

**Minutes of a meeting of the Planning and Highways Committee held by Virtual Meeting on Zoom Monday 30 March 2020 at 8.00pm.**

**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

**175. Virtual Meeting**

**Proposed:** Councillor Roger Hunneman

**Seconded:** Councillor Andy Moore

**Resolved:** That in view of the current Coronavirus crisis that this meeting of the Committee is conducted virtually.

**176. Apologies**

Councillor, Stephen Masters

**177. Declarations of interest**

The Chief Executive Officer declared that Councillors Phil Barnett, Jeff Beck, Billy Drummond, Stephen Masters, 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 Councillors 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."

In considering the following application, Councillor Tony Vickers declared that he had a prejudicial interest: 20/00604/FULEXT & 20/00703/RESMAJ

**178. Minutes**

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Nigel Foot

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 9<sup>th</sup> March 2020, be approved and signed by the Chairperson.

**179. Schedule of planning applications**

**Resolved:** That the observations recorded at Appendix 1 to these minutes be submitted to the planning authority.

**180. West Berkshire Council local plan review**

In response to the consultation regarding The Newbury Settlement Boundary Members proposed changes to the following areas, as illustrated on maps:

- i) Wash Water and Enborne Road this should have one settlement boundary joining the two areas together.
- ii) Area in Pyle Hill near Audrey's Meadow where Planning Permission for New Houses has been granted, should be included in Settlement Boundary. But Audrey's Meadow should remain outside of settlement boundary.
- iii) Area surrounding Vodafone HQ down to current settlement boundary should also be included.

During the discussion, it became apparent that the Newbury Town Centre Settlement Boundary allows for very little further development within the existing boundary. The extensive new housing developments will be in areas to the north of Newbury, some areas to the east and also to the south at Sandford. Consequently, no CIL funding would be payable to Newbury Town Council from these developments and yet all the new residents moving into these areas will be using Newbury Town facilities and regard themselves as Newbury residents.

It was felt that there are 2 ways to address this problem:

- a) To initiate a Community Governance Review that, if voted for by residents, would allow for changes in the Parish Boundaries, thereby allowing scope for CIL monies to come into Newbury, to fund increased facilities needed within Newbury Town arising from the proposed developments, or
- b) That the District Council allocates a reasonable proportion of the CIL collected by them (85% net) to Newbury Town Council, to enable us to provide/improve community facilities for the new residents.

**Proposed:** Councillor Jeff Beck  
**Seconded:** Councillor Nigel Foot

**Resolved:** That the above concerns and the changes to the settlement boundary be submitted in the response to West Berkshire Council Local Plan review.

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

Arising from minute no. 180 above, it was agreed to add the concerns re CIL and a possible Community Governance Review to the Forward Work Programme.

**There being no other business the chairperson declared the meeting closed at 21.23 hrs**

**Chairperson:**

**Date:**

DRAFT

**Planning & Highways Committee Meeting  
Schedule of planning applications - Resolutions**

<b>Running Order</b>	<b>Resolutions</b>	<b>Application Number</b>	<b>Location and Applicant</b>	<b>Proposal</b>
1	No comment	<a href="#">20/00611/FULD</a>	Land North of Ham, Mill Cottage, London Road, Newbury for Mr V Hughes	S73a: Variation of condition 1 – Approved Plans of previously approved application 17/03292/FULD
2	Objection / Comment: will constitute overdevelopment with an adverse effect upon the recreational/amenity spaces of the adjoining house and cause additional traffic movements on Martingale Chase.	<a href="#">20/00635/FUL</a>	29 Skyllings Newbury for Grace Kirby	Proposed three bedroom detached residential dwelling. The dwellings footprint is 48sqm. With internal space of 82sqm. Overall site space 180sqm.
3	No comment	<a href="#">20/00599/HOUSE</a>	18 Abbots Road, Newbury for Harry Gammell & Rosemary Sherlock	A Two storey rear extension including the removal of the existing lawn to. Replacement of existing garage and additional room to rear of garage. Extension of dropped kerb to expand across the width of the property.
4	No objection	<a href="#">20/00486/FUL</a>	Unit D, Hambridge Road, Newbury for Anthony Horne	Section 73 – Application for variation of condition (3) for planning permission – 13/02328/FUL
5	No comment	<a href="#">20/00679/HOUSE</a>	19 Priory Road, Newbury for Mr & Mrs Paterson	Single storey rear extension.
6	Objection / comment: the proposed extension is too large and will cause loss of light to and amenity to the neighbouring property.	<a href="#">20/00503/HOUSE</a>	7 Balfour Crescent, Newbury for Mr & Mrs Robinson	Two Storey rear extension, full Width single storey rear extension and minor internal alterations.

7	No comment	<a href="#">20/00545/HOUSE</a>	123 Andover Road, Newbury for Danny Hawkins	Demolition of existing front porch, double garage ad shed, formation of new two storey side extension including integral garage and formation of new front porch along with associated internal alterations.
8	Objection / comment: the proposed dwelling is out of character and loss or amenity space.	<a href="#">20/00566/FUL</a>	Ullathorne, Kendrick Road, Newbury for Steve Burnard	Erection of a new single storey detached dwelling.
9	No comment	<a href="#">20/00649/HOUSE</a>	Rosewood, Tydehams, Newbury for Mr & Mrs Hayden-Jones	Proposed single storey extension and associated ground floor alterations
10	No comment	<a href="#">20/00645/HOUSE</a>	4 Barn Crescent, Newbury For Mrs M Alsbury	Replacement roof and frames to existing rear conservatory.
11	No comment	<a href="#">20/00660/HOUSE</a>	61 Kingsbridge Road, Newbury for Mr Creteur	Removal of chimney for proposed loft conversion.
12	No comment	<a href="#">20/00724/HOUSE</a>	7 Holborne Close, Newbury for Mr A Rose	Single storey side extension to include addition living accommodation and additional off-street parking and widened access.
13	Support	<a href="#">20/00656/REG3</a>	West Berkshire Council, Council Office, Market Street, Newbury For West Berkshire Council	Removal of existing 11kWp solar PV system and instillation of a new 99.28kWp solar PV system at council office, Market Street.
14	No comment	<a href="#">20/00657/FUL</a>	Land to the North No. 37-39 Kennet Road, Newbury for Mr J Horsey	Demolition of existing garage.
15	No comment	<a href="#">19/02025/LBC2</a>	4 St Marys Place, Newbury for Mr Graham Wilks	Like for like replacement of wooden dormer window at rear of second floor attic bedroom.

16	No comment	<a href="#">20/00671/FUL</a>	Victoria House, Market Street, Newbury for Apple Print Ltd	Change of use for (sui generis) nail and beauty salon to retail print shop including sale of stationery.
17	No comment	<a href="#">20/00638/HOUSE</a>	5 Bangols Way, Newbury for Mr & Mrs Herbert	Garage conversion and side extension.
18	Objection / comment: Members agreed with comments made by Thames Valley Police regarding the security to courtyard parking and the properties. There is a lack of pepper potting of the affordable housing, which is against WBC policy with an inadequate travel plan for the site. Members also feel that the site layout should be revised so that more houses have south facing roofs to allow solar panels to be fitted.	<a href="#">20/00604/FULEXT</a>	Coley Farm, Stoney Lane, Ashmore Green, Thatcham for Donnington New Homes	Erection of 75 Dwellings, with associated access, parking, internal roads, drainage, landscaping, children's play space and other associated infrastructure.
19	Objection on the grounds of possible disruption to the Public right of way, and the inadequacy of the cycling provisions. Members also feel that there should be more properties with south facing roofs that could enable solar panels to be fitted.	<a href="#">20/00703/RESMAJ</a>	Land Adjacent to Hilltop Oxford Road Donnington Newbury	Approval of reserved matters application for phase development of 179 dwellings following approval of outline application 14/02480/OUTMAJ (APP/W0340/W/16/3143214). Matters to be considered: Appearance, Landscaping, Layout and Scale