APPENDIX 1.

Minutes of a meeting of the Planning and Highways Committee held by Virtual Meeting on Zoom Monday 5th October 2020 at 7.00pm.

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# Present

Councillors Phil Barnett; Jeff Beck; Jo Day (substitute); Nigel Foot (Vice-chairperson); Roger Hunneman; Pam Lusby Taylor; David Marsh; Vaughan Miller; Andy Moore; Tony Vickers

**In Attendance**

Hugh Peacocke, Chief Executive Officer   
Kym Heasman, Corporate Services Officer

**87. Apologies**

Councillors Gary Norman (Chairperson) and Billy Drummond (Substitute Councillor Jo Day).

**88. Declarations of interest**

The Chief Executive Officer declared that Councillors Phil Barnett, Jeff Beck, David Marsh, Andy Moore 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.

The Chief Executive 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."

In considering the following application, Councillor Jo Day declared that she knows the applicant: **20/02139/HOUSE**

**89. Minutes**

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Vaughan Miller

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 14th September 2020, be approved, and signed by the Chairperson.

**90. Questions and petitions from members of the public**

The Following Question was received from Mr Morgan:  
 “*Please can the Town Council provide an update regarding progress and timescales*

*with respect to producing a Newbury specific Neighbour Plan (NP) and confirm what area this NP will cover and that this is a top priority for the Council?”*

The Vice-chairperson responded with the following answer:   
*“The Council’s Strategy provides that by the end of this year we should explore the time and costs to produce Neighbourhood Development Plan, and the likely benefits in terms of increased influence on planning decisions and additional CIL contributions. The area to be covered will include all of the Town Council’s area.*

*Early next year we will decide whether to move forward with a Neighbourhood Development Plan. In order to progress this, the Council appointed a Working Group and engaged a consultant and we met only last week to further consider our options. The Working Group was advised by our consultant, Doctor Pellegram, that the neighbourhood development plan must comply with the policies in the Local Plan. It was noted that the Local Plan review is under way but running behind schedule. Any policies in a neighbourhood development plan which do not comply with the local plan would be ineffective. The next consultation phase of the local plan review (Regulation 18) is expected in November. In light of this, it is recommended that we await the publication of this consultation. We can then assess the impact of the ongoing review on the area within our parish and on adjoining lands in the Newbury settlement area.”*

**91. Members’ questions and petitions**

Question received from Councillor Phil Barnett:

*“The road network in and around Newbury is slowly getting back to pre-lockdown levels. Roads leading into the retail Park are becoming clogged up especially last weekend. Traffic from the A339 Sandleford link was backing up causing more unnecessary frustration for drivers and increase in pollution for local residents around the retail park. This will become more of a problem shortly with the Imminent opening of the new Lidl supermarket. Therefore, can this Planning and Highways of Newbury Town Council urge West Berkshire Council to carry out a survey to establish what can be done regarding traffic movements to eradicate the problem in the long term?”*

The Vice-chairperson responded with the following answer:

*“We will refer this matter to the Highways Authority at West Berkshire Council for their response.”*

Question received from Councillor Phil Barnett:

*“The Sterling Cable redeveloped is rapidly taking shape although by all accounts representatives had never been informed the sign off had been taken place*

*With close examination of the foundations of the various buildings it is obvious several are in the line of the new proposed Road from the widened bridge*

*“Therefore, can this Planning and highways of Newbury Town Council ask West Berks Council, If the new two-Lane road from the bridge to Kings road has been changed from its original position “*

The Vice-chairperson responded with the following answer:

*“We will also refer this matter to the Highways Authority at West Berkshire Council for their response.”*

**92. Schedule of planning applications**

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

In considering the following application, Councillor Tony Vickers abstained in the vote: 20/01498/COMIND

**Agenda Item No. 10 was discussed at this time in the meeting.**

**93. Schedule of Planning Decisions**

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

**Agenda Item No. 9 was discussed at this time in the meeting.**

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

Information was received and noted by the committee.

**95. London Road Industrial Estate- draft development brief**

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Andy Moore

**Resolved:** That Newbury Town Council’s Planning and Highways Committee submits the following response to the consultation re the Avison Young draft Development Brief for the London Road Industrial Estate:

1. The development brief should be an overall master plan for the area and not result in piecemeal development.

2. In particular, it should not result in the early development of the football ground unless or until WBC provides a suitable football facility for Newbury’s Men’s, Ladies and Youth teams to play football at an equivalent or better standard than the old ground provided. This should be within the Newbury settlement area, with good walking and cycling access to the town centre, good public transport links and adequate parking. Inability to provide a suitable alternative site should result in the ground on Faraday Road being returned to its former standard or being redeveloped to an even better standard, with 3/4G pitches providing higher availability for matches and training.

3. Before any re-development of the football ground is planned, a proper business case should be prepared to include the cost of providing a suitable football facility for Newbury’s Men’s, Ladies and Youth teams to play football at an equivalent or better standard than the old ground provided. This should be within the Newbury settlement area, with good walking and cycling access to the town centre, good public transport links and adequate parking.

4. WBC as owners of the lands should submit an outline planning application for all of the lands, together with an Environmental Impact Statement addressing:

a) Decontamination, b) biodiversity and greening of the area and c) flood risks

5. River Park should be included in the development plans for this area

6. The re-developed area should be marketed as a high-quality employment area, encouraging innovation, technology, and research.

**96.** **Neighbourhood Development Plan**

The Committee noted that The Working Group was advised by the consultant, Doctor Pellegram, that the neighbourhood development plan must comply with the policies in the Local Plan. It was noted that the Local Plan review is under way but running behind schedule. Any policies in a neighbourhood development plan which do not comply with the local plan would be ineffective. The next consultation phase of the local plan review (Regulation 18) is expected in November. In light of this, it is recommended that the Council awaits the publication of this consultation. The Council can then assess the impact of the ongoing review on the area within the parish and on adjoining lands in the Newbury settlement area.

**Proposed: Andy Moore**

**Seconded: Tony Vickers**

**Resolved that** this committee accepts the recommendations from the Neighbourhood Development Plan Working Group.

**97. Newbury Community Football Ground.**

Information was received and noted by the committee.

**98. Forward work programme for Planning and Highways Committee meetings 2019/20**

It was agreed to add the following items to the agenda for 26th October 2020:

* Surface water and drainage undertaken by the local authority.
* Culture and heritage consultation.
* Consultation on Tree Preservation Order at Sandleford.

It was agreed that this Council records its support for West Berkshire District Council’s response to the Planning White Paper.

**There being no other business the chairperson declared the meeting closed at 21.42 hrs**

Chairperson

**Planning & Highways Committee Meeting 5th October 2020**

**Schedule of planning applications - Resolutions**

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| --- | --- | --- | --- | --- |
| **Running Order** | **Resolutions** | **Application Number** | **Location and Applicant** | **Proposal** |
| 1 | No objection | [20/01965/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01965/FUL) | West Berkshire Community Hospital Rookes Way Thatcham for Berkshire Healthcare NHS Foundation Trust | The erection of a powder coated steel framed, clear polycarbonate glazed canopy over a footpath. |
| 2 | Objection /comment: the proposed roof line will be out of keeping with the area. | [20/01953/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01953/HOUSE) | 26 Martingale Chase Newbury for Yasmin Beale | The erection of a single storey rear extension to include - two roof lights - the existing French doors will be reused - new glazing on either side of French doors will be installed. A loft conversion with rear dormer to include - two front roof lights and rear window. |
| 3 | Objection /comment: members feel that the material to be used is inappropriate for the area. | [20/02010/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02010/HOUSE) | 34 Regnum Drive Shaw Newbury for Adam Chinn and Melissa Hughes | Erection of a single-storey, double-length garage to rear of property. |
| 4 | no objection/comments: subject to a condition of noise pollution. | [20/02129/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02129/FUL) | D and J Cole Ltd Palmers Yard London Road Newbury for Fight 4 Fitness | Change of use from B2 Light industrial to E (Formally D2 Assembly and leisure) for the rear section of the first floor of Palmers yard with ground floor access and WC |
| 5 | no objection, with the prevision that there is collaboration between the developers and the canal and river trust. | [20/01498/COMIND](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01498/COMIND)  **(Amended Plans)** | London Road Retail Park London Road Newbury for London Road Limited | Demolition of former public house (Class A4) and existing retail unit (Class A1); erection of single storey building for use as a food store (Class A1), together with associated access and servicing arrangements; reconfigured car park layout; enhanced landscaping; and associated works.  **Amended:**  1. Additional information on heritage, flooding, ecology, trees, and highways. Amended plans in addition--revised layout. Further landscaping plans. |
| 6 | No objection. | [20/01964/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01964/FUL)  **(Amended Plans)** | Unit 4 Newbury Retail Park Pinchington Lane Newbury for F & C Commercial Property Holdings Ltd | Proposed works to front elevation of building and paving.  **Amended:**   1. Amended location plan, existing ground floor plan and proposed ground floor plan submitted in order to include changes to the paving in the application. 2. Description of development amended to include reference to the works to the paving at the front of the unit. |
| 7 | No objection | [20/02097/COMIND](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02097/COMIND) | Newbury Retail Park Pinchington Lane Newbury 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](http://planning.westberks.gov.uk/rpp/index.asp?caseref=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 1858m2 of floorspace to be used for food sales). Relating to Unit 3. |
| 8 | No objection | [20/02123/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02123/HOUSE) | 4 Dolman Road Newbury for Brian & Donna Savage | Double storey side extension. |
| 9 | No objection | [20/02139/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02139/HOUSE) | 73 Cherry Close Newbury for Dr Sophie Kain | Conversion of existing garage to form a granny annexe. |
| 10 | No objection | [20/02036/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02036/HOUSE) | 25 Chandos Road Newbury for Neil & Antonia Pilsworth | Loft conversion facilitated by erection of a rear dormer and insertion of rooflights. |
| 11 | No objection | [20/02060/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02060/FUL) | 62 Paddock Road Newbury for Mr & Mrs Murkett | Change of use of the annexe at 62 Paddock Road from ancillary accommodation to an independent dwelling in its own right. |
| 12 | No objection | [20/02115/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02115/HOUSE) | Ullathorne Kendrick Road Newbury for Steve Burnard | New dormer to front elevation and new dormer and roof light to side elevations. |
| 13 | No objection. | [20/02122/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02122/HOUSE) | 27 Croft Road Newbury for Mr & Mrs Andrew & Tracy Morrow | Single storey front extension, alterations to rear roof and construction of garden room and associated works |
| 14 | No objection | [20/02016/CERTE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02016/CERTE) | Land to The Rear Of 1 - 15 The Broadway Newbury for Kiesel Properties Ltd | Application for Certificate of Lawfulness (Existing) for piling of new foundations with concrete pile caps and ground beams. |
| 15 | No objection | [20/01894/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01894/FUL) | 45 Bartholomew Street Newbury for HCA Business Support Ltd | Change of use from D1 to A2. |
| 16 | Support | [20/01954/COND2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01954/COND2) | Former Newbury Bus Station Market Street Newbury for Grainger Newbury Limited | Application for approval of details reserved by condition (37) public art of approved [16/00547/FULEXT](http://planning.westberks.gov.uk/rpp/index.asp?caseref=16/00547/FULEXT) - Site clearance, demolition and the erection of 232 dwellings with associated car parking, residents' hub and management office; 816sqm of flexible commercial floor space (Class A1 (retail) / A2 (financial services)/A3 (restaurants and cafes) / A4 (drinking establishments) or B1 (offices)) and a multi-storey car park. Pedestrian access arrangements, hard and soft landscaping and other ancillary development/infrastructure. |
| 17 | No objection | [20/02098/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02098/FULD) | 27 Northbrook Street Newbury M & C McGrath Partnership | Creation of additional dwelling unit with associated works. |
| 18 | No objection | [20/02072/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02072/FUL) | Network Rail Newbury Railway Station Newbury for Network Rail | Demolition of main building and removal of two steel stores. |
| 19 | No objection. | [20/02132/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02132/FUL) | 25 - 27 Cheap Street Newbury for Lochailort Newbury Ltd | Change of use from Use Class E (Commercial, business and service use) to Sui Generis Amusement Arcade for a three-year temporary period. |
| 20 | No objection | [20/02148/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02148/ADV) | 33 Northbrook Street Newbury for Halo Furnishings Ltd | Replacement fascia sign with a slight re-brand |
| 21 | No objection | [20/00068/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/00068/ADV) | 6 Northbrook Street Newbury for HSBC Corporate Real Estate | Replacement of 2 no existing external ATM signs with 2 no new external ATM signs |
| 22 | No objection | [20/00064/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/00064/LBC2) | 6 Northbrook Street Newbury for HSBC Corporate Real Estate | Replacement of 2 no existing external ATM signs with 2 no new external ATM signs |
| 23 | No objection. | [20/02033/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02033/HOUSE) | 26 Saffron Close Newbury for Ruth Walker | Proposed rear single-storey extension plus internal alterations. |
| 24 | Support | [20/02158/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02158/FUL) | 1 and 3 Kennet Road Newbury for Four Acres Investments | Section 73A variation of condition (2) approved plans of approved [20/01186/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01186/FUL) - Change of use of 1 and 3 Kennet Road from 2 dwellings to 6 self-contained flats, minor exterior alterations and associated car parking and gardens. |
| 25 & 26 | Support | [20/01210/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01210/FULD)  &  [20/01212/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01212/LBC2) | 41 and 41A Cheap Street Newbury for Living Club Ltd | Alterations to ground floor shop premises to provide shop with store and welfare facilities and two self-contained studio apartments, alterations to first floor to provide 4 self-contained studio apartments and to create an additional floor with new staircase and replace the existing pitched roof and flat roof construction to the rear of the premise to provide a single studio apartment.  **Amended:**  The revised description of development is as following:  Alterations to ground floor shop premises to provide shop with store and welfare facilities and two self-contained studio apartments, alterations to first floor to provide 4 self-contained studio apartments and to create an additional floor with new staircase and replace the existing pitched roof and flat roof construction to the rear of the premise to provide B1 office. |
| 27 | No objection | [20/02052/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02052/HOUSE) | The Bungalow Pear Tree Lane Newbury for Justin Page | Demolition of existing redundant pool room and formation of new summer room on same footprint |