MINUTES OF A MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE HELD IN THE COUNCIL CHAMBER, NEWBURY TOWN COUNCIL, MARKET PLACE, NEWBURY ON

MONDAY 22nd APRIL 2024 AT 7.30PM.

# 

# PRESENT

Councillors, Phil Barnet (Arrived 19.41hrs), Sam Dibas, David Harman, Roger Hunneman, Ian Jee, David Marsh, Vaughan Miller, Andy Moore (Chairperson) and Graham Storey (substitute)

**In Attendance**

Kym Heasman, Corporate Services Officer

**139. APOLOGIES**

Councillors Vera Barnett (Graham Storey - substitute), Jo Day, Nigel Foot and Tony Vickers

**140. DECLARATIONS OF INTEREST**

The Corporate Services Officer declared that Councillors, Phil Barnett and David Marsh 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.

The Corporate Services Officer made the following statement on behalf of Councillor David Marsh who is also Members of West Berkshire Council’s Licensing Committee “I wish to make it clear that any comments I may 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 Council. At that time, I will weigh up all the evidence.”

**141. MINUTES**

**PROPOSED:** Councillor David Harman

**SECONDED:** Councillor Ian Jee

**RESOLVED:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 25th March 2024, be approved, and signed by the Chairperson.

**142. ACTIONS FROM THE PREVIOUS MEETING:**

The Corporate Services Officer reported the findings from a Previous Members question in relation to the ownership of the hedge on the Battery End, Wash Common boundary. With further actions to be taken to Community Servicer Committee.

**143. QUESTIONS AND PETITIONS FROM MEMBERS OF THE PUBLIC**

There were no questions or petitions from members of the public.

**144. MEMBERS’ QUESTIONS AND PETITIONS**

There were no questions or petitions from members of the committee.

**145. MOTION FROM COUNCILLOR MEG THOMAS**

**PROPOSED:** Councillor Andy Moore

**SECONDED:** Councillor Graham Storey

**RESOLVED:** To adopt the proposed speed indication protocol as attached at Item 6 (appendix 2) of the agenda.

**146. Cala HOMES CHILTERN PRESENTATION**

Members received a presentation from Cala Homes in relation to application 24/00348/FUL previously considered by the committee.

The Chairperson gave thanks to Cala Homes for attending the Committee Meeting.

Members agreed with the updated Information received from Cala Homes and considering the application is still in the consultation stage, to amend previous comments submitted, with a change to no objection.

**147. SCHEDULE OF PLANNING APPLICATIONS**

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

**Councillor Sam Dibas departed the meeting at 20.42hrs after consideration of the applications as listed at appendix 1 to these minutes.**

**148. SCHEDULE OF LICENSING APPLICATIONS**

It was agreed that the following observation be submitted:

* **Premises Licence ref:** Case reference 24140 (New)Pachangas, 17 Market Place, Newbury, Berkshire, RG14 5AA.
* Applicant: Pachangas Limited

**No objection.**

* **Premises Licence ref:** Case reference 24145 (New)Gourmet Pasta Co, 34 Market Place, Newbury, Berkshire, RG14 5AG.

Applicant: Gourmet Pasta Co. Ltd

**No objection.**

* **Premises Licence ref:** Case reference 24218 (New)Pizza on the Square, 5 Market Place, Newbury, Berkshire, RG14 5AA.

Applicant: Pizza on the Square Ltd   
**No objection.**

**149. APPEAL UNDER SECTION 78 OF THE TOWN AND COUNTRY PLANNING ACT 1990**

**APPLICATION NO: 23/00989/FULMAJ FOR HAMBRIDGE LAKE, HAMBRIDGE ROAD, NEWBURY FOR CONSTRUCTION OF 9 HOLIDAY CHALETS AND CLUBHOUSE WITH ACCESS FROM HAMBRIDGE ROAD, PARKING AREAS, NEW PEDESTRIAN LINKS AND ANCILLARY WORKS.**

Members agreed to continue with the comments already submitted to west Berkshire Planning Authority.

**150. PUBLIC RIGHTS OF WAY**

Agenda Item Deferred to the next scheduled Planning & Highways Committee Meeting to convene Action Group

**151. UPDATE FROM THE FLOOD AND DRAINAGE FORUM**

Members received an update and noted that the next scheduled meeting of the Flood and drainage forum will be held on 2nd May.

**152. UPDATE FROM NDP STEERING GROUP**

Members of the committee received an update from the steering group, and the next scheduled meeting to be held on 26th June 2024

**153. UPDATE FROM THE WESTERN AREA PLANNING COMMITTEE**

It was noted that the next meeting for WAP is scheduled for Wednesday 24th April. Councillor Roger Hunneman will attend as representative of Newbury Town Council’s Planning & Highways committee, in relation to the application of Sandleford Park, currently being considered.

**154.** **FORWARD WORK PROGRAMME FOR PLANNING AND HIGHWAYS COMMITTEE MEETINGS 2024/25**

The Forward work programme was received and noted by the committee with the additional amendments.

* Public rights of way deferred to Next meeting to convene action group.
* Update from NDP for July scheduled meeting.
* Update from Flood and Drainage forum.

**THERE BEING NO OTHER BUSINESS THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 21.07 HRS**

CHAIRPERSON

Signature:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**APPENDIX 1**

**PLANNING AND HIGHWAYS COMMITTEE MEETING**

**SCHEDULE OF PLANNING APPLICATIONS – RESOLUTIONS**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **RUNNING ORDER** | **RESOLUTION** | **APPLICATION**  **NUMBER** | **LOCATION AND APPLICANT** | **PROPOSAL** |
| 1 | No objection. | [24/00339/CERTE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=24/00339/CERTE) | 39 Cresswell Road, Newbury for Mrs C Czajkowski | The property has an existing HMO license in place for 6 bed HMO. Since obtaining planning permission to create a 7th bedroom, confirmation is required of the change of use |
| 2 | Objections in line with previous comments submitted. | [23/02791/FULMAJ](http://planning.westberks.gov.uk/rpp/index.asp?caseref=23/02791/FULMAJ) **Amended plans** | Sandleford Parade, Newtown Road, Newbury for Miracle Properties Ltd | Phased planning application for the erection of two buildings comprising 18 no. flats and associated infrastructure and landscaping following the demolition of existing buildings.  **Amended:** further documents: planning responses statement; highways transport notes parts 1 & 2; amended block plan; amended floor plans; amended elevation plans |
| 3 | Objection/ comments:   1. Out of keeping 2. Overbearing on neighbouring property. 3. Inadequate roof design compared to previous design submitted. | [24/00674/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=24/00674/FUL) | Battery End Hall, Battery End, Newbury for Prudential Properties Ltd | New two storey dwelling house with parking, cycle and refuse storage |
| 4 | No objection subject to condition of Highways | [24/00550/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=24/00550/FUL) | Apartment C Jubilee House, 50A Bartholomew Street, Newbury for Bullfinch Homes | Part Retrospective: Conversion of a 2 bedroom / 4 person apartment into 2no 1 bedroom 2 person apartments with no additional floor area or changes to the previously approved elevations |
| 5 | No objection. | [24/00439/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=24/00439/HOUSE) | 134 Andover Road, Newbury for Mr & Mrs Brooke Taylor | Side extension with internal alterations, removal of shed and erection of home office |
| 6 | No Comment | [24/00704/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=24/00704/HOUSE) | 71 Kingsbridge Road, Newbury for Mr & Mrs Clark | Single storey rear extension, loft conversion with second floor dormer addition. |
| 7 | No objection. | [24/00660/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=24/00660/HOUSE) | Rhossili, Bartlemy Road Newbury for Mr Mark Russell | Demolition of existing garage, utility, pantry, sunroom and front porch. Proposed new two storey extension and new living room extension. Removal of existing porch to be replaced with lean to roof at entrance to the house |
| 8 | No objection. | [24/00418/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=24/00418/FUL) | 18 Berkley Road, Newbury for Habitat Land Ltd | De-conversion of Number 18 & 18a to form one four-bedroom family house. |
| 9 | No objection. | [24/00456/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=24/00456/FUL) | 8 Bartholomew Street, Newbury for Mr Tri Van Vu | Change of Use to Vietnamese Restaurant, installation of kitchen extractor system |
| 10 | No objection. | [24/00457/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=24/00457/ADV) | 8 Bartholomew Street, Newbury for Mr Tri Van Vu | Erection of Signage |
| 11 | No objection. | [24/00434/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=24/00434/FUL) | Buckingham House, 10 - 24 West Street, Newbury for H Young Holdings Plc | Replacement of existing roof covering, replacement windows and rooflights, replacement rainwater goods and installation of solar (PV) panel |
| 12 | No objection. | [24/00510/LBC](http://planning.westberks.gov.uk/rpp/index.asp?caseref=24/00510/LBC) | 63A Bartholomew Street, Newbury for Mrs Rita Fry | Replacement of hidden beam in shop due to rot |
| 13 | Objection / comments:  1. Loss of green space and bio-diversity statement awaiting WBC review  2. Inadequate SUDS | [24/00424/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=24/00424/FUL) | 1 To 3 Bartholomew Close; 14 To 26 Hampton Road & 12 To 26, 30 to 40 Argyle Road, Newbury for NFC Holdings Ltd | Development of four new single storey bungalows with associated landscaping and parking |
| 14 | No objection. | [24/00554/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=24/00554/FUL) | 152 Bartholomew Street, Newbury for KAS (Newbury) Ltd | Section 73: Re wording of Condition 4 (External Noise) of previously approved application 21/02558/FULD: Change of use of first and second floors, to create a two-bedroom flat with alterations to the ground floor layout and new entrance |
| 15 | No objection / comment: subject to Car Club contribution being made. | [24/00600/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=24/00600/FUL) | 62 Cheap Street, Newbury for Mr James Sumsion | Conversion of existing ground floor retail unit to a 1 x bedroom residential flat |
| 16 | No objection. | [24/00670/LBC](http://planning.westberks.gov.uk/rpp/index.asp?caseref=24/00670/LBC) | 33 Cheap Street, Newbury for Mr R Sellathurai | New shopfront window and entrance. |
| 17 | No objection. | [24/00669/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=24/00669/FUL) | 33 Cheap Street, Newbury for Mr R Sellathurai | New shopfront window and entrance. |