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

**held by Virtual Meeting on Zoom**

**29/03/2021 7:00pm/19:00.**

**Present**

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

**In Attendance**

Darius Zarazel, Democratic Services Officer

**210. Apologies**

Apologies received from Vaughan Miller.

**211. 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 Gary Norman, on item 7, was contacted by the applicant (Mr Willsher) to supply information, but will still participate and vote on the item.

Councillor Jeff Beck was lobbied on Item 1.

Councillor Phil Barnett on item 1, spoke to a neighbour.

**212. Minutes**

On the Minutes of 08/03/2021**,** Item189c, add detail about who Peter Burroughs is – ‘Peter Burroughs (University College London Hospitals, Essex Wynter Estate)’. Also, on item 188, add the specific item Jo Day declared an interest on – ‘item 6 on Appendix 2’.

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Billy Drummond

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 08/03/2021, as amended, and 15/03/2021, be approved, and signed by the Chairperson.

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

A) We have applied to list 6 Northbrook Street and Heritage England are deliberating the request.

B) We have received an update from WBC on 40 Bartholomew Street (former Banjo Cycles). The owners are carrying out the required works and WBC are continuing to monitor the situation.

C) We have also received a response from Peter Burroughs, UCL Hospitals responsible for the Essex Wynter Estate, on the invitation to present to P&H. Due to the COVID-19 effects, they are behind their desired timeline for the Essex Wynter Estate, but will finalise their proposal shortly and then be in touch.

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

There were none.

**215. Members’ Questions and Petitions**

Question received from Councillor Phill Barnett:

*“What will we do as councillors in regard to commenting on planning applications in the period from 6th May till 21st June”.*

The Chairperson responded with the following answer:

“The statement from the Minister of State for Regional Growth and Local Government suggests that the Public must have the option of face-to-face access to Public Council meetings as from 7th May 2021. Officers are looking at what options NTC have in complying with the Legislation, making Risk assessments, and looking at alternatives, be it off site, added technology, or postponement. Once these options have been considered Members will updated on how the Town Council can best comply with its Statutory obligations to provide Public access to meetings.”

Question received from Councillor Tony Vickers:

*“Would the Chairman agree that the land owned by this Council at the bottom of Roebuts Close, which leads to an important footpath for St Barts School access, needs to be looked at to make it more attractive and potentially more useful to the local community?”*

The Chairperson responded with the following answer:

“This question is a Community Services matter and we have referred it to the Community Services team who said that this land was devolved to NTC from WBC, and we are in talks with individuals and occupants around this land about its future use. However, it would be useful for Members to write to the Community Services Manager as to what these two small areas of verge could be used for.”

Question received from Councillor Tony Vickers:

*“Will the town council, through you Chairman, join myself and Cllr Martha Vickers in pressing both the Highway Authority (responsible for public footpaths) and the Canal & River Trust (responsible for towing paths) in making urgent repairs to that part of the popular Speen Moors circuit that follows the canal towpath out of West Mills, which has been eroded by people allowing their dogs to swim in the canal, so that it is now a danger to use?”*

The Chairperson responded with the following answer:

“The Council share this concern about this area of the canal, and we will write to both the Highway Authority and the Canal & Rivers trust to request that urgent repairs be made.”

Supplementary Question from Councillor Tony Vickers:

“An alternative location for dogs to swim is desirable. Northcroft is happy to let dogs swim in the River Kennet”.

Response:

“Assuming that dogs swimming in the canal is legally permissible, we should follow this up.”

Question received from Councillor Tony Vickers:

*“Would the Chairman agree that the forthcoming Local Inquiry into the Appeal by Bloor Homes and the Sandleford Park Partnership against the decision by West Berkshire Council to refuse planning permission for their 1000+ new dwellings ought to be live-streamed, since there has been no meeting open to the public on this hugely important proposal for our town for over 10 years, because all decisions to refuse permission have been carried out under delegated powers by planning officers? If so, can the Democratic Services Officer please write urgently to the Planning Inspectorate to request that the Inquiry starting on 5th May be live-streamed?”*

The Chairperson responded with the following answer:

“We believe that, as this Inquiry is in the interest of the residents of Newbury, it should be easily accessible for members of the public. Therefore, the DSO will write to Planning Inspectorate to respectfully ask that this be facilitated.”

**216. Flooding and Related Issues**

A presentation by Stuart Clark, WBC’s Principal Engineer, was received and noted by members.

Key information included:

* Flood defences are ordinarily built under land drainage act. The LPA (WBC) are negotiating for the freehold of the land so that WBC take on the responsibility of the defences. Within NTC land, the responsibility is unclear. Mr Clark will feed back more information about flood defences from the Environment Agency (EA).
* WBC are aware of flooding by Newbury College. One gully needs to be cleaned and this would involve traffic management. When the new budget is passed (on April 1) this will be high up on the list.
* On Network Rail’s drainage, the surface water pipe repairs and new pipe is laid in their land. Pipes tested up to Bone Lane and Hambridge Road. Not sure if Thames Water or WBC own the remainder of the culvert. Not sure about the foul sewage outside the station, this is a Thames Water issue.
* No surface water drainage issues around potential Sandleford development. Not aware of potential ground water flooding. The boreholes need to be taken this time of year – not in September. There are concerns with the application beyond flooding and drainage issues.
* On a question about how often culverts are cleaned out, Mr Clark said that gulley’s at the side of the road are inspected annually and only cleaned if they reach the threshold required. The cleaning of gulley’s and culvers is reactive.

Questions for Mr Clark:

Mr Clark will get clarification from the EA about Newbury’s flood defences.

Mr Clark was also asked to contact Thames Water about foul sewage from Sandleford development and about the existing situation at the train station.

**217. Schedule of Planning Applications**

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

**218. Schedule of Application for Prior Approval**

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

**219. Schedule of Licencing Applications**

Resolved that the observations recorded as Appendix 3 to these minutes be submitted to the planning authority.

**220. Consultation: Street Naming and Numbering – Sterling Cables Site Development**

The Councillors thanked the numerous members of the public who sent in potential names for the site and the blocks.

For site names:

‘Sterling Quarter’ was proposed as a site name.

Some members challenged the ‘Quarter’.

‘Sterling Place’ was also raised as a potential name.

**Proposed:** Councillor Nigel Foot

**Seconded:** CouncillorJeff Beck

**Resolved:** That ‘Sterling Place’ will be sent to WBC as the suggestion for the site name.

Block names:

Names of nine prominent women throughout Newbury’s history were given:

**Gertrude Bacon** – The first women in England to make a balloon ascent (1899). She used gas from the gas works which was on the site before Sterling Cables.

**Lottie Dod** – Won the Wimbledon Ladies Singles Championship five times, the youngest ladies champion to this day.

**Anna Munro** – A campaigner and organiser for women’s suffrage.

**Helen Thomas** – Peace campaigner and only death incurred during the Greenham Common Womens Peace Camp campaign.

**Sarah Hipperson** – A midwife, magistrate, author, and peace campaigner who spent 17 years living at the Greenham Common Women's Peace Camp. She died in 2018.

**Elizabeth Montagu** – A social reformer, patron of the arts, salonnière, literary critic and writer, who helped to organize and lead the Blue Stockings Society.

**Jill Fraser** – The Watermill Theatre owner and director.

**Lorna Ferris** – A nurse at the Dreadnought Seaman's Hospital, Greenwich before spending a year at the Samaritan Free Hospital for Women in Marylebone Road, London. In 1915 she set up a tented hospital camp at a disused racecourse outside Kragujevac, Serbia, where she died.

**Hannah Aldworth** – English philanthropist and inspector in charge of supervising the care of foundling children in the Newbury area of Berkshire for the Foundling Hospital in London.

**Proposed:** Councillor Gary Norman

**Seconded:** CouncillorTonyVickers

**Resolved:** That the block name suggestions of Gertrude Bacon, Lottie Dod, Anna Munro, Helen Thomas, Sarah Hipperson, Elizabeth Montagu, Jill Fraser, Lorna Ferris, and Hannah Aldworth be sent to West Berkshire Council.

**221. Consultation: West Berkshire Councils Active Travel plans for enhanced walking and cycling infrastructure (Appendix 6)**

The Enhanced Walking and Cycling infrastructure plan was received and noted by members.

**222. Consultation: West Berkshire Councils Local Plan Review, Settlement Boundary Review**

The Settlement Boundary Review was received and noted by members.

The DSO was requested to ask WBC for full and clearer maps.

**223. West Berkshire Councils Environment Strategy Draft Delivery Plan**

The Draft Delivery Plan was received and noted by the members.

The lack of metrics and empirical figures for ‘on progress’ was highlighted by Councillors.

A response to items 221, 222, and 223 was delayed to the next P&H meeting, on the 19th of April, to allow time to formulate a comprehensive response.

Members of the committee were requested to send comments on all three items to the DSO well in advance of the publication of the agenda for the next P&H committee. These comments will be used as the basis for the committee’s official reply to WBDC.

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

An update was received and noted by the members.

**225. Forward Work Programme for Planning and Highways Committee**

It was agreed to add the following items to the agenda for Monday 19th April 2021:

* Add the three WBC consultation items (221, 222, and 223) onto the next agenda.

**There being no other business, the chairperson declared the meeting closed at 21:01 hrs.**

**Chairperson**

**Appendix 1**

**Planning and Highways Committee Meeting**

**Schedule of Planning Applications 29/03/2021**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Running Order** | **Resolutions** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** |
| 1 | Strong objection based on privacy concern of neighbour opposite the staircase, looks into the bedroom, as well as negative visual/aesthetic impact. | Clay Hill | [21/00445/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00445/HOUSE) | 14 Lime Close, Newbury, RG14 2PW, for Mr P Kuzdak | Retrospective Erection of metal staircase on the side gable end wall. |
| 2 | No objection, however, comments of Dr David Peacock are noted. | East Fields | [21/00485/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00485/HOUSE) | 2 Ham Villas, Gordon Road, Newbury, RG14 5RW, for Mr & Mrs Brooksmith | Proposed ground floor rear extension. |
| 3 | No objection subject to the conditions specified by the environment officer. | East Fields | [21/00415/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00415/FUL) | 2A Hambridge Road, Newbury, RG14 5SS, for Roman Building Design & Construction Ltd | Upward extension of an existing building to create 2no dwellings and associated works. |
| 4 | No objection. | Wash Common | [21/00480/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00480/HOUSE) | 38 Chandos Road, Newbury, RG14 7EE, for Mr & Mrs Durdin | Two-storey side extension, loft conversion including rear dormer window and associated works. |
| 5 | No objection. | Wash Common | [21/00453/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00453/HOUSE) | 21 Barn Crescent, Newbury, RG14 6HD, for Mr M Hurd | Single Storey Rear Extension to include front porch. |
| 6 | No objection. | Wash Common | [21/00581/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00581/HOUSE) | 6A Conifer Crest, Newbury, RG14 6RT, for Mr & Mrs Ward | Proposed first floor extension over the garage and internal alterations. |
| 7 | No objection subject to tree officer’s approval. | Wash Common | [21/00580/REM](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00580/REM) | 59 Chandos Road, Newbury RG14 7EG, for Mr & Mrs Willsher | Reserved matters application following outline permission 15/01157/OUTD - Matters to be considered: Appearance, Landscaping and Scale. |
| 8 | No objection. | Wash Common | [21/00386/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00386/HOUSE) | 327 Andover Road, Newbury, RG20 0LN, for Mr & Mrs Vokins | New single-storey side extension to existing dwelling house to create a new side entrance with mud-room, and interior stair to an existing basement. |
| 9 | There is inadequate information to comment. | West Fields | [20/02881/MDOPO](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02881/MDOPO) | 11 - 15 Bartholomew Street, Newbury, for Eden (Pearl House) LTD | Modification of planning obligation: To discharge the planning obligation attached to planning permission [18/01827/FULEXT](http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/01827/FULEXT). |
| 10 | No objection. | West Fields | [21/00510/PASSHE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00510/PASSHE) | 6 Remembrance Road, Newbury, RG14 6BA, for Mr & Mrs M Lewis | Removal of existing conservatory and proposed single storey rear extension with internal alterations. |
| 11 | No objection. | West Fields | [21/00469/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00469/FUL) | 7-20 Parkway Shopping Centre, Newbury, RG14 1AY, for Aberdeen Standard Investments | External alterations to existing shopfront. |

**Appendix 2**

**Planning and Highways Committee Meeting**

**Monday 29th March 2021**

**Schedule of Applications for Prior Approval**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Running Order** | **Resolution** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** |
| 1 | No objection. | West Fields | [21/00524/PACOU](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00524/PACOU) | 1 Northbrook Place, Newbury, RG14 1DQ, for Bellborough Ltd | Application for prior approval of change of use from office Class B1(a) to Class C3 dwelling house. |

**APPENDIX 3**

**Planning and Highways Committee Meeting**

**Monday 29th March 2021**

**Schedule of Licensing Applications**

|  |  |  |  |
| --- | --- | --- | --- |
| **Resolutions** | **Licence** | **Applicant(S)** | **Premises** |
| No objection. | Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005  Premises Licence – New  Ref: **21/00142/LQN** | Applicant:  Sayan Food Ltd  Location:  Indigo Bay  54 - 55 Bartholomew Street  Newbury  RG14 5QA | **Proposal**:  Supply of Alcohol Monday to Sunday 12:00 – 23:00    Previous Premises Licence was only granted October 2019 but surrendered by Premises Licence Holder when leaving the business in October 2020.    New applicant is adopting exactly the same operating schedule conditions as agreed with TVP for previous licence. |
| No objection. | Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005  Premises Licence – New  Ref: **21/00151/LQN** | Applicant:  The Ugly Duckling Pottery Painting Coffee House Ltd  Location:  2-3 Bartholomew Street  Newbury  Berkshire  RG14 5LL | **Proposal:**  New Premises Licence for Supply of Alcohol: Monday – Saturday 09:00 – 21:30 and Sunday 10:00 – 16:30 |