

15th May 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 20th May 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/83943648188?pwd=WmNVUTVPcUVvaU5ralc1R0RwNURgdz09>

Meeting ID: 839 4364 8188

Passcode: 798827

Kym Heasman
Corporate Services Officer

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. Election of Chairperson and Deputy Chairperson**
 - 3.1 To Elect** the Chairperson for the Committee for the coming year.
 - 3.2 To Elect** the Deputy Chairperson for the Committee for the coming year.
- 4. Minutes (Appendix 1)**
 - 3.1 To approve** the minutes of a meeting of the Planning & Highways Committee held on Monday 25th March 2024.
 - 3.2 Officer's report** on actions from previous meeting.
- 5. Questions and Petitions from Members of the Public**
Questions, in writing, must be with the Corporate Services Officer by 2pm on Friday 17th May 2024.

Town Hall, Market Place, Newbury, RG14 5AA

 (01635) 35486  towncouncil@newbury.gov.uk
 (01635) 40484  www.newbury.gov.uk
 @NewburyTC  NewburyTC

Making Newbury a Town
we can all be proud of.

6. Members' Questions and Petitions

Questions, in writing, must be with the Corporate Service Officer by 2pm on Friday 17th May 2024

7. Presentation - Pound Street Consultation.

To Receive presentation updating status of application and development.

8. Schedule of Planning Applications (Appendix 2)

To Comment on the planning applications listed at the attached schedule.

9. Licensing Application (Appendix 3)

To Comment on the licensing application received.

10. Appeal under Section 78 of the Town and Country Planning Act 1990

Application No: 23/01967/FUL for Pound Court, Pound Street, Newbury for Additional storey plus side extension.

Newbury Town Council's Comments: NTC objects to this proposal as overdevelopment of the site and lack of car parking provision.

To note that the above-mentioned Appeal is to be determined on the basis of written representations. Should the Council wish to withdraw, modify or add to any earlier comments the Council might have made, or request a copy of the decision letter, the Council should write to the Planning Inspectorate by Wednesday 30th May 2024.

To consider next steps.

11. Appeal under Section 78 of the Town and Country Planning Act 1990

Application No: 21/00636/OUTMAJ for Premier Inn, Pinchington Lane, Newbury for Outline planning application for up to 9 no. dwellings and all associated works. Matters to be considered Access, Layout and Landscaping.

Newbury Town Council's Comments 13.09.2021: No objection.

Newbury Town Council's Comments 20.06.2022: Objection based on 1) Potential Access issue on Deadman's Lane. 2) The removal of too many mature trees. 3) The overdevelopment of the area.

To note that the above-mentioned Appeal is to be determined on the basis of written representations. Should the Council wish to withdraw, modify or add to any earlier comments the Council might have made, or request a copy of the decision letter, the Council should write to the Planning Inspectorate by Wednesday 24th May 2024.

To consider next steps.

12. Public Rights of Way

To identify potential and existing public rights of way and actions which might be taken to enhance these.

13. Section 215 updates (Appendix 4)

To receive an update on lands and buildings within the Town Council area which “adversely affect the amenity of the area”.

14. Update from the Flood and Drainage Forum

Councillor Nigel Foot

To Receive an update.

15. Update from NDP Steering Group

Councillor Nigel Foot

To Receive an update.

16. Update from The Western Area Planning Committee

To Receive an update on any relevant business from the Western Area Planning Committee.

17. Forward Work Programme for Planning & Highways Committee (Appendix 5)

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 22nd APRIL 2024 AT 7.30PM.

PRESENT

Councillors, Phil Barnet (Arrived 19.41hrs), Sam Dibas, David Harman, Roger Hunneman, Ian Jee, David Marsh, Vaughan Miller, Andy Moore (Chairperson) and Graham Storey (substitute)

In Attendance

Kym Heasman, Corporate Services Officer

139. APOLOGIES

Councillors Vera Barnett (Graham Storey - substitute), Jo Day, Nigel Foot and Tony Vickers

140. DECLARATIONS OF INTEREST

The Corporate Services Officer declared that Councillors, Phil Barnett 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 David Marsh who is 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 Council. At that time, I will weigh up all the evidence."

141. MINUTES

PROPOSED: Councillor David Harman

SECONDED: Councillor Ian Jee

RESOLVED: That the minutes of the meeting of the Planning & Highways Committee held on Monday 25th March 2024, be approved, and signed by the Chairperson.

142. ACTIONS FROM THE PREVIOUS MEETING:

The Corporate Services Officer reported the findings from a Previous Members question in relation to the ownership of the hedge on the Battery End, Wash Common boundary. With further actions to be taken to Community Servicer Committee.

143. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC

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

144. MEMBERS' QUESTIONS AND PETITIONS

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

145. MOTION FROM COUNCILLOR MEG THOMAS

PROPOSED: Councillor Andy Moore

SECONDED: Councillor Graham Storey

RESOLVED: To adopt the proposed speed indication protocol as attached at Item 6 (appendix 2) of the agenda.

146. Cala HOMES CHILTERN PRESENTATION

Members received a presentation from Cala Homes in relation to application 24/00348/FUL previously considered by the committee.

The Chairperson gave thanks to Cala Homes for attending the Committee Meeting.

Members agreed with the updated Information received from Cala Homes and considering the application is still in the consultation stage, to amend previous comments submitted, with a change to no objection.

147. SCHEDULE OF PLANNING APPLICATIONS

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

Councillor Sam Dibas departed the meeting at 20.42hrs after consideration of the applications as listed at appendix 1 to these minutes.

148. SCHEDULE OF LICENSING APPLICATIONS

It was agreed that the following observation be submitted:

- **Premises Licence ref:** Case reference 24140 (New) Pachangas, 17 Market Place, Newbury, Berkshire, RG14 5AA.
Applicant: Pachangas Limited
No objection.
- **Premises Licence ref:** Case reference 24145 (New) Gourmet Pasta Co, 34 Market Place, Newbury, Berkshire, RG14 5AG.
Applicant: Gourmet Pasta Co. Ltd
No objection.
- **Premises Licence ref:** Case reference 24218 (New) Pizza on the Square, 5 Market Place, Newbury, Berkshire, RG14 5AA.
Applicant: Pizza on the Square Ltd
No objection.

- 149. APPEAL UNDER SECTION 78 OF THE TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION NO: 23/00989/FULMAJ FOR HAMBRIDGE LAKE, HAMBRIDGE ROAD,
NEWBURY FOR CONSTRUCTION OF 9 HOLIDAY CHALETs AND CLUBHOUSE WITH
ACCESS FROM HAMBRIDGE ROAD, PARKING AREAS, NEW PEDESTRIAN LINKS
AND ANCILLARY WORKS.**

Members agreed to continue with the comments already submitted to west Berkshire Planning Authority.

- 150. PUBLIC RIGHTS OF WAY**

Agenda Item Deferred to the next scheduled Planning & Highways Committee Meeting to convene Action Group

- 151. UPDATE FROM THE FLOOD AND DRAINAGE FORUM**

Members received an update and noted that the next scheduled meeting of the Flood and drainage forum will be held on 2nd May.

- 152. UPDATE FROM NDP STEERING GROUP**

Members of the committee received an update from the steering group, and the next scheduled meeting to be held on 26th June 2024

- 153. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE**

It was noted that the next meeting for WAP is scheduled for Wednesday 24th April. Councillor Roger Hunneman will attend as representative of Newbury Town Council's Planning & Highways committee, in relation to the application of Sandleford Park, currently being considered.

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

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

- Public rights of way deferred to Next meeting to convene action group.
- Update from NDP for July scheduled meeting.
- Update from Flood and Drainage forum.

THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.07 HRS

CHAIRPERSON

Signature: _____ Date: _____

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

RUNNING ORDER	RESOLUTION	APPLICATION NUMBER	LOCATION AND APPLICANT	PROPOSAL
1	No objection.	24/00339/CERTE	39 Cresswell Road, Newbury for Mrs C Czajkowski	The property has an existing HMO license in place for 6 bed HMO. Since obtaining planning permission to create a 7th bedroom, confirmation is required of the change of use
2	Objections in line with previous comments submitted.	23/02791/FULMAJ Amended plans	Sandleford Parade, Newtown Road, Newbury for Miracle Properties Ltd	Phased planning application for the erection of two buildings comprising 18 no. flats and associated infrastructure and landscaping following the demolition of existing buildings. Amended: further documents: planning responses statement; highways transport notes parts 1 & 2; amended block plan; amended floor plans; amended elevation plans
3	Objection/ comments: 1. Out of keeping 2. Overbearing on neighbouring property. 3. Inadequate roof design compared to previous design submitted.	24/00674/FUL	Battery End Hall, Battery End, Newbury for Prudential Properties Ltd	New two storey dwelling house with parking, cycle and refuse storage
4	No objection subject to condition of Highways	24/00550/FUL	Apartment C Jubilee House, 50A Bartholomew Street, Newbury for Bullfinch Homes	Part Retrospective: Conversion of a 2 bedroom / 4 person apartment into 2no 1 bedroom 2 person apartments with no additional floor area or changes to the previously approved elevations
5	No objection.	24/00439/HOUSE	134 Andover Road, Newbury for Mr & Mrs Brooke Taylor	Side extension with internal alterations, removal of shed and erection of home office
6	No Comment	24/00704/HOUSE	71 Kingsbridge Road, Newbury for Mr & Mrs Clark	Single storey rear extension, loft conversion with second floor dormer addition.
7	No objection.	24/00660/HOUSE	Rhossili, Bartlemy Road Newbury for Mr Mark Russell	Demolition of existing garage, utility, pantry, sunroom and front porch. Proposed new two storey extension and new living room extension.

				Removal of existing porch to be replaced with lean to roof at entrance to the house
8	No objection.	24/00418/FUL	18 Berkley Road, Newbury for Habitat Land Ltd	De-conversion of Number 18 & 18a to form one four-bedroom family house.
9	No objection.	24/00456/FUL	8 Bartholomew Street, Newbury for Mr Tri Van Vu	Change of Use to Vietnamese Restaurant, installation of kitchen extractor system
10	No objection.	24/00457/ADV	8 Bartholomew Street, Newbury for Mr Tri Van Vu	Erection of Signage
11	No objection.	24/00434/FUL	Buckingham House, 10 - 24 West Street, Newbury for H Young Holdings Plc	Replacement of existing roof covering, replacement windows and rooflights, replacement rainwater goods and installation of solar (PV) panel
12	No objection.	24/00510/LBC	63A Bartholomew Street, Newbury for Mrs Rita Fry	Replacement of hidden beam in shop due to rot
13	Objection / comments: 1. Loss of green space and bio-diversity statement awaiting WBC review 2. Inadequate SUDS	24/00424/FUL	1 To 3 Bartholomew Close; 14 To 26 Hampton Road & 12 To 26, 30 to 40 Argyle Road, Newbury for NFC Holdings Ltd	Development of four new single storey bungalows with associated landscaping and parking
14	No objection.	24/00554/FUL	152 Bartholomew Street, Newbury for KAS (Newbury) Ltd	Section 73: Re wording of Condition 4 (External Noise) of previously approved application 21/02558/FULD: Change of use of first and second floors, to create a two-bedroom flat with alterations to the ground floor layout and new entrance
15	No objection / comment: subject to Car Club contribution being made.	24/00600/FUL	62 Cheap Street, Newbury for Mr James Sumsion	Conversion of existing ground floor retail unit to a 1 x bedroom residential flat
16	No objection.	24/00670/LBC	33 Cheap Street, Newbury for Mr R Sellathurai	New shopfront window and entrance.
17	No objection.	24/00669/ADV	33 Cheap Street, Newbury for Mr R Sellathurai	New shopfront window and entrance.

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

Monday 20th May 2024

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	CLAY HILL	24/00898/LBC	27 Shaw Road Newbury for Mr Iain Wilson	Alteration of chimney breast located within kitchen area to remove a portion of the brickwork to enlarge the space to fit an electric induction hob. The work will include installing an extractor fan going out the back of the property.
2.	WEST FIELDS	24/00908/FUL	6 Northcroft Lane, Newbury for Amegreen Children's Services	Use of the building as a SEND School
3.	WEST FIELDS	24/00728/LBC	153A Bartholomew Street, Newbury for Fisher Bricks Ltd	Change of Use - Office (Class E) to Residential (Class C3)
4.	WEST FIELDS	24/00727/FUL	153A Bartholomew Street, Newbury for Fisher Bricks Ltd	Change of Use - First and Second Floor Office (Class E) to Residential (Class C3)
5.	WEST FIELDS	24/00699/LBC	West Berkshire Museum, 1 The Wharf, Newbury for West Berkshire Museum	Provision of new banner signage fixed to the modern infill section of the building; new painted signage reading MUSEUM to the west gable; reinstatement of a painted timber sign at ground floor level to the west gable elevation; New vinyl signage to glazed areas above entrance doors
6.	WEST FIELDS	24/00738/ADV	West Berkshire Museum, 1 The Wharf, Newbury for West Berkshire Museum	Provision of new banner signage fixed to the modern infill section of the building; new painted signage reading MUSEUM to the west gable; reinstatement of a painted timber sign at ground floor level to the west gable elevation; New vinyl signage to glazed areas above entrance doors
7.	WEST FIELDS	24/00923/LBC	6 Cheap Street, Newbury for Mr Seton Fairhurst	S19 Variation of Condition (2) Approved Plans of planning permission 22/00085/LBC2: Change of use of existing building in office use to HMO for seven occupants.
8.	WEST FIELDS	24/00561/LBC	118 Bartholomew Street, Newbury for Bartholomew Street Developments Ltd	To install secondary glazing to front windows and slim-line double glazed windows to rear of building
9.	WEST FIELDS	24/00697/HOUSE	15 Buckingham Road, Newbury for Mr Stephen Blaxland	Demolition of existing detached garage and store, new single and two storey extensions and internal alterations

10.	WEST FIELDS	24/00638/FUL	44 Bartholomew Street, Newbury for Mr R Childs	Change of use from offices back into dwelling
11.	WEST FIELDS	24/00640/LBC	44 Bartholomew Street, Newbury for Mr R Childs	Change of use from offices back into dwelling
12.	WEST FIELDS	24/00683/FUL	3 Craven Road, Newbury for Mr K Miah	Change of use from A1 GF / Residential FF to New 2 storey Residential House with parking and private amenity

Planning and Highways Committee Meeting
Schedule of Licensing Applications

Monday 20th May 2024

Licence	Applicant(S)	Premises
<p>Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – New</p> <p>Ref: 24359</p>	<p>Applicant: Pear Tree Restaurants Limited</p>	<p>Location: McDonald's Restaurants, 63 North Brook Street, Newbury, Berkshire RG14 1AE</p> <p>Proposal:</p> <p>To provide Late Night Refreshment from 23:00 until 00:00 Mondays to Sundays. This Application is time limited at the request of the Police and will run from 10th June 2024 until 29th September 2024.</p>

Newbury Town Council

List of Section 215 Lands/Buildings

June 2023 Update

Land/Building		Owner/Responsible Person	Position as of 19/06/23	Comments/Proposed Further Actions
1.	The building south of the old post office (41, Cheap Street)	Living Club Ltd	Amended application 20/01210/FULD for “alterations to ground floor retail space and conversion of part of ground floor and first floor into a 6 bed HMO”, approved by WBC on 10/06/2022 NTC P&H Committee Comment – “We support this application. Cllr Vaughan Miller abstained” (15/11/2021) No visual progress yet made (as of 28/07/2022).	Request update from Enforcement
2.	The back of the British Heart Foundation shop (on the canal)	BHF	Awaiting planning application. “Our consultants are currently out to tender with a comprehensive package of external works, of which include the repairs to the rear elevation. I am anticipating tenders to be returned in the next two weeks and we should be in a position to place an order shortly after that.” (22/07/2022)	Pursue with BHF and refer to enforcement
3.	Newbury Railway Station - the land from the ticket office to Cheap Street	Network Rail	Contacted Great Western about them pursuing this with Network Rail or forward on a contact. (12/07/2022)	Pursue with GWR
4.	Wharf Street	Public highway, where businesses leave their rubbish bins, which is now a high-profile, strategic entrance to the town centre since the new bus terminal opened	From the BID: “West Berkshire Council are dealing with this and have been taking enforcement action, but from what I understand their powers are limited. We have asked businesses to label their bins, but unfortunately we don’t have any power to enforce this request and none have chosen to take this action thus far. We have highlighted the need for a place for bin storage in this area as part of WBC’s proposals for The Wharf. We have another site visit with WBC scheduled for next week (w/c 8 th Aug) and will continue to raise this issue with them.” (02/08/2022)	Ask WBC to consider this matter in the context of The Wharf re-development proposals

Land/Building		Owner/Responsible Person	Position as of 19/06/23	Comments/Proposed Further Actions
5.	The BT Tower	Initial response from BT was that Tellereal Trillium are the owners, as the building was part of a sale and re-lease programme undertaken by BT in the early part of this century. The lease runs until 2030. However, TT pointed out that BT are responsible for the upkeep of the building.	Submitted to the WBC Planning Enforcement team. It was deemed that there was "insufficient [visual] harm to warrant the service of a formal [Section 215] Notice" (Received on 15/03/2022)	Resubmit request to WBC Planning Enforcement.
6.	The land to the east of Fir Tree Lane and the junction with London Road		S215 warning letter sent by WBC (02/08/2022).	Request update from Enforcement
7.	380, London Road, Newbury, RG18 3AA		S215 warning letter sent by WBC (02/08/2022).	Request update from Enforcement
8.	Land adjacent to Roebuts Close and Ladybirds pre-school		Submitted to the WBC Planning Enforcement team. It was deemed that there was "insufficient visual harm and therefore justification to serve a S.215 Notice upon the land owner[s]." (18/12/2021)	Ask enforcement to review in light of recent improvements to surrounding area.
9.	the 2 empty houses, 45 and 47 Cromwell Road, Newbury, RG14 2HP		S215 warning letter sent by WBC (02/08/2022).	Request update from Enforcement
10.	88 West Street		Submitted to the WBC Planning Enforcement team. Followed up on 15/07/2022.	Request update from Enforcement
11.	65 Kingsbridge Road, Newbury		Submitted to WBC for S215 enforcement action on 04/10/2022.	Request update from Enforcement. Dual-hatted member to submit motion to WBC?
12.	Monument close- area around shops and shops	Agent? Owner?	NTC contacted agent, problems persist.	Refer to enforcement. Advise agent/ owner.

Newbury Town Council

Forward Work Programme for Planning and Highways Committee: 25 March 2023.

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
2024	
25 th March	<ul style="list-style-type: none"> - Flood and Drainage Forum - Sandleford West Presentation
20 th May	<ul style="list-style-type: none"> - Section 215 Updates - To identify potential and existing public rights of way and actions which might be taken to enhance these (see minutes 06.11.2023)