Minutes of a meeting of the Planning and Highways Committee held by Virtual Meeting on Zoom Monday 16th November 2020 at 7.00pm.

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# Present

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

**In Attendance**

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

**116. Apologies**

There were none

**117. 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."

Councillor Nigel Foot declared that he and Councillor Gary Norman had held a private meeting with Lochailort, the developers of the Kennet Centre, to discuss heritage matters.

**118. Minutes**

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Phil Barnett.

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 26th October 2020, be approved, and signed by the Chairperson.

Actions arising from the minutes:

The meeting noted responses from West Berkshire District Council regarding the Sterling Cables re-development ( Kings Road) and traffics levels at Pinchington Lane.

The meeting heard that the Council had requested NALC to press the government to introduce legislation regarding SUD’s.

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

There were none.

**120. Members’ questions and petitions**

Question received from Councillor Tony Vickers:   
*“With so much of central Newbury being in a flood risk zone and with the future development of the town at a key stage with the Local Plan Review consultation imminent, would the Chairman agree that members of this committee need to be given a presentation by representatives of the key organisations responsible for drainage, flood control and river management, so that our response to the consultation and our actions as a major landowner are better informed?”*

The Chairperson responded with the following answer:

*“Would agree that this is a good idea and that it is considered under item 14 on the agenda.”*

Question received from Councillor Martha Vickers:

*“What can this Council do to draw attention to and speed up the necessary improvements to the public highway between the Town bridge and Victoria Park? At present this is unsightly and dangerous due to undermining of the path by the canal and river?”*

The Chairperson responded with the following answer:

*“We can refer the matter to the owners of the Towpath- the Canal and Rivers Trust and ask for their response.”*

**121. Schedule of Planning Applications**

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

**Agenda Items** 12 (Section 215 Updates) and then 10 (Kennet Centre Presentation) were discussed at this point in the meeting.

**122. Schedule of Prior Approval Applications**

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

**123. Naming of 4 Streets for New Housing Development on land west of New Road**

Members of the committee felt that as the matter was not with in the Newbury parish boundary, that it would be best for Greenham Parish Council to comment as it is within Greenham Parish and suggested that Cllr. Tony Vickers might raise the matter with Greenham Parish Council.

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

Information was received and noted by the committee.

**125. Kennet Centre Presentation**

The Chairperson welcomed Mr. James Croucher to the meeting and invited members to ask any questions regarding proposals for the Eagle Quarter development at the Kennet Centre. It was noted that the developers aim to submit a planning application in about 6 weeks’ time.

**126. Notice of Motion received from Councillor Tony Vickers**

**“**That this Council resolves to urgently identify those walking routes in the town area which have no legal protection and take steps to apply for a Definitive Map Modification Orders on each, with priority given to those used for journeys to schools, shops and employment areas”

The meeting noted that Mr. Stuart Clarke, the Public Rights of Way Officer at WBDC had agreed to attend a future meeting of the Committee and

It was agreed that this would be considered at a future meeting as an agenda item.

**127. Section 215 Updates**

The committee noted that this item was on the agenda arising from concerns raised by residents living beside the United Reform Church. The Chairman welcomed Mr. Stuart MacLean, Executive Officer, The United Reformed Church (Wessex) Trust Limited who answered questions on the current condition of the buildings and advised the committee on future development plans. It was agreed that the committee would delay requesting WBDC to pursue section 215 complaints against URC until some future date, depending on progress observed on these plans.

**128. Newbury Community Football Ground.**

The committee discussed making requested West Berkshire Council to meet with a delegation of this Council to discuss how to make the best use of the proposed facilities at the football ground on London Road.

**129. Forward Work Programme for Planning and Highways Committee meetings 2019/20**

It was agreed to add the following items to the agenda for 7th December 2020:

* Update from the Town Centre Working Group.
* Budget 2021-22 and Strategy proposals

It was agreed to add the following items to the forward work programme:

* The committee agreed to invite Stuart Higgins to a future meeting of the committee to advise on footpaths.
* The committee agreed to invite Stuart Clarke to a upcoming meeting of the committee to advise on drainage, flood control and river management.

**There being no other business the chairperson declared the meeting closed at 21.34 hrs**

Chairperson

**Appendix 1**

**Planning & Highways Committee Meeting 16th November 2020**

**Schedule of planning applications - Resolutions**

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| **Running Order** | **Resolutions** | **Application Number** | **Location and Applicant** | **Proposal** |
| 1 | Objection in agreement with Sports England and in line with NTC strategy. | [20/02402/REG3](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02402/REG3) | Newbury Football Club Faraday Road Newbury for West Berkshire Council | Creation of open space for public recreational sport including demolition of former football ground clubhouse; delivery of new parking spaces and erection of timber bollards and new fencing generally. |
| 2 | Support | [20/02048/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02048/FUL) | B P Service Station 256 London Road Newbury for BP OIL UK LIMITED | Installation of EV Charging Bays, Associated Power Connections and Infrastructure |
| 3 | No objection provided condition of highways officer are considered. | [20/02470/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02470/HOUSE) | 30 Priory Road Newbury for Dave and Ros Clow | Formation of rear first floor extension over existing footprint, with associated roof alterations. |
| 4 | No objection. | [20/02546/RESMAJ](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02546/RESMAJ) | Land To The North Of Pinchington Lane Greenham Thatcham for Rivar Ltd | Approval of Reserved Matters following Approved Outline Permission [17/01096/OUTMAJ](http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/01096/OUTMAJ). Matters seeking consent: Appearance, Landscaping and Scale |
| 5 | No objection | [20/02425/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02425/HOUSE) | Hornbeam House Speen Lane Newbury for Mr & Mrs Weddell | Proposed partial demolition, extension, and alteration of existing house. |
| 6 | No objection | [20/02417/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02417/HOUSE) | 89 Monks Lane Newbury for Mr & Mrs Daley | Two storey side extension to enlarge existing study, dining room and bedroom. |
| 7 | No objection | [20/02434/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02434/HOUSE) | 17 Montgomery Road Newbury for Mr & Mrs Kelly | Single storey extensions and garage conversion. |
| 8 | No objection | [20/02474/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02474/HOUSE) | 25 Skippons Close Newbury for Mr B Bailey & Ms J Breach | Demolition of existing conservatory and replacement with single storey extension. |
| 9 | Deferred until later meeting 7th December 2020 to consider the recommendations from the Sandleford Joint Working Group | [18/00828/OUTMAJ](http://planning.westberks.gov.uk/rpp/index.asp?caseref=18/00828/OUTMAJ)  **(Amended Plans)** | Sandleford Park West, Newtown Road, Newtown, Newbury for Donnington New Homes. | Outline application for up to 500 new homes, including 40% affordable, a 1 form entry primary school with land for its expansion to 2 form entry, replacement and/or expansion land for Park House Academy School, extra care elderly units as part of the affordable housing provision, access from Warren Road and emergency access from Kendrick Road, a recreational facility for families of children with special needs, green infrastructure including children's play areas and informal open space, pedestrian and cycle links through the site, sustainable drainage and other infrastructure. Matters to be considered: Access.  **Amended:** A full set of amended application plans and documents and additional information has been submitted. |
| 10 | No objection subject to the approval of natural England. | [20/02334/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02334/HOUSE) | Island Cottage West Mills Newbury for Karen Swaffield. | Replace awning with a glass veranda. |
| 11 | No objection | [20/02491/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02491/FUL) | 3 Toomers Wharf Canal Walk Newbury for Artium Developments | Erection of ground floor extension to accommodate plant room |
| 12 | No objection | [20/02522/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02522/FUL) | 9 Bartholomew Street Newbury for Mr P Busby | Proposed new flats conversion from retail (A1) to residential (C3) |
| 13 | No objection | [20/02454/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02454/FUL) | The Studio Station Approach Newbury for Mr Krishna Vangala. | Change of use from flat 1 and 2 for additional restaurant purposes. |
| 14 | No objection | [20/02526/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02526/FUL) | 4 Pound Street Newbury for Dream Make Limited | Building renovations including alterations to upper floors to form 2 no. 1-bed flats, alterations to fenestration and associated works. |

**Appendix 2**

**Application for Prior Approval**

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| **Running Order** | **Resolution** | **Application Number** | **Location and Applicant** | **Proposal** |
| 1 | No Comment | [20/02444/PASSHE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02444/PASSHE) | 21 Queens Road, Newbury for Simon Birmingham | Single storey rear extension enlargement to existing extension. 7.90m beyond the rear wall x 3.00m max height at eaves. |