

18/01/2023.

To: Councillors Phil Barnett, Jeff Beck, Jo Day, Billy Drummond, Nigel Foot, Roger Hunneman, Pam Lusby Taylor, David Marsh, Vaughan Miller, Andy Moore, Gary Norman and Tony Vickers

Substitutes: Councillors Martin Colston, Jon Gage and Stephen Masters

Dear Councillor,

You are summoned to attend a meeting of the **Planning & Highways Committee** on **Monday 23/01/2023 at 7:30 pm.**

The meeting will be held in the Council Chamber, Town Hall, Market Place, Newbury, RG14 5AA and streamed via Zoom. The meeting is open to the press and public.

Join Zoom Meeting

<https://us02web.zoom.us/j/89682968227>

Meeting ID: 896 8296 8227

Hugh Peacocke
Chief Executive Officer

AGENDA.

1. Apologies

2. Declarations of Interest and Dispensations

Chairperson

To receive any declarations of interest relating to business to be conducted in this meeting and confirmation of any relevant dispensations.


3. Minutes (Appendix 1)

Chairperson

3.1 To approve the minutes of a meeting of the Planning & Highways Committee held on Monday 09/01/2023 (already circulated).

3.2 To receive any updates on actions from previous meetings.

Town Hall, Market Place, Newbury, RG14 5AA

 (01635) 35486

 (01635) 40484

 @NewburyTC

 towncouncil@newbury.gov.uk

 www.newbury.gov.uk

 NewburyTC

Making Newbury a Town
we can all be proud of.

4. Questions and Petitions from Members of the Public

Chairperson

Questions, in writing, must be with the CEO by 2:00 pm on Friday 20/01/2023.

5. Members' Questions and Petitions

Chairperson

Questions, in writing, must be with the CEO by 2:00 pm on Friday 20/01/2023.

6. Schedule of Planning Applications (Appendix 2)

Chairperson

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

7. Update on Newbury's Neighbourhood Development Plan

Chairperson

To receive an update on Newbury's Neighbourhood Development Plan.

8. Update from The Western Area Planning Committee

Chairperson

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

9. Forward Work Programme for Planning & Highways Committee (Appendix 3)

Chairperson

To note and 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 at 7:30 pm on Monday 9th January 2023, in the Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury,

Present

Councillors Nigel Foot (Chairperson); Phil Barnett, Jo Day, Billy Drummond, Roger Hunneman, David Marsh, Vaughan Miller, Andy Moore and Gary Norman.

In Attendance

Hugh Peacocke, Chief Executive Officer (CEO)

126. Apologies

Apologies received from Councillors Phil Barnett, Jeff Beck, Pam Lusby Taylor and Tony Vickers.

127. Declarations of Interest and Dispensations

The CEO declared that Councillors Phil Barnett, David Marsh and Andy Moore 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 Billy Drummond is also a Member of Greenham Parish Council.

The CEO made the following statement on behalf of Councillor Andy Moore who is a Substitute Member 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."

Councillor Billy Drummond declared that he was a director of Greenham Common Trust, that he would not be taking part in the meeting due to a conflict of interest, when item No. 7 (Planning Application Reference No: 22/02754/OUTMAJ) and that he would leave the Chamber while that item was considered.

128. Minutes

Proposed: Councillor Andy Moore

Seconded: Councillor Roger Hunneman

Resolved: That the minutes of the meeting held on 05/12/2022, be approved, and signed by the Chairperson.

129. Actions from previous meetings

- a) Christmas Fayre: the CEO received a reply from the BID setting out the stewarding and health and safety arrangements for the Christmas Fayre on 2 and 3 December, sent to Cllr. Barnett.

- b) In response to Cllr. Hunneman's question regarding flooding at Monks Lane, the CEO had received the following reply from WBC:

The Drainage and Flood Risk Team are aware of this issue and have been busy locating the blockage, which is in a pipe in an adjacent field. We will have a contractor on site this week to hopefully fix the pipe. In the mean-time we have a pump on Monks Lane to remove water at times of heavy rainfall.

- c) Names sent to WBC re Pinchington Lane development.
d) Response received from WBC re names suggested for Sterling Cables development- NTC suggestions taken on board.
e) Correspondence received from the Essex Wynter Trust re housing at Argyle Road:

Things have moved on since we last communicated. All the properties in Argyle Road (14 cottages) and Bartholomew Close (two properties) have been fully upgraded and all are let with the exception of two properties in Argyle Road where the finishing touches are being completed and will be marketed for rent shortly. The Charity has purchased a number of properties in and around Newbury to house residents who occupied the estate and we are in the process of finalising the move of the last remaining resident.

We offered the land and surplus buildings for sale over a year ago and ran a full tendering exercise and are in final negotiations with the preferred purchaser to complete the sale.

Councillor Andy Moore reported that new residents on Argyle Road had complained of the lack of car parking spaces.

- f) The meeting noted the correspondence received from WBC case officer re Sandleford:

Please note that a Non-Material Amendment application (Ref No 22/03079/NONMAT) has been submitted by Bloor Homes Limited and Sandleford Farm Partnership, regarding condition 3 (re: Time Limits for Reserved Matters) on the Outline Planning Permission granted by the Secretary of State (SoS) at appeal non 6.5.2022.

This NONMAT application seeks to amend the wording of condition 3 to introduce a 12 year maximum time limit for submission of Reserved Matters applications for all the phases of the approved development, instead of the unlimited open-ended arrangement approved by the SoS under condition 3.

As with all NONMATs, this application is not the subject of any statutory consultation.

However, as per our normal practice, as of today the application details are available to be viewed on Public Access and would be brought to the attention of anybody who has set up a request for automatic alerts on Public Access regarding this site.

Please note for the avoidance of doubt that the application does not seek to alter any other matter in the outline planning permission... For determination by 13 January

- g) Consultation on the Draft Newbury Town Centre Conservation Area Appraisal and Management Plan (NTCCAAMP) Consultation

West Berkshire Council is reviewing the Newbury Town Centre Conservation Area. A Draft Appraisal and Management Plan has been prepared and we would like to hear the views of all residents, the community and stakeholders...

The consultation is open from 12th January until 23rd February 2023."

The meeting agreed to request the Council's Heritage Working group to meet and consider this matter and make any recommendations that they would like the Committee to consider when responding to the Consultation.

The CEO was also requested to make Dr. David Peacock aware of this consultation.

- h) Correspondence received from Gladman Developments and Donnington New Homes regarding Sandford Park South and delivery of a Relief Road

The meeting noted the correspondence. The CEO was requested to send a copy to all members of the Committee. The proposers were to be invited to the next committee meeting, on 23 January 2023.

- i) Site visit re application ref. no. 22/01784, at 09:50am on 12 January 2023.

The meeting agreed that Councillor Nigel Foot would attend on behalf of the Council.

130. Questions from members of the public

There were no questions received from members of the public.

131. Members' Questions and Petitions

A) Question received from Councillor Stuart Gourley:

'Over the past few months I have received many concerns from local residents about the speeding down Stoney Lane, down to the junction of Kiln Rd. With concerns of speeding also around Waller Drive raised.

There are also currently 2 planning apps (Coley Farm + Old Passeys Yard) for circa 200 houses in this area with no traffic calming planned, as well as a potential playing pitch near this site, leading to increasing the concern of an increase in speeding instances.

Would NTC support writing to WBC Highways department asking for a traffic speed survey along these 2 stretches of road - Stoney Lane (Pine

Ridge to Kiln Road) and also Waller Drive to review what potential traffic calming measures could be implemented?'

The Chairman replied that the Council would write to WBC, as requested.

132. Schedule of Planning Applications

Resolved that the observations recorded as Appendix 1.2 to these minutes be submitted to the planning authority.

133. Planning Application Reference No: [22/02754/OUTMAJ](#):

Councillor Billy Drummond left the meeting for this item.

The Chairman welcomed Mr. Chris Boulton and Mr Rupert Holtby from Greenham Common Trust to the meeting and invited them to speak on behalf of the applicants for this proposed development.

The meeting noted that the Council had considered this application at the previous meeting and voted to object to the proposals. However, due to an error on the part of the Planning Authority, (the northern end of the site is within NTC parish) the applicants had not been notified that the application was on the agenda and had requested the opportunity to address the Committee.

Mr. Chris Boulton presented details of the proposed development.

Proposed: Councillor Vaughan Miller

Seconded: Councillor Gary Norman

Resolved: That the Council has no objection to this proposal, subject to the highways issues being resolved, including southbound access for the new primary school and for this site.

The meeting further noted the valuable contributions that both Greenham Common trust and Newbury College make to the communities and people of Newbury.

Cllr. David Marsh abstained to vote on this matter.

134. Update on Newbury's Neighbourhood Development Plan

The Chairman of the Steering Group told the meeting that as the numbers responding from the younger and older age groups was low, the closing date for the survey had been extended to 31 January 2023. Over 400 responses had been received to date. The NDP Consultants had been sent the data received and asked to commence analysis for the Steering Group.

The meeting heard that the emerging Local Plan had been approved for Regulation 19 consultation. The consultation period ran from 6 January 2023 to 18 February 2023. WBC planning policy officers had agreed to attend a presentation for the Council to consider this matter and to brief the Council on the consultation document and the process.

It was also agreed that the lay members of the NDP Steering Group be invited to attend this presentation. This meeting was scheduled for 7.00 pm on Thursday 19 January in the Council Chamber. (The NDP members were invited to meet from 6.30 pm, to introduce themselves to each other and to Council members.)

135. Update from The Western Area Planning Committee

There was no update from this committee- no meetings had been held.

136. Forward Work Programme for Planning & Highways Committee

The following items were added to the Forward Work Programme:

The presentation re LPR on 19/01

The Committee to hold an extra meeting on 20 February to respond to the LPR consultation and the Town Centre conservation Area consultation.

Gladman and Donnington New Homes to be invited to the meeting on 23 January 2023.

There being no other business, the Chairperson declared the meeting closed at 9.44 pm

Signed: _____
Chairperson

Date: _____

Planning and Highways Committee Meeting , 09/01/2023

Schedule of Planning Applications

Running Order	Ward	Application Number	Location and Applicant	Proposal	Resolution
1.	Clay Hill	22/02919/OUT	Arniston, Manor Lane, Newbury for Mr & Mrs D Paddick	New dwelling. Matters to be considered: access, layout and scale	Not enough information on this application to comment
2.	East Fields	22/02928/FUL	Falkland Veterinary Clinic, 214 Newtown Road, Newbury for CVS Vets Ltd	Single storey extension to the side of the existing veterinary clinic, minor changes to the existing fenestration, a new side door, and a new external store to the rear	No Objection to this proposal
3.	Speenhamland	22/02768/HOUSE	Moor Cottage, Moor Lane, Newbury for Mrs V Davis	Two storey and single storey front extensions, internal alterations and demolition of existing porch and reception entrance Amended plans: 1) The existing and proposed south elevation has been included in the drawings 2) The roof over the extension is amended from a flat roof to a pitched roof.	No Objection to this proposal
4.	Wash Common	22/02926/TELE56	Land at Junction of Chandos Road & Rupert Road Newbury for Three UK	The proposal relates to the installation of 15m high slim-line monopole, supporting 6 no. antennas, 1 no. wraparound equipment cabinet at the base of the monopole, 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary development thereto including 1 no. GPS module	Strong objections to this proposal: - No explanation as to why the site was chosen - Too close to existing dwellings - Loss of visual amenity - Out of character with the area.
5.	Wash Common	22/03007/FUL	Battery End Hall, Battery End, Newbury Prudential Properties	One 4 bed two storey dwelling with parking, cycle and refuse storage. (Re-submission of Approval 19/00995/FULD without any amendments).	Strong objections to this proposal: - Overdevelopment of the site - The proposed dwelling is too high and out of character - Too close to the existing hedge, which will damage the hedge - The hedge is of amenity and biodiversity value and must be retained

Running Order	Ward	Application Number	Location and Applicant	Proposal	Resolution
6.	Wash Common	22/02975/HOUSE	43 Sidestrand Road, Newbury for Mr David Khosab	Double-storey side extension. New roof to existing conservatory.	No Objection to this proposal
7.	West Fields	22/02930/FUL	Boxshall Court, Pound Street, Newbury for Tompkins Rygole Ltd	Extension of existing building to form 2 No. new 'zero carbon energy' 1-bed flats, solar panel installation and associated works	No objection, subject to resolution of car-parking issues.
8.	West Fields	22/02943/HOUSE	12 Fifth Road, Newbury for Mr & Mrs L Bassett	Proposed side extension and associated alterations	No Objection to this proposal

Planning and Highways Committee Meeting
Schedule of Planning Applications
23/01/2022

Running Order	Ward	Application Number	Location and Applicant	Proposal
1.	Clay Hill	22/03113/COND	Aldi Foodstore Ltd, London Road, Newbury for Aldi Foodstore Ltd	Approval of details reserved by Condition No. 5 (Sustainable Drainage) of Approved Application 21/01716/FUL: Demolition of the existing office building, and the construction of an extension to the existing foodstore and external alterations, extension, and reconfiguration of the existing car park, with other associated works
2.	East Fields	22/02395/HOUSE (Amended plans)	19 Queens Road, Newbury for Mr & Mrs B Rawlings	Original: Proposed 14.71 m2 extension to existing rear single storey element + refurbishment of kitchen, roof, and installation of ground floor Toilet. Amendment: Retrospective single storey rear extension and raised patio with fence, proposed porch and internal alterations
3.	East Fields	23/00014/HOUSE	25 Greenlands Road, Newbury for Mr O & Mrs A Palmer	Rear single storey and side two storey extension with internal alterations
4.	East Fields	22/02605/HOUSE (Amended plans)	3 Mount Close, Newbury for Mr Ross Macaskill	Original: Two storey side extension. Amendment: The proposed dormer is amended to a small, pitched roof dormer. The rear rooflight is to be obscure glazed and fixed shut.
5.	Speenhamland	22/03087/REG	Northcroft Leisure Centre, Northcroft Lane, Newbury for West Berkshire Council	Provision of new flume and multi-water slide located in the grounds of the refurbished Northcroft Lido, including spiral stair access plus landing and half landing
6.	Speenhamland	22/03128/HOUSE	20 Castle Grove, Newbury for Mr & Mrs Theodore	Extensions and alterations
7.	Speenhamland	23/00040/HOUSE	28 Castle Grove, Newbury for Alan Green	To demolish the existing garage and construct single and two storey extensions to the side and rear of the existing house and a porch to the front. To close the existing vehicular access and create a new central vehicular access, turning area and parking area for 4no. cars.
8.	Wash Common	22/03066/HOUSE	Aspen House, Wash Water, Newbury for Mr Andrew & Mrs Lisa Burton	Extension of first floor accommodation over garage, carport to provide bedroom and ensuite bathroom and new single storey extension from existing kitchen

9.	Wash Common	22/03085/HOUSE	245 Andover Road, Newbury for Mr M & Mrs K Sullivan	Demolition of existing garage, utility and porch and erection of new side extension and porch and associated works
10.	Wash Common			
11.	West Fields	22/03116/HOUSE	The Laurels, Remembrance Road, Newbury for Mr Smith	Rear single-storey extension to replace conservatory and alterations
12.	West Fields	22/03094/FUL	The Old Farmhouse, 3 Kennet Road, Newbury for Four Acre	A building providing secure storage for properties 1, 3 and 4 The Old Farmhouse, storage for landlord furniture and maintenance equipment, and revised parking and turning configuration
13.	West Fields	22/03083/FUL	105 Bartholomew Street, Newbury for Mrs B Pesterfield	Replacement of existing shop frontage with UPVC windows and Aluminium door shopfront
14.	West Fields	22/03084/LBC	105 Bartholomew Street, Newbury for Mrs B Pesterfield	Replacement of existing shop frontage with UPVC windows and Aluminium door shopfront

Newbury Town Council

Forward Work Programme for Planning and Highways Committee: 23 January 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

To be confirmed	Follow-up discussion on footpath recommendations.
	Paths that have Cycle ban signs to be reviewed.
	Consider additional signage to countryside paths and open space within the parish of Newbury or immediately adjacent to it.
	Property of the Essex Wynter Trust at Argyle Road, Newbury.
	Presentation: WBC about the licencing issues around the Draft Hackney Carriage and Private Hire Licensing Policy 2022-2027, and also ways to encourage green business opportunities.
	Presentation: WBC Enforcement on the requirements that need to be met for the issuing of Section 215's.
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
2023	
20 February 2023- Extra meeting	To respond to the Local Area Plan consultation
	To respond to the Town Centre CAA consultation
	A presentation on Licensing Law to all members of the Council
	Highways office to present on the updated GIS system in use by WBDC