**APPENDIX 1.**

**Minutes of a meeting of the Planning and Highways Committee held at 7:30 pm on Monday 9th October 2023, in the Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury.**

**Present:** Councillors Phil Barnett, Vera Barnett, Jo Day, Sam Dibas, Nigel Foot, David Harman, Roger Hunneman, Ian Jee, David Marsh, , Andy Moore (Chairman).

**In Attendance**

Hugh Peacocke, Chief Executive Officer

1. **Apologies**

Apologies received from Councillor Tony Vickers and Vaughan Miller.

1. **Declarations of Interest and Dispensations**

The CEO declared that Councillors Phil Barnett, 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.

Councillor Phil Brnett declared that he is the chairman of WBC Licensing committee and will not discuss or vote on licensing applications coming before the Committee.

Councillor Nigel Foot declared that he is also on the WBC Licensing Committee and that when considering licensing applications which came before this committee, he would have regard to all the information before the licensing committee.

1. **Minutes of the Meeting of the Planning and Highways Committee held on Monday 11th September 2023**

Amendments proposed as follows:

Appendix 1.2: Application Ref. No: 23/01585/OUTMAJ

**Objection/ Comment:** The sole proposed access point to the site, Warren Road, runs alongside Park House School, is opposite a day nursery and is less than 30 metres from Falkland primary school. It is also next to one church, and opposite another. A Sainsbury's filling station and supermarket and the main entrance to Park House are close by. This generates a lot of daily activity involving hundreds of children, and a large amount of traffic, particularly at pick-up and drop-off times. There are already long queues of cars along Andover Road at these periods, from the Monks Lane junction to the north, to Gorselands to the south. The road network is already stretched to capacity. This development would generate extra traffic and make the problem worse, during both construction of the site and beyond.

The huge increase in traffic would generate pollution which in the Committee's view represents a risk to the health and wellbeing of children. It will make local roads less safe. Kendrick Road is not fit for purpose as an emergency access route.

Even the inspector at the Bloor Homes appeal said that Warren Road was unsuitable.

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Roger Hunneman

**Resolved:** That the minutes of the meeting held on 11th September 2023, as amended above, be approved and signed by the Chairperson.

1. **Actions from previous meetings**
2. All the consultation responses sent to the Planning authority.
3. Noted that Sharon Bayne, Director of Blackwood Bayne Ltd will make a

presentation to this committee regarding West Berkshire Rights of Way Improvement Plan (ROWIP) at the meeting on 6th November - add to forward work programme.

1. **Questions from members of the public**

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

1. **Members’ Questions and Petitions**

Question received from Councillor Tony Vickers:

*Newbury’s Echo Circle in front of the District Council Offices was demolished early in the construction of the Market Street development but has now been rebuilt. However it doesn’t give an echo now unless you bend low or are under 1.5m tall. Can this Council ask the Planning Authority to check whether the specification of the new echo circle is different and if so ask for it to made to work?*

The Chairman requested the CEO to refer this matter to the Planning Authority.

1. **Sandleford Park East**

The Chairman invited Ms. Louise Hingley of Cratus Communications Ltd, Rebecca Fenn-Tripp and Adam Rickenbach of Bloor Homes to update the meeting re Sandleford East. They told the Committee that they were agreeing with the Planning Authority the conditions for the outline consent for up to 1,000 homes, granted on appeal last year. This included arrangements for the protection of the ancient woodland and the proposed countryside park.

In reply to questions from a member of the public, they reported regarding utilities:

* Electricity: reservation agreed with SSE.
* Water: progressing arrangements with SSE
* Drainage: noted high water table in central valley
* Construction traffic: access from Monks Lane, separate from West Sandleford (Donnington Homes), with memorandum of understanding re infrastructure.
* Aware of WBC Climate emergency requirements and there will be solar panels on all units built
* Drainage: negotiating with Thames Water

In response to questions from Committee members:

* No requirement for further arterial road
* Ecological concerns will be addressed in agreement with the Planning Authority and nature corridors / interconnectivity will be considered.
* Aware of drainage issues at Station Road (surge tank at Farraday Road?)
* Need for attenuation at London Road?
* There will be no gas supply to any of the dwellings.

Bloor Homes said that there would be an update event for the public.

The Chairman thanked Bloor Homes for the update and asked them to keep the Council informed of progress.

1. **Schedule of Planning Applications**

Resolved that the responses recorded at Appendix 1.2 to these minutes be submitted to the Planning Authority.

1. **Schedule of Prior Approval Applications**

Resolved that the responses recorded at Appendix 1.3 to these minutes be submitted to the Planning Authority.

1. **Licensing Application**

The Committee had no objections to the licensing application for Zizzi’s restaurant at Market Place. (Ref: 22/00769/LQN)

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

There was no meeting since the last meeting of this committee. The meeting scheduled for 18th October had been cancelled.

The CEO was requested to write to WBC asking about the cancellation.

1. **Review of Planning Applications Consultation arrangements**

The meeting received the report from the CEO on the new arrangements introduced from May. The CEO confirmed that there had been no complaints form members of the public since the new arrangements were introduced. Members were generally supportive of the revised arrangements.

It was requested that the same process be applied to Prior Approval applications.

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Roger Hunneman

**Resolved:** That the revised arrangements for planning application consultations be continued and that the same process be used for prior approval applications.

1. **Updates on Section 215 of the Town and Country Planning Acts.**

Members received the list of properties which are detracting from the amenity of the area and updated as shown on appendix 1.4 attached.

1. **Neighbourhood Development Plan Update**

Councillor Nigel Foot, the Chairman of the NDP Steering Group, updated the meeting. He told the committee that the topic subgroups were all working on their areas of responsibility and would be meeting again on 26th October

1. **Forward Work Programme for Planning & Highways Committee**

Add the following items for the Committee meeting on 6th November 2023:

a) To note that Sharon Bayne, Director of Blackwood Bayne Ltd will make a

presentation to this committee regarding West Berkshire Rights of Way Improvement Plan (ROWIP).

1. Re 23/02094, Request the Heritage Working Group to meet and consider the matter and make recommendations to the next Committee meeting, 6/11/23.

Ask developers to provide 3D CAD software images of proposals.

Encourage Lochailort to attend the committee meeting on 6/11.

**There being no other business, the Chairperson declared the meeting closed**

**at 9.40 pm**

**Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** **Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Chairman