**Minutes of a meeting of the Planning and Highways Committee**

**held in the Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury**

**25/10/2021 at 7:30pm/19:30.**

**Present**

Councillors; Nigel Foot (Chairperson); Gary Norman (Deputy-Chairperson); Phil Barnett; Jeff Beck; Jo Day; Billy Drummond; Roger Hunneman; Pam Lusby Taylor; Stephen Masters; Vaughan Miller; Jon Gage; and Tony Vickers

**In Attendance**

Darius Zarazel, Democratic Services Officer

**83. Apologies**

Apologies received from Councillor David Marsh, who is substituted by Stephen Masters and Councillor Andy Moore, who is substituted by Jon Gage.

**84. Declarations of Interest and Dispensations**

The Democratic Services Officer declared that Councillors Phil Barnett, Jeff Beck, Stephen Masters, 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 who is a 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.”

**85. Minutes**

**85.1 Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Vaughan Miller

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 04/10/2021, be approved as amended, and signed by the Chairperson.

Amend item 72 on the minutes, from “The goal is to reduce total car usage”, to, “The goal is to reduce total car ownership”.

**85.2 Officer’s Report on Action from Previous Meeting:**

A) A West Berkshire Council (WBC) Licensing Sub-Committee will be debating the ‘review of licence’ application for the Newbury Real Ale Festival on the 16th of November.

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Steve Masters

**Resolved:** That Councillor Martha Vickers put NTC’s comments on the Newbury Real Ale Festival review of licence to the Sub-Committee.

B) On Councillor Stuart Gourley’s question to WBC about their schedule for maintenance on grounds works, the WBC Grounds maintenance team informed the Council that routine maintenance of hedges is carried out annually in winter. Additional remedial works are carried out on an ad-hoc basis as required. Trees are inspected biennially. They were last inspected in August 2021 and will be due again in August 2023.

In regard to his request for specific maintenance on the A4 London Road, outside of Craven Dene, “an inspection will be carried out with respect to overhanging vegetation … and remedial action taken as required”.

C) On the NTC bid for installing Active Travel Wayfinding Signage from North Newbury to the Town Centre (Corridor 6 in the WBC Local Cycling Walking Infrastructure Plan), we need volunteers to suggest sign placement along the route. This will be resolved by P&H and then sent to WBC for confirmation.

**86. Questions and Petitions from Members of the Public**There were none.

**87. Members’ Questions and Petitions**Question received from Roger Hunneman and Chris Foster:

*“One of the main points this Council made in the Sandleford Appeal is that we would like to see a minimum of a 50-metre buffer between the Sandleford ancient woodlands and the proposed development (point 4.A.2. in the NTC-GPC Joint Statement of Case). However, in the draft conditions submitted for the Sandleford application, it was said that only a 15-metre buffer would be required.*

*As the Government’s Environment Bill is in the* [*final stage before royal assent*](https://bills.parliament.uk/bills/2593)*, and the Under Secretary of State for the Department for Environment, Rebecca Pow, has committed to a review of implementation of the National Planning Policy Framework (NPPF) as concerns ancient woodland, and a consultation on whether the ancient woodland section of the NPPF should be strengthened, will this Council write to the Planning Inspectorate to request that any decision on Sandford is deferred until the outcome of this review is known.”*

 Response from the Chairperson:

 “Thank you very much for this question. One of the principal arguments that this Council put forward as a Rule 6 party to the Sandleford Inquiry, was that we would like to ensure the protection of the ancient woodlands that exist on the proposed development site. The Environment Bill (a Government bill), and the comments made by the Under Secretary of State, all suggest that the Government are looking to strengthen the existing ancient woodland protections. As the Sandleford appeal is not yet decided, I believe that this Council should write to the Secretary of State for Levelling Up, Housing and Communities, and the Case Officer at the Planning Inspectorate, to request that that any decision is deferred up until the consequences of this bill, and the ancient woodland review in the NPPF, is known. I therefore request that the DSO write to the Secretary of State, copying in WBC, to present this opinion.”

**88. Schedule of Planning Applications**

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

**89. Schedule of Prior Approval Applications**

Resolved that the observations recorded as Appendix 2 to these minutes be submitted to the planning authority.

**90. Motion Received from Councillor Nigel Foot**

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Stephen Masters

**Resolved:** That this Council resolves:

1. To make it a requirement that Newbury Town Council consider the safety of workers during late-night travel when commenting on late-night licensing applications/variations.
2. To petition West Berkshire Council to make safe late-night travel for workers a condition of granting, and maintaining, late-night licensing applications/variations.

**91. Update on Newbury’s Neighbourhood Development Plan**

An update on Newbury’s NDP was received and noted by members.

The Terms of Reference for the NDP Steering Group (SG), the selection of an NDP Planning Consultant, and the recruiting of NDG SG members will all be resolved at the next P&H meeting, on the 15th of November.

**92. Update from the Canal Corridor Working Group**

An update on the CCWG and its action plan was received and noted by members.

**93. Update from the Sandleford Joint Working Group**

An update from the SJWG was received and noted by members.

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

An update from the WAP Committee was received and noted by members.

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Gary Norman

**Resolved:** That Councillor Nigel Foot be appointed as NTC’s representative on the site visit for the 11 Pond Close application, [21/01911/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01911/FULD), at 8:00am on the 28th of October, and that they put NTC’s comments on this application to the relevant WAP Committee meeting.

**95. Newbury Community Football Ground**

An update on the Newbury Community Football Ground was received and noted by members.

**Proposed:** Councillor Stephen Masters

**Seconded:** Councillor Jeff Beck

**Resolved:** That the business of the meeting can be concluded by 22:30 and accordingly that the meeting be extended.

**Proposed:** Councillor Roger Hunneman

**Seconded:** Councillor Stephen Masters

**Resolved:** To ask the WBC Executive for a further public consultation on the Monks Lane Sports Hub Application, reference [21/02173/COMIND](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02173/COMIND), given the amended application and the publication of the costs associated with the Sports Hub.

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

 No further items were added to the Forward Work Programme.

**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 25/10/2021**

|  |  |  |  |  |  |
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| **Running Order**   | **Resolutions**  | **Ward**   | **Application**  **Number**   | **Location and Applicant**   | **Proposal**   |
| 1. | Objection in line with the previous NTC objection.In addition:* we would like to see water conservation measures introduced.
* we share the concerns of the flood authority.
* we would like to see the contamination removed not capped.
* we would like to see the pedestrian link to Cavendish Court implemented.
* we would like to see a review of the WBC decision on sightlines onto Waller Drive given the speeding issues that exist.
* The material of the cycle storage facility should not be made of wood.
 | Adjacent Parish and Clay Hill | [21/01452/FULEXT](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01452/FULEXT) | Land South of Waller Drive, Newbury, for CALA Management Ltd. | Full planning application for the redevelopment of the site for 70 dwellings (Use Class C3), public open space, play space, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing structures and removal of existing hardstanding.**Amended:**The main changes are: House type swaps, Garden area sizes, Apartment block rear parking court layouts, Apartment block garden areas, Hard and soft landscaping, Refuse swept path and bin store for block 2, Cycle parking details, Car parking plan, Finished levels, Drainage details.**Previous NTC Comment:**We object to this application for the following reasons:Charging points for 50% of houses was felt to be insufficient. We would like charging points for 100% of the houses.This development does not comply with WBC policy, Core Strategy CS15 on renewable energy. Heating is fuelled by fossil fuels. Carbon zero should be the target. The orientation of many of the houses is also not conducive to solar panel usage.Affordable housing is concentrated in one area of the development. We would like them to be more evenly dispersed. |
| 2. | No objection. | Clay Hill | [21/01827/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01827/HOUSE) | 66 Kiln Road, Newbury, RG14 2LS, for Mr R. Sheppard  | Replacement of existing shed and lean to greenhouse with purpose built brick and tile shed/greenhouse - enabling works completed under permission [17/00297/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/00297/HOUSE) - ran out of time for substantial implementation of the permission. |
| 3. | No objection. | Clay Hill | [21/02504/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02504/HOUSE) | 4 Addison Gardens, Newbury, RG14 2FR, for Mr J. Calow | Convert the existing garage into utility room & kitchen; Replace the existing garage door with a new window and brickwork to match the existing house; Block up 2 No. windows in the living room; Replace the existing French doors in the living room with a new picture-frame window; Remove a ground floor internal partition and replace the kitchen door and window with a new bi-fold door. |
| 4. | No objection subject to highways. | East Fields | [21/02349/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02349/FUL) & [21/02350/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02350/ADV) | McDonald's Newbury Retail Park, Pinchington Lane, Newbury, RG14 7HU, for McDonald's Restaurants Ltd | Changes to access/egress to incorporate a new slip road for McDonald's traffic with alterations to kerb lines. The minor reconfiguration of the drive thru lane and car park to incorporate side by side ordering, including associated works to the site. The introduction of an island for signage and the installation of 2 no. Customer Order Display (COD) with overhead Canopy. A new Goal Post height restrictor to be installed with a new drive thru signage suite to replaceexisting. |
| 5. | We support this application.  | East Fields | [21/02432/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02432/FUL) | Northway House, York Road, Newbury, RG14 7NF, for Mr P. Moorhouse | We are planning to use the existing building as a climbing centre and cafe. This will require no structural changes. |
| 6. | Objection in line with the previous NTC objection.Cllrs Gary Norman, Vaughan Miller, Jon Gage, and Roger Hunneman abstained. | Speenhamland | [21/01716/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01716/FUL) | Aldi Foodstore Ltd, London Road, Newbury, RG14 1LA, for Aldi Stores Ltd. | 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.**Amended:**An amended Proposed Site Plan (1500 Rev P6) has been submitted enlarging the landscaping area in the south-eastern corner of the site (with a reduction to the area of landscaping in the north-eastern corner of the site), removing two trees along the southern boundary as advised by the arboriculutral assessment and introducing two new trees along the southern boundary. 2 Amended Proposed Elevations Plan (1300 Rev P2) has been submitted to show the proposed location of a bird box and bat box. 3 The soft landscaping plan (13869/P04 Rev A) has been amended to include a larger area of landscaping in the south-eastern corner of the site (with a reduction to the area of landscaping in the north-eastern corner of the site) to accommodate bioretention sustainable drainage measures (rain garden). The planting proposed on this plan has also been amended to include more native species planting (60%) including 55 metres of native hedgerow. 4 An amended Proposed Roof Plan (1111 Rev P2) has been submitted to show the locations of the proposed bird and bat boxes. 5 An amended Flood Risk Statement and Drainage Strategy document has been submitted to include proposed SuDS in the south-eastern corner of the site. 6 An archaeological desk based assessment has been submitted following the response received from the Archaeologist. 7 An amended Ecological Appraisal has been submitted (13869\_R01b) to detail the provision and rationale for the positioning of the bird and bat boxes.**Previous NTC Comment:**We object to this application due to the lack of emphasis on sustainability, the likely compounding effect it will have on local traffic, and the effect that the demolition would have on local residents. The Committee would like to see a new application that emphasises the promotion of active travel and increases the sites sustainability (including the installation of solar panels). Cllrs Jeff Beck, Andy Moore, and Gary Norman abstained. |
| 7. | No objection. | Wash Common | [21/02465/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02465/HOUSE) | Rockery House, 86 Monks Lane, Newbury, RG14 7RN, for Mr & Mrs Mcturk | Proposed single storey attached garage. |
| 8. | No objection. | Wash Common | [21/02556/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02556/HOUSE) | Beech Hedge, Kendrick Road, Newbury, RG14 6PW, for Mr & Mrs Page | Extensions to side and Rear. |
| 9. | No objection provided the increased height is screened from neighbours.  | Wash Common | [21/02473/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02473/HOUSE) | Hollins, Tydehams, Newbury, RG14 6JT, for Mr Holmes  | Proposed First Floor extension to 1960's style bungalow to include internal reorganisation and replacement/relocation of existing external windows and doors. |
| 10. | No objection. | West Fields | [21/02411/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02411/HOUSE) | 52 Craven Road, Newbury, RG14 5NJ, for Mr & Mrs Schofield | Proposed single storey rear extension and loft conversion. |
| 11. | We object to this application based on:* The Town Centre Conservation Area Appraisal and Masterplan Vision document are not yet published. The application should take these documents into consideration.
* The development is out of character with the historic Market Town nature of Newbury.
* There is a lack of affordable housing.
* The blocks as amended are still too high.

Cllrs Tony Vickers and Phil Barnett abstained.  | West Fields | [21/00379/FULMAJ](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00379/FULMAJ) | The Mall, The Kennet Centre, Newbury, RG14 5EN, for Lochailort | Full: Phased redevelopment of the Kennet Centre comprising (1) partial demolition of existing building (ii) flexible-use commercial space (iii) headquarters office building (iv) 381 dwellings plus residents ancillary facilities (v) access, car parking and cycle parking (vi) landscaping & open space (vii) sustainable energy installations (viii) associated works.**Amended:** The main changes are:Reduction of 2 storeys of block A, Reduction of 1 storey of block B, Reduction and greater set back from 33/34 Cheap St of block C, Amendments to roofscape of blocks A, B, C and F. Reduction of 21 flats from 402 to 381.**Previous NTC Comment(s):**Comment 1:“The green credentials, aspiration for small retail, and putting residents in the town centre are all applauded, but the height of the development is a concern. NTC would like to wait until the Masterplan has been presented before this application is progressed any further.” Comment 2:“Newbury Town Council wish to emphasise that they are deeply concerned about the proposed height of the development and believe it to be out of character with the Town. Would like to see the height of the development greatly reduced.The lack of affordable housing is also a real concern. Affordable housing is a part of West Berkshire Council’s Core Strategy (CS6) in the Local Plan. It should be 15% on brownfield sites. As this development lacks any affordable housing, this is also a major concern.In addition, there is a substantial lack of parking spaces for the number of flats built. The WBC housing site allocation plan states that, for a development of 402 flats, it would require 459 parking spaces, rather than the 76 proposed.We also wish to reemphasise that the Newbury Town Centre Masterplan is not yet published. A development of this size and importance needs to wait for the result of this study.” |
| 12. | No objection. | West Fields | [21/02528/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02528/LBC2) & [21/02527/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02527/FUL)  | 113 Bartholomew Street, Newbury, RG14 5DT, for Mr Turner | From covered pergola seating area to beer garden. |

**Appendix 2**

**Schedule of Applications for Prior Approval**

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| **Running Order** | **Resolution**  | **Ward**   | **Application**  **Number**   | **Location and Applicant**   | **Proposal**   |
| 1. | No comment. | West Fields | [21/02599/PACOU](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02599/PACOU) | 22 Park Street Newbury West Berkshire RG14 1EA, for Metrix Developments Limited | Application to determine if prior approval is required for a proposed: Change of use of Class E office space to 6 C3 residential dwellings. 3 x 1b2p and 3 x 2b3p flats.   |