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

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

**02/08/2021 at 19:30/7:30pm.**

**Present**

Councillors; Nigel Foot (Chairperson); Gary Norman (Deputy-Chairperson); Pam Lusby Taylor; Phil Barnett; Vaughan Miller; Andy Moore; Jeff Beck; Steve Masters; Billy Drummond; Jo Day

**In Attendance**

Darius Zarazel, Democratic Services Officer

**21. Apologies**

Apologies received from Councillors Tony Vickers, Roger Hunneman, and David Marsh, who is substituted with Councillor Steve Masters.

**22. Declarations of Interest and Dispensations**

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

The Democratic Services Officer made the following statement on behalf of Councillor Phil Barnett who is a Member of the 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.”

**23. Minutes**

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Billy Drummond

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 12/07/2021, be approved, and signed by the Chairperson.

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

A) NTC have summitted a request to West Berkshire Council that the Faraday Road Football Ground and Stadium be renewed as an Asset of Community Value. A panel will consider this application on the 2nd of September. They will only deal with our written submission and therefore we will not be able to attend the meeting. However, we will be notified of the outcome within five working days of the meeting.

B) On Newbury’s Neighbourhood Development Plan (NDP), all of the NTC Councillors have been made aware of the decision of the P&H Committee to undertake an NDP. The DSO is compiling a NDP project delivery plan that will be presented to this Committee at their next meeting, on the 23rd of August.

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

**26. Members’ Questions and Petitions**Question received from Stuart Gourley:

*“Will NTC support lobbying WBC to review the signage and road markings promoting the 20mph speed limit along Newport Road, Pike Street and around Walton Way and ask WBC to add additional signage and road markings as part of this review? Also, can NTC support lobbying WBC to monitor and review the traffic volumes and speeds along these sections of residential roads?”*

Response from the Chairperson:

“Thank you for the question. Speeding is a national problem that can have serious consequences, especially on residential roads. Although 20mph signage exists at the entrance to Newport Road, the road markings have been significantly eroded making them difficult to see. Also, if speeding is an issue further into the road, around Pike Street and Walton Way, we would certainly request further signage or traffic calming measures. In this regard, we will write to WBC to request a review of these roads with the potential of implementing addition signage or road markings.

**27. Schedule of Planning Applications**

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

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

An update from the Joint Working Group was received and noted by members.

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

An update from the Western Area Planning (WAP) Committee was received and noted by members.

**30. Newbury Community Football Ground**

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

It was mentioned that Sport England withdrew their objection to the planning application [20/02402/REG3](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02402/REG3) – the ‘creation of open space for public recreation including demolition of former football ground clubhouse; delivery of new parking spaces and erection of timber bollards and new fencing generally’.

The Committee asked that Sport England (SE) reverse this decision and reinstate their objection based on the following information:

1. That the proposals of the pitch at the rugby ground cannot be considered as a like-for-like replacement for Faraday Road.
2. SE's own policies require objection to any development taking place before a replacement facility of equal or better quality and quantity is operational – no application for the new ground has yet been submitted
3. SE have previously stated that they would require WBC to conjoin 3 applications to be considered at the same time by SE. Why has this requirement been put aside?
4. That the installation of temporary toilets and the pitch being restored for organised football, even if only available to youth teams, should be required until such a time as an acceptable replacement facility is operational.
5. That the benefits of playing outside on young people, especially after the COVID lockdowns, is substantial.

**Proposed:** Councillor Gary Norman

**Seconded:** Councillor Steve Masters

**Resolved:** That NTC write to Sport England, with consultation from Councillor Miller and Foot, to ask that they reverse the withdrawal of their objection on the application based on the points raised above.

Councillor Jeff Beck abstained.

**Proposed:** Councillor Vaughan Miller

**Seconded:** Councillor Steve Masters

**Resolved:** That NTC write to WBC to support Councillor Jeff Beck’s comments raised at the WAP on the 21st of July about the Newbury Football Club, Faraday Road, application [20/02402/REG3](http://decisionmaking.westberks.gov.uk/documents/s95811/1.%2020.02402.REG3%20-%20Newbury%20Football%20Club.pdf), and to ask that they work to implement it.

**Proposed:** Councillor Vaughan Miller

**Seconded:** Councillor Steve Masters

**Resolved:** To suspend Standing Orders to allow for public questions.

A question was raised by a member of the Press about if we are certain that the proposed pitch at the Newbury Rugby Ground will be capped at a national ground grading of Step 4.

In response, Councillor Vaughan Miller responded by saying that this was confirmed by the planners, the site cannot go beyond Step 4 due to its footprint.

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

No further items were added to the Forward Work Programme.

**There being no other business, the chairperson declared the meeting closed at 20:58 hrs.**

**Chairperson**

**Appendix 1**

**Planning and Highways Committee Meeting**

**Schedule of Planning Applications 02/08/2021**

|  |  |  |  |  |  |
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| **Running Order** | **Resolutions** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** |
| 1. | No comment. | Adjacent Parish | [20/02779/COMIND](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02779/COMIND) | Newbury College, Monks Lane, Newbury, RG14 7TD, for Feltham Construction Limited | Section 73 variation of conditions 2 (plans), 3 (boundary treatments), 4 (hardscaping), 6 (BREEAM), 7 (external lighting), 9 (noise from services), 11 (sport England), 12 (travel plan), 13 (cycle and scooter parking), 17 (landscaping) and 24 (E V charging points) of approved 17/03434/COMIND - Construction of a new 1 FE single-storey primary school south of the existing Newbury College, with associated soft and hard landscaping. Construction of a temporary access to the school from the Newbury College site and a permanent access from the A339 to serve the allocated strategic housing site and form the permanent access to the school. Construction of bunds adjacent to the temporary and permanent access roads to prevent access from the roads to private land.  **Amended:**  An amended kiss and drop parking scheme has been submitted providing for 13 spaces and the necessary re-location of landscaping to accommodate the new arrangement. The kiss and drop parking provision proposed is to be implemented prior to commencement of fourth school year. |
| 2. | We support this application. | Clay Hill | [21/01575/CERTE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01575/CERTE) | Newbury Football Club, Faraday Road, Newbury, RG14 2AD, for Newbury Community Football Group CIC (NCFG) | To confirm the legal status of use of land as a football ground with ancillary related facilities based on the irrefutable extensive publicly available historic evidence of use as such. This will allow the football ground (Use Class F2), which is an asset of community value in its own right, to continue to be used for this purpose.  **Amended description:**  Confirmation of lawful use of land as a football ground under use Class F2 of the Use Classes Order (Amendment 2020). |
| 3. | No objection. | Clay Hill | [21/01819/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01819/HOUSE) | 30 Curling Way, Newbury, RG14 2PX, for Ms K Carson | Two Storey Side extension. |
| 4. | No objection. | East Fields | [21/01578/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01578/HOUSE) | 19 Stanley Road, Newbury, RG14 7PB, for Mr & Miss T & A Marsden and Bridson | Loft conversion. |
| 5. | No objection. | East Fields | [21/01680/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01680/ADV) | Unit 1, Greenham Road Retail Park, Greenham Road, Newbury, RG14 7HZ, for Pure Gym | Fascia Sign, Poster cases,  Totem Signage. |
| 6. | No objection. | East Fields | [21/01751/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01751/HOUSE) | 11 Jubilee Road, Newbury, RG14 7NN, for Mr & Mrs Chessell and Swan | Proposed single storey extension. |
| 7. | No objection. | East Fields | [21/01705/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01705/ADV) | Unit 4, Newbury Retail Park, Pinchington Lane, Newbury, RG14 7HU, for T.J. Morris Ltd | The development with comprise of 3 No fascia signs and 2 No signs for an existing totem. |
| 8. | No objection subject to Environmental Health. | East Fields | [21/01725/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01725/FUL) | Unit 1, Greenham Road Retail Park, Greenham Road, Newbury, RG14 7HZ, for Pure Gym | External alterations and installation of plant. |
| 9. | 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. | 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. |
| 10. | No objection. | Wash Common | [21/01600/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01600/HOUSE) | Tanglewood, Andover Road, Newbury, RG20 0LL, for Mr & Mrs Braham | Application for retrospective planning permission for a 626mm wide x 900mm high non-opening obscure glazed window in the gable of the south elevation. |
| 11. | No objection. | Wash Common | [21/01689/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01689/HOUSE) | Upcot, Tydehams, Newbury, RG14 6JT, for Mr B Willis | Proposed 2 storey gable and single storey orangery extensions. |
| 12. | No objection. | Wash Common | [21/01581/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01581/HOUSE) | 9 Oaken Grove, Newbury, RG14 6DX, for Mr & Mrs Lodge | Single storey rear extension. |
| 13. | No objection. | Wash Common | [21/01681/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01681/HOUSE) | 9 Battery End, Newbury, RG14 6NX, for Mr & Mrs Upton | Proposed single storey side extension, single storey wrap around rear extension following demolition of an existing conservatory and changes to fenestration. |
| 14. | No objection. | Wash Common | [21/01723/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01723/HOUSE) | 18 Gorselands, Newbury, RG14 6PX, for Mr & Mrs Humphreys | Double storey rear extension. |
| 15. | No objection. | Wash Common | [21/01729/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01729/HOUSE) | 119 Andover Road, Newbury, RG14 6JJ, for Mr & Mrs Williams | Proposed Two Storey Rear Extension, Associated Internal Alterations, Refurbished Front Porch and New Front Boundary Wall. |
| 16. | No objection subject to parking surfaces being made of a permeable material. | Wash Common | [21/01075/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01075/HOUSE) | 13 Kennedy Close, Newbury, RG14 6QL, for Mrs A Imeson | Two story side extension and new front porch.  **Amended:**  The proposed two storey side extension has been set down and back from the front elevation.  **NTC’s Previous Comment:**  No objection subject to  parking surfaces being  made of a permeable  material. |
| 17. | No objection. | Wash Common | [21/01747/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01747/HOUSE) | 53 Conifer Crest, Newbury, RG14 6RS, for Mr & Mrs Foster | Proposed single storey rear extension. |
| 18. | No objection. | Wash Common | [21/01764/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01764/HOUSE) | Rosewood, Tydehams, Newbury, RG14 6JT, for Mr & Mrs Haydn-Jones | Proposed two-storey side extension and single-storey rear extensions with associated alterations. |
| 19. | Comments deferred until P&H meeting on the 23rd of August. | Wash Common | [21/01911/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01911/FULD) | Land Adjoining 11 Pond Close, Newbury, for A, D and E Property Ltd | Removal of derelict garages and erection of 2 no houses and 2 no flats, together with associated landscaping and parking. |
| 20. | No objection. | West Fields | [21/01683/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01683/ADV) | 46 Northbrook Street Newbury West Berkshire RG14 1DT, for the Chancellors Group of Estate Agents Ltd | 1 no. aluminium fascia sign with troughlight over 1 no. projecting sign. |
| 21. | No objection. | West Fields | [21/01624/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01624/FUL) | 5 West Mills Yard, Kennet Road, Newbury, RG14 5LP, for Baggerman Wealth Management | Retrospective change of windows (glazing and frames) to the ground floor property. Apertures to remain the existing sizes. New windows to be uPVC frame with double glazed toughened laminated glazing. Offering better security to the property and energy efficiency ratings. Opening casements, locations and operation to match the existing being replaced. Style of window frames to match as closely as possible the existing being replaced. Colour of frames to be white to match the existing being replaced. |
| 22. | No objection. | West Fields | [21/01758/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01758/HOUSE) | 16 Fifth Road, Newbury, RG14 6DL, for Mr & Mrs Marshman | Demolition of conservatory and construction of side and rear extensions. |
| 23. | No objection. | West Fields | [21/01704/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01704/LBC2) | 34 Market Place, Newbury, RG14 5AG, for Blues Smokehouse (Star Pubs and Bars Ltd) | Erection of illuminated and non-illuminated signs to the exterior of the building. |
| 24. | No objection. | West Fields | [21/01703/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01703/ADV) | 34 Market Place, Newbury, RG14 5AG, for Blues Smokehouse (Star Pubs and Bars Ltd) | Sign A - 1 x new set of 10mm perspex housename letters and signwritten. New trough light to illuminate. Sign B - 1 x new double sided projecting sign with stained rustic timber effect. New bracket and linolites to illuminate. Sign C - 3 x new applied frosted vinyl detail to windows/door to front elevation and 6 x small frosted vinyl detail to doors to rear elevation. Sign D - 2 x new feature lanterns. Sign E - 1 x new set of stainless steel housename letters with rust-effect powder coated finish fixed to window railings to rear elevation. |
| 25. | No objection. | West Fields | [21/01799/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01799/FUL)  &  [21/01800/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01800/LBC2) | Flat 2, 53 Cheap Street, Newbury, RG14 5BX, for Mrs Mark | Install replacement windows to the rear and side of the property. |