacement of ground floor rear door and windows from wooden, single glazed to UPVC double glazed.
2	No objection subject to flood risk assessment being carried out.	23/02666/FUL	Newbury Business Park London Road Newbury for Heptagon Industries Ltd.	Change of use to vehicle rental premises (Sui Generis) to include the erection of a modular cabin and provision of 10 parking spaces.
3	No Objection	23/02894/LBC	51 Shaw Road Newbury for Ms Suzanne Kenney	Replacement of ground floor rear door and windows from wooden, single glazed to UPVC double glazed.
4	Objection / Comment: 1. Flooding considerations 2. Over Development and wrong for the area 3. Poor drainage.	24/00042/FULMAJ	Hambridge Lake Hambridge Road Newbury for Mr Steve Hamilton	Construction of 5 holiday chalets and clubhouse with access from Hambridge Road, parking, footpaths, fishing stations, bin / cycle stores and landscaping.
5	No Objection	24/00066/HOUSE	Foscote Lodge Donnington Square Newbury for Mr & Mrs J O'Sullivan	Proposed part single storey/ part two-storey rear extension, with associated alterations.
6	No Objection as long it is compliant with the lighting standards.	23/02798/ADV	Aldi London Road Newbury for Aldi Stores Limited	The application seeks consent for the erection of: One vinyl film logo applied to glass of the entrance lobby (Sign A). One new internally illuminated wall hanging sign mounted to the face of the building (Sign B). One vinyl film opening times panel and image (Sign C)
7	Support.	23/02923/REG3	Northcroft Leisure Centre Northcroft Lane Newbury for West Berkshire Council	Demolition of existing single storey fitness suite located to the front of the Leisure centre and first floor conservatory. New double storey extension in place of the demolished building. Reconfiguration and

				refurbishment of internal spaces. New infill wall between existing Lido out building and the new extension. Reconfiguration of existing flat roof to accommodate potential future Photovoltaic panels.
8	<p>Objection / comment:</p> <p>On the same grounds as, previous comments submitted for application 19/00995/FULD:</p> <p>Objection / comment: Members felt that is an overdevelopment of the area, and that the original hedge should be retained to protect the wildlife.</p>	23/02915/FUL	Battery End Hall, Battery End, Newbury for Prudential Properties.	One 4 bed two storey dwelling with parking, cycle and refuse storage.(Re-submission of Approval 19/00995/FULD without any amendments)
9	<p>Objection Comment:</p> <p>Member objected on the following grounds:</p> <ul style="list-style-type: none"> - Overdevelopment of the area - Limited parking not enough for number of units. - Lacking in amenity space - There is unbalanced mix of flats to houses. - Waste water infrastructure is already a problem in that area – so may not be able to cope with additional houses/flats of that scale. 	23/02782/FULMAJ	20 - 28A Pound Street Newbury	Demolition of existing buildings (including former Jewson's site); existing dwellings 26 and 28 Pound Street; and, 28a Pound Street, Newbury Bathroom Store) and erection of 100 no. residential dwellings alongside access works, landscaping, open space, drainage and other associated works.
10	<p>Objection/Comment:</p> <ul style="list-style-type: none"> - Agree with highways objection. - Overdevelopment 	23/02924/OUT	Land Rear Of 14 Clifton Road Accessed by Russell Road Newbury for Margaret Nunn	Outline application for proposed new residential dwelling on land to the rear of 14 Clifton Road, accessed off of Russell Road, with associated amenity and parking including parking space for 14 Clifton Road and rear access to amenity of 14 Clifton Road.

	<ul style="list-style-type: none">- Development is not compliant with the Parking policy.			Matters to be considered: Access, Layout and Scale.
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APPLICATION FOR PRIOR APPROVAL

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No Objection	23/02850/PASOL	West Berkshire Community Hospital Rookes Way Thatcham for Berkshire Healthcare NHS Foundation Trust	Application to determine if prior approval is required for a proposed: Berkshire Healthcare NHS foundation Trust is seeking planning permission for the installation of Solar PV arrays at their West Berkshire Community Hospital Site. Berkshire Healthcare NHS foundation Trust have identified potential for the installation of a solar PV array at West Berkshire Community Hospital. The Trust is currently undertaking a feasibility study to establish the technical and economic viability of the solar PV array being installed on the rooftop of the Community Hospital. This rooftop array is estimated to generate peak power of 340kWp.
2	No Objection	24/00027/PASSHE	31 Cresswell Road Newbury for Bichthu Dieu	Application to determine if prior approval is required for a proposed Larger Home Extension: Single storey rear extension. Dimensions 3.60m from rear wall, 2.70m maximum height, 2.40m eaves height.