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

**25/01/2021 at 7:00PM/19:00.**

**Present**

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

**In Attendance**

Hugh Peacocke, Chief Executive Officer

Kym Heasman, Corporate Services Officer

Darius Zarazel, Democratic Services Officer

**157. Apologies**

There were none.

**158. 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."

**159. Minutes**

Include Phil Barnett, Billy Drummond, and Tony Vickers as members of Greenham Parish Council in the previous minutes.

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Roger Hunnemann

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 06/01/2021, be approved, and signed by the Chairperson, subject to amendments.

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

Information was received and noted by the members.

That Councillor Tony Vickers, with Councillor Gary Norman as a substitute, present the resolution about the proper implementation of the Flood & Water Management Act 2010, Section 42 (adoption of sewers on new developments) & Section 43 (adoption of SUDS – Surface water Urban Development Systems) to the BALC at their meeting on the 24th of February.

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

There were none.

**162. Members’ Questions and Petitions**

Question received from Councillor Nigel Foot:

*“A resident in my Ward (Westfields) has complained to me about the poor state of repair of No 40 Bartholomew Street, Newbury (the site of the former Banjo Cycle Store). He was concerned that not only does the dishevelled state of the building present an eyesore, but the window frames are disintegrating, there is rubble present in the shop doorway and the building now represents a potential danger to pedestrians.*

*Mr Chairman, you will be aware that this building has been on the “Listed and landmark buildings reported to be at risk” register of Newbury Town Council Heritage Working Group, for a considerable time. The deterioration of this building is now such that it is a hazard to passers-by and indeed, to anyone living in the flat above the empty shop.*

*Could this Council write to West Berkshire Council requesting that a Section 215 Order be served on the Landlord of 40, Bartholomew Street as this property is now “harmful to the area”?*

The Chairperson responded with the following answer:

We will write to WBDC, pointing out that the building has been monitored for at least five years, it is a real concern, and a Section 215 Order should be served.

Supplementary Question from Councillor Nigel Foot:

*“Mr Chairman could I also ask you to request that West Berkshire Council do all they can to support efforts to preserve and maintain the listed and heritage buildings within the Newbury Settlement Area. In particular, could they help this Council materially and financially, to carryout the 30 or more outstanding Conservation Area Assessments within the Newbury Settlement Area, that have been overlooked for the last twenty odd years. Thank you.”*

The Chairperson responded with the following answer:

We will write to West Berkshire council to ask that it be a priority. We are also raising this issue with the town centre master plan, and in the heritage working group.

**163. Flooding and Related Issues**

Information presented by Stuart Clark, WBC’s Principal Engineer, was received and noted by the members.

In response to questions from members, Mr Clark agreed to come back on the following issues: a) who is responsible for flood defences and how they are maintained; b) about surface water at the junction between Tesco and Newbury College roundabout; and c) the progress Network Rail has made on their flood defences.

**164. Proposed development at Phoenix Court, Newtown Road (Appendix 2)**

Information presented by Sovereign (Housing Association), was received and noted by the members.

Key details include confirmation that all homes would be affordable with rentals charged at ‘social rent’; that Sovereign are aware of the policy to include electric vehicle charging points; the size of the flats fit the national described space standards; that Phoenix Court is a development name, not the official name yet, and the development is a standalone site from Phoenix Court and Two Saints.

There was desire express by several Councillors for Sovereign to look at surveillance measures and the inclusion of a shared garden/green space.

**165. Schedule of Planning Applications (Appendix 3)**

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

**166. Update from Sandleford Joint Working Group**

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Roger Hunnemann

**Resolved:** To request Greenham Parish Council to convene the Sandleford Joint Working Group to discuss application [20/03041/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/03041/FUL).

**167. The naming of the main access road to Sandleford Park from A339**

The Committee proposed the name, “Highwood Copse …”.

**168. Draft Local Plan consultation**

Documents produced by Councillor Tony Vickers were received and noted by the members.

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Vaughan Miller

**Resolved:** That the Committee submit their comments on the Draft Local Plan review to WBDC.

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

There was no new information.

**170. Newbury Community Football Ground**

There was no new information.

**171. Forward Work Programme for Planning and Highways Committee (Appendix 4)**

It was agreed to add the following items to the agenda for Monday 15th February 2021:

1. Explain the process of a definitive map process order – Stuart Higgins

**There being no other business the chairperson declared the meeting closed at 21:15hrs.**

**Chairperson**

**Appendix 3**

**Planning and Highways Committee Meeting**

**Schedule of Planning Applications Monday 25th January 2021**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Running Order** | **Resolutions** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** |
| 1 | No objection subject to no road closures | West Fields | [20/03049/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/03049/LBC2) | Rockingham Road Railway Bridge, Rockingham Road, Newbury, RG14 5PA, for Mrs L Bullock | Masonry repairs, waterproofing and other associated reinstatement works. |
| 2 | No objection | West Fields | [20/03050/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/03050/HOUSE) | 52 Cleveland Grove, Newbury, RG14 1XE, for Mr V. Cooper | Proposed Single Storey Rear Extension, Loft Conversion and roof Over Existing Garage Door. |
| 3 | No objection | Wash Common | [20/03006/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/03006/HOUSE)  **(Amended Plan)** | 4 Oak Ridge Close, Newbury, RG14 6HX, for Mr Lewis Hutchinson | Convert internal garage space into living accommodation. The additional window and brickwork will be chosen to match existing design and colour. |
| 4 | No objection | Speenhamland | [20/02965/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02965/HOUSE) | 4 Dolman Road, Newbury, RG14 1LH, for Mr & Mrs Brian & Donna Savage | Double storey side extension & single storey rear extension. |
| 5 | No objection | West Fields | [20/03076/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/03076/FUL) | Jacobs Well, West Street, Newbury, RG14 1BD, for Mr R Holtby (Greenham Trust) | Change of use from E(g) (i) (building currently vacant) to C2 - 7no. assisted living apartments, single storey extension, internal alterations, new vehicular access and pedestrian access gates, cycle parking and refuse store. |
| 6 | No objection subject to the recommendations of the Highways Officer. | Wash Common | [20/03012/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/03012/HOUSE) | 64 Kingsbridge Road, Newbury, RG14 6EA, for Mrs Parker-Wilson | Side and rear extension. |
| 7 | Objection based on:  Within a less than 300m stretch of the Andover Road in the immediate vicinity of the Warren Road Junction there is a primary school, a busy church hall with breakfast/pre-school/after school club and other activities, two churches, a secondary school, a busy fuel station and local Sainsbury’s store. There is concern over the number and complexity of pedestrian, cycle, and vehicle movements concentrated in this area already and the impact that an access to Sandleford Park open to all traffic may have on the likelihood of accidents particularly those involving vulnerable road users, especially school children.  The traffic situation in the immediate area of the Warren Road junction with the Andover Road is busy at the beginning and end of the school day with School buses parked up, primary and secondary school children milling around and parents collecting the kids. This is all in addition to people accessing the petrol station, Sainsbury’s store and the other road junctions in the immediate area.  We object in the strongest of terms to this proposal to widen Warren Road to use it as one of the principal accesses to the Sandleford Park development and indeed to use as the sole access to Sandleford West and this would include its use for construction traffic access.  The vast majority of the residents of Wash Common do not want these changes to Warren Road to take place and we as a Town Council must support them by objecting strongly to this application.  In addition, there is concern about the loss of vegetation and mature trees. | Wash Common | [20/03041/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/03041/FUL) | Warren Road, Newbury, RG14 6NH, for Donnington New Homes | Improvements and enhancements to Warren Road including demolition of Warren House |
| 8 | No objection | Wash Common | [20/03092/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/03092/HOUSE) | 59 Conifer Crest, Newbury, RG14 6RS, for Mr and Mrs R Kirby | Proposed two-storey side extension and front extension to garage. |
| 9 | No objection | Wash Common | [20/03077/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/03077/HOUSE) | 1 Heyward Gardens, Newbury, RG14 6AQ, for Mr A Woodfield | Conversion of Garage to Home Office. |
| 10 | No objection | East Fields | [20/03061/COMIND](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/03061/COMIND) | Units 3 and 4 (Next and New Look), Newbury Retail Park, Pinchington Lane, Newbury, RG14 7HU, for F&C Commercial Property Holdings Ltd | Section 73: Removal of Condition 2 - Plans/Food Sales and Variation of Condition 3 - Food Sales, of planning permission 18/02478/COMIND (Section 73 - Variation of Condition 7 of planning permission 142802, granted at appeal APP/G0310/A/93/229049 to allow the sale of food [use class A1] from Unit 9. No more than 1858 m2 of floorspace to be used for food sales). Relating to Unit 3. |
| 11 | No objection | Wash Common | [20/03033/PASSHE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/03033/PASSHE) | 24 Oaken Grove, Newbury, RG14 6DX, for Mr & Mrs O'Neill | Single storey rear extension 4.30m beyond rear wall x 3.90m max height x 2.60m at eaves |
| 12 | No objection | East Fields | [21/00050/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00050/HOUSE) | 35 Priory Road, Newbury, RG14 7QT, for Ms S Charles | Proposed extension and alteration to create single storey pitched roof dining/kitchen extension with cloakroom and convert the garage into a store room |
| 13 | No objection | Wash Common | [21/00061/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00061/HOUSE) | 14 Ross Terrace, Old Newtown Road, Newbury, RG14 7DP, for Mrs E. Knape | Garden- replacing existing timber fence and gate with new 2m timber fence and gate giving access to new open carport with timber cycle store behind.  House - convert integral garage to a kitchen with new windows and doors to the ground floor. |
| 14 | No objection | Wash Common | [20/02995/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02995/HOUSE) | 7A Gorselands, Newbury, RG14 6PU, for Mr R New | New Porch |