**APPENDIX 1**

**Minutes of a meeting of the Planning and Highways Committee held by Virtual Meeting on Zoom**

**15/02/2021 19:00/7:00pm.**

**Present**

Councillors; Gary Norman (Chairperson); Nigel Foot (Vice-chairperson); Tony Vickers; Pam Lusby Taylor; Phil Barnett; Vaughan Miller; Roger Hunneman; Andy Moore; Jeff Beck; David Marsh; Billy Drummond; Jo Day

**In Attendance**

Darius Zarazel, Democratic Services Officer

Kym Heasman, Corporate Services Officer

**172. Apologies**

There were none.

**173. Declarations of interest and Dispensations**

The Democratic Services Officer declared that Councillors Phil Barnett, Jeff Beck, David Marsh, Andy Moore, Billy Drummond, 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. Councillors Phil Barnett, Billy Drummond, and Tony Vickers are also Members of Greenham Parish Council.

The Democratic Services Officer made the following statement on behalf of Councillors Phil Barnett and Tony Vickers who are Members of West Berkshire Council Planning Committee and 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."

Councillor Jo Day on item 6 of Appendix 2, does live in Cherry Close and knows of the property but does not live near its location, she will partake in the discussion and also vote.

Councillor Tony Vickers on item 12 and 13 of Appendix 2, is an attendee of the Roman Catholic Church but not a member of the Church’s governing body, he will take partake in the discussion but not vote.

Chairman Gary Norman on item 15 of Appendix 2, lives on the same road but not near its location.

**174. Minutes**

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Roger Hunneman

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 25/01/2021, be approved, and signed by the Chairperson.

**175. Officers report on action from previous meeting:**

Information was received and noted by the members.

BALC motion, is the 24th. Councillor Tony Vickers will present the motion.

On streetlights that NTC operate, this is a Community Services rather than P&H issues and will be operated on in line with the strategy.

Ongoing items to be placed in the Forward Work Programme.

**176. Questions and Petitions from Members of the Public**

Question received from Paul Morgan:

*“What will be the Town Council’s formal response be to West Berkshire Council’s announcement regarding the proposals for a new sports ground at Newbury Rugby Club (and plan B at the Diamond Field) and will this have any impact / influence on the Town Council’s plans to develop its own local plan?”*

The chairman responded with the following:

“Our response is based on the NTC Strategy, section G8a. We are further discussing this in item 11 of this meeting. NTC will not be producing its own Local Plan but is considering a Neighbourhood Development Plan (NDP) which cannot contradict the Local Plan produced by West Berkshire District Council.”

**177. Members’ Questions and Petitions**

Question received from Councillor Phil Barnett:

*“All but one of the tenants in the old Middlesex Hospitals Almshouses in Argyle road (now owned by University Colleges) have been transferred to other accommodation within the Newbury area.*

*Therefore, can the planning and highways committee of Newbury Town Council establish what the new* *owners intentions are in relation to preserving these valuable architectural properties within the City part of the town?”.*

The Chairman responded with the following:

“The council has previously raised the question and can extend the invitation for a representative of the owners to come to speak on this.”

Members are encouraged to send their questions in before the Monday at 2:00 deadline, preferably prior to the previous weekend.

**178. Presentation about explaining the process of a definitive map process order**

Information presented by Stuart Higgins, WBCs Definitive Map Officer, was received and noted by members.

Key details include:

* Confirmation that anyone has a right to apply for a definitive map process order.
* First-hand sources about use of a pathways, especially over a period of twenty years, is a key resource used to determined what pathways get incorporated into the definitive map.
* WBC have a duty to signpost public rights of way where they leave metalled roads, if, in their opinion, a signpost is required to assist persons unfamiliar with the locality to follow the public right of way.
* Definitive map modification orders only have a small backlog and are prioritised in date order. If they are not determined within a year you can appeal to the planning inspectorate.
* Individuals cannot close public rights of way. If there is an instance of this, contact the public rights of way team.

Mr Higgins encouraged members of the public and Councillors to notify him about pathways not yet in the definitive map (the definitive map is available on the WBC website, or ask Mr Higgins directly if not accessible).

Mr Higgins was asked to prepare a letter that could be sent by NTC to the Newbury MP, Laura Farris, about promoting applications for a definitive map process order before the 2026 date. Beyond this 2026 date, any public bridleways are extinguished unless there has been an order on the definitive map.

**179. Schedule of Planning Applications (Appendix 2)**

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

**180. Consultation: West Berkshire District Council proposal to impose a 40 MPH speed limit on the A343, Andover Road and Wash Water (Appendix 3).**

**Proposed:** Councillor Roger Hunneman

**Seconded:** Councillor David Marsh

**Resolved:** Thatthe CouncilSupports this proposal.

**181. Report from the Sandleford Joint Working Group (Appendix 4)**

The report was received and noted by members.

To request Greenham Parish Council to convene the Sandleford Joint Working Group before the P&H Meeting on the 8th of March to discuss latest developments.

**Proposed:** Councillor Roger Hunneman

**Seconded:** Councillor Tony Vickers

**Resolved:** ThattheCouncil adopt the Review of the Recommendations with amendments to point 3**:**

1) Apply for Rule 6 status in order to make a statement to the inspectorate that the appeal should not go ahead due to COVID situation and should be delayed due to inability for site visits to yield correct information as to normal levels of activity and the difficulty of holding meetings involving the community during the implementation of the COVID-19 regulations.

2) Work as closely as possible with the local planning authority in getting this appeal refused

3) Will produce a statement of case, independently, based on pre-existing objections other than those that are already available to the inspector (with any additions as the Council see fit).

4) Consult interested groups regarding development proposals for these lands.

5) Continue to monitor all other applications that are likely to come forward and be determined.

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

Information was received and noted by members.

**183. Newbury Community Football Ground**

An update was received by the members.

Deadline for consultation is the 28th of February.

Some of the comments by Councillors included:

* The proposed pitch and facilities are not a like-for-like replacement for those on Faraday Road.
* Not in walking distance to the town centre and there is not convenient public transport links.
* Concerns were raised over the overflow parking potentially leading to people parking in the doctor’s car park or on Monks Lane.
* The entrance was predicted to cause traffic problems both during match days and regular training days.
* There is a lack of floodlighting in the proposal.

**Proposed:** Councillor Vaughan Miller

**Seconded:** Councillor Tony Vickers

Councillor Jeff Beck abstained.

**Resolved:** That Newbury Town Council send these comments to WBC about the proposals at the Newbury Sports Ground at NRFC:

• NTC welcomes any additional sports pitches, especially 3G pitches which can be utilised much more than grass pitches. Central and Eastern areas are short of 7-8 3G pitches according to the FA and Sport England.

• However, our response must align with our Strategy (Policy G, section 8a), which is as follows:

• “Provide a suitable football facility for Newbury’s Men’s, Ladies and Youth teams to play football at an equivalent or better standard than the old ground provided. This should be within the Newbury settlement area, with good walking and cycling access to the town centre, good public transport links and adequate parking. Inability to provision a suitable alternative site should result in the ground on Faraday Road being returned to its former standard or being redeveloped to an even better standard, with 3G pitches providing higher availability for matches and training.”

• Therefore, the council does not consider the proposed new ground as a like for like or better replacement for Faraday Road as, based on the limited information WBC have made available to the public, it is neither like for like nor better. It will also mean a net loss of 1 pitch and green space.

• The council's preference is for the replacement facility to remain in the town centre, either where the ground is located now, elsewhere in the LRIE, or elsewhere in the Newbury Settlement Area, as long as all the criteria mentioned above are satisfied. The town's aspirations for any football club, men's or ladies, would be for it or them to move up through the leagues. If and when such happens a town centre facility would bring much needed footfall and revenue to the town on match days.

• Further this council strongly opposes The Diamond as a Plan B.

**184. Forward Work Programme for Planning and Highways Committee (Appendix 5)**

It was agreed to add the following items to the agenda for Monday 8th March 2021:

1. To invite a representative from the University College London Hospital NHS Foundation Trust to discuss the Property of the Essex Wynter trust at Argyle road.
2. TBC list – follow up discussion on footpath recommendations.

**There being no other business the chairperson declared the meeting closed at 21:59 hrs**

**Chairperson**

**APPENDIX 1**

**Planning and Highways Committee Meeting**

**Schedule of Planning Applications Monday 15th February 2021**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Running Order** | **Resolutions** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** |
| 1. | No objection | Adjacent Parish | [21/00032/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00032/ADV)  **(Amended)** | Unit D, Mandarin Court, Hambridge Road, Newbury, RG14 5SQ, for Oil Plus Ltd | Minor external works which fall under permitted development, reduction in size of existing roller door, addition of personnel door at side of roller door,  replacement and re-configuration of existing window and door arrangement, formation of fencing and entry gate. Signage and advertisement consent as designated on drawings. Change of Use.  **Amended**: 1) Description of development has been amended as original description was long and confusing and included unnecessary elements, and 2) Amended plans received giving more detail of proposed signage.  Three fascia signs. |
| 2. | No objection | Adjacent Parish | [21/00033/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00033/FUL)  **(Amended)** | Unit D, Mandarin Court, Hambridge Road, Newbury, RG14 5SQ, for Oil Plus Ltd | Minor external works which fall under permitted development, reduction in size of existing roller door, addition of personnel door at side of roller door,  replacement and re-configuration of existing window and door arrangement, formation of fencing and entry gate. Signage and advertisement consent as designated on drawings. Change of Use.  **Amended:** 1) Description of development has been amended as original description was long and confusing and included unnecessary elements, and 2) Amended plans received giving more detail of proposed signage.  Change of use from B2 to a mixed use B8 and E (g) with external alterations to the building, fencing and entry gate. |
| 3. | No objection subject to the approval of Environmental Health | Clay Hill | [20/03070/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/03070/FUL) | 132 London Road, Newbury, RG14 2AJ, for Mr & Mrs Howarth | Using some of the property as a small Art Gallery for local Artists. The Site currently has A1 Classification, but we would like to ask for F1 classification also, so we could have flexible use, especially If the Gallery was not to work out, we still have options in this current climate. Previous use of the property has been, kitchen sales room and company office, Beauty salon, Polish shop, Estate agents. |
| 4. | No objection | East Fields | [21/00069/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00069/HOUSE) | 8 Howard Road, Newbury, RG14 7QG, for Mr & Mrs N Mason | Proposed single storey extension. |
| 5. | No objection  Comment: the orientation of the bulk of the houses does not facilitate the implementation of solar panels. The declaration of a climate emergency should allow for this. | East Fields | [20/02546/RESMAJ](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02546/RESMAJ)  **(Amended)** | Land to the north of Pinchington Lane, Greenham, Thatcham, Rg14 7HY, for Rivar Ltd (C/O agent is Pro Vision) | Hybrid application seeking: 1) Full planning permission for the change of use of land to public open space and wildlife area. 2) Outline planning permission for  157 dwellings with related roads, parking areas, footpaths and landscaping, Matters to be considered: Access and Layout.  **Amended**: Updated house types - larger 3 bed and 4 bed for affordable units, changed distribution of affordable units, electric vehicle charging points added. Slight reduction in some garden areas for affordable units. |
| 6. | No objection subject to the Highways Officer | Speenhamland | [21/00093/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00093/HOUSE) | 12 Cherry Close, Newbury, RG14 1LS, for Mr & Mrs R Lunnon | Demolish Rear Conservatory, construction of new Orangery & Double Storey Side Extension. |
| 7. | Insufficient information about application to comment | Speenhamland | [21/00162/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00162/HOUSE) | 20 Castle Grove, Newbury, RG14 1PR, for Mr & Mrs Turner | Extension to existing garage to incorporate home office in the roof space. |
| 8. | Objection based on:   1. Overdevelopment 2. The overall design being out of place as it is not in style with the block or the Donnington Square Conservation Area. 3. The extension overlooking the neighbouring garden and back of house. 4. The effect on the neighbour’s privacy due to the elevated length and size of the extension. 5. The noise pollution caused by the outdoor swimming pool in a confined space. | Speenhamland | [21/00230/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00230/HOUSE) | 12 Donnington Square, Newbury, RG14 1PJ, for Mr T Liddell | Single storey rear extension, two storey side extension (incorporating replacement garage), new detached Home Office outbuilding in rear garden, new  external swimming pool and associated landscaping plus alterations and external repairs/improvements to existing property. |
| 9. | No objection | Wash Common | [20/03054/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/03054/HOUSE) | Belvedere, Garden Close Lane, Newbury, RG14 6PP, for Mr N Garrett | Single storey extension (approx 37m2) to existing detached property.  Extension set back 30cm from existing.  Extension fills in a gap in existing footprint so will be no nearer boundary than house is already. |
| 10. | No objection subject to the support of the Highways Officer | Wash Common | [21/00140/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00140/HOUSE) | 35 Salcombe Road, Newbury, RG14 6EB, for Mr & Mrs O Smith | Loft Conversion. |
| 11. | No objection | Wash Common | [21/00112/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00112/HOUSE) | 19 Rupert Road, Newbury, RG14 7EQ, for Miss C Richards | Single storey front extension. |
| 12. | No objection | Wash Common | [21/00078/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00078/LBC2) | Warren Lodge, Warren Road, Newbury, RG14 6NH, for The Trustees of the Roman Catholic Diocese of Portsmouth | Proposed roof alterations, including re-slating existing slate roof slopes and over-roofing inner roof area. |
| 13. | No objection | Wash Common | [21/00077/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00077/HOUSE) | Warren Lodge, Warren Road, Newbury, RG14 6NH, for The Trustees of the Roman Catholic Diocese of Portsmouth | Proposed roof alterations, including re-slating existing slate roof slopes and over-roofing inner roof area. |
| 14. | No objection | Wash Common | [21/00153/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00153/HOUSE) | 19 Conifer Crest, Newbury, RG14 6RS, for Mr & Mrs Clothier | Proposed single storey side extension and new detached outbuilding following removal of existing detached outbuilding. |
| 15. | No objection | Wash Common | [21/00183/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00183/HOUSE) | 12 Culver Road, Newbury, RG14 7AS, for Mr & Mrs S & A Romeo | Demolition of existing conservatory and formation of new a new single story rear kitchen extension, loft conversion with rear dormer window and associated  internal alterations. |
| 16. | No objection | West Fields | [20/03031/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/03031/FUL) | Church Of St John The Evangelist, St Johns Road, Newbury, RG14 7PY, for Mr D Spragg (Acanthus Clews Architects) | Construction of glazed porch to west entrance. |
| 17. | No objection | West Fields | [21/00138/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00138/HOUSE) | 118 Craven Road, Newbury, RG14 5NR, for Mrs J Hawkins | Formation of single story rear kitchen extension with associated internal alterations. |
| 18. | No objection subject to Environmental Health | West Fields | [20/02961/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02961/FUL) | 4 Pound Street, Newbury, RG14 6AA, for Dream Make Ltd | Change of use from tattoo parlour (Sui Generis) to commercial, business and services uses (Use Class E) on the ground floor, and one dwelling (Use Class C3) of the first and second floor, alterations to fenestration and associated works. |
| 19. | No objection | West Fields | [21/00235/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00235/LBC2) | Arcade House, The Arcade, Newbury, RG14 5AD, for Munro Properties Ltd | Planning permission and listed building consent for the change of use from office space to three residential flats. |
| 20. | No objection | West Fields | [21/00234/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00234/FUL) | Arcade House, The Arcade, Newbury, RG14 5AD, for Munro Properties Ltd | Planning permission and listed building consent for the change of use from office space to three residential flats. |
| 21. | No objection | West Fields | [21/00199/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00199/FUL) | 5 Wharf Street, Newbury, RG14 5AN, for Bullfinch Homes Ltd | Change of use from office to single family residential dwelling. |
| 22. | No objection | West Fields | [21/00200/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00200/LBC2) | 5 Wharf Street, Newbury, RG14 5AN, for Bullfinch Homes Ltd | Change of use from office to single family residential dwelling. |