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

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

**28/03/2022 at 7:30pm/19:30.**

**Present**

Councillors; Nigel Foot (Chairperson); Jo Day; Billy Drummond; Jon Gage; Roger Hunneman; Pam Lusby Taylor; David Marsh; Vaughan Miller; and Andy Moore

**In Attendance**

Darius Zarazel, Democratic Services Officer

**195. Apologies**

Apologies received from Councillors Jeff Beck, Gary Norman, Tony Vickers, and Phil Barnett, who is substituted with Councillor Jon Gage.

**196. Declarations of Interest and Dispensations**

The Democratic Services Officer declared that Councillors David Marsh, Andy Moore, and Billy Drummond 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. Councillor Billy Drummond is also Members of Greenham Parish Council.

The Democratic Services Officer made the following statement on behalf of Councillor Andy Moore who is a 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 Vaughan Miller declared an interest on item 15 on Appendix 1 to these minutes as he neighbours the property.

**197. Minutes**

**197.1 Proposed:** Councillor Andy Moore

**Seconded:** Councillor Roger Hunneman

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 07/03/2022, be approved, and signed by the Chairperson.

**197.2 Officer’s Report on Action from Previous Meeting:**

A) On Councillor Tony Vickers’ Greater Newbury Flood Forum Motion, this has been passed onto WBC where a discussion took place with the relevant portfolio holder. WBC Officers have agreed to talk through the results of that discussion with this Committee at the next meeting, on the 19th of April.

B) On Councillor Andy Moore’s Members question on whether the owners/managers of Mill Reef House on Cheap Street have plans to address the frontage of the building, NTC Officers have contacted Sovereign but have yet to receive a response.

C) On the request to the WBC Enforcement team for action to be take on 14 Lime Close, the WBC Principal Planning Enforcement Officer informed the Council that action cannot be taken on the site as there is a valid planning application in place. Until the application has been determined, no action will be taken. They have agreed to hold this case open until the application is determined.

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

**199. Members’ Questions and Petitions**There were none.

**Proposed:** Councillor Vaughan Miller

**Seconded:** Councillor Jon Gage

**Resolved:** To vary the order of business on the ground of urgency to take the Presentation from Great Western Railway first.

**200. Presentation: Great Western Railway on the Newbury Station**

The Committee received and noted a presentation from Great Western Railway on the upcoming Newbury Station Redevelopment. Key information included:

* + - Seeing a recovery from the pandemic, with weekend travel increased since before the lockdowns.
    - The new cycle hubs were installed in September 2021 and the station refurbishments have an estimated completion date for summer 2022.
    - GWR are also looking to improve the bus and taxi interchange on the south side of the station.
    - The whole Newbury Station redevelopment project has a targeted completion date for the end of the calendar year 2022.

**201. Schedule of Planning Applications**

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

**202. Presentation: WBC Streetworks on the recent Permit Scheme Variation**

Due to conflicting engagements, the presentation from WBC Officers on the Permit Scheme Variation was agreed to be rescheduled to the Planning & Highways Committee meeting on Monday the 9th of May 2022.

**203. Updates on Section 215 of the Town and Country Planning Acts (Appendix 3)**

**203.1** The Committee noted the progress on the current items and requested a follow-up on the following items:

**-** On the former Strada Unit in the Market Place.

**-** On the land adjacent to Roebuts Close and Ladybirds pre-school.

**203.2** It was agreed to add the 2 empty houses, 45 and 47 Cromwell Road, Newbury, RG14 2HP, onto the Section 215 list.

**204. Update on Newbury’s Neighbourhood Development Plan (To be circulated)**

An update on Newbury’s Neighbourhood Development Plan (NDP) was received and noted by members.

The NDP Steering Group are in the process of confirming their Draft Objectives and drawing up the first round of public consultations. The next NDP Steering Group meeting is scheduled for the 20/04/2022 at 7:00pm via zoom. This meeting is open to the press and public and the Zoom link can be found on the [NDP Steering Group section of the NTC website](https://newbury.gov.uk/ndp/ndp-steering-group/).

DSO to investigate how to best format the agenda packs for public engagement.

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

An update from the Sandleford Joint Working Group (SJWG) was received and noted by members.

The Department for Department for Levelling Up, Housing and Communities (DLUHC) advised the main parties to the Inquiry of a revised date for the Secretary of State’s appeal decision, which is now due on or before Monday the 9th of May 2022 (instead of the 28th of March 2022).

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

There are no Newbury items at the upcoming WAP Committee meeting.

**207. Newbury Community Football Ground**

It was noted that the WBC District Planning Committee had resolved to grant permission for the Monk’s Lane Sports Hub proposals.

It was mentioned that there may be a legal challenge against this decision.

**208. Forward Work Programme for Planning & Highways Committee**

No further items were added to the Forward Work Programme.

**There being no other business, the Chairperson declared the meeting closed at 21:30 hrs.**

**Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Chairperson**

**Appendix 1**

**Planning and Highways Committee Meeting**

**Schedule of Planning Applications**

**28/03/2022**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Running Order** | **Resolutions** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** |
|  | No objection. | Clay Hill | [22/00510/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00510/HOUSE) | 74 Kiln Road, Newbury, RG14 2LS, for Mr & Mrs Chard | Proposed single storey rear extension. |
|  | No objection. | Clay Hill | [22/00560/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00560/LBC2) & [22/00559/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00559/HOUSE) | 37 Shaw Road, Newbury, RG14 1HG, for Mr & Mrs Timblick and Lange | Proposed external addition of gable window and window alterations with internal alterations and new entrance door. |
|  | We support this application. | Clay Hill | [22/00536/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00536/FUL) | River View House, Newbury Business Park, London Road, Newbury, RG14 2PS, for Hillcrest Children's Services | Change of use of vacant office building (Class E) to education use (Class F1) and associated works to curtilage, including multi-use games area, car parking and fencing (No external alterations to the building). |
|  | No objection. | Clay Hill | [22/00581/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00581/HOUSE) | 9 Dorneywood Way, Newbury, RG14 2FA, for Mr & Mrs Reay | Proposed part garage conversion to form utility room. |
|  | Comments:  The Council would like to see this application brought to the Western Area Planning Committee for their consideration.  In addition, concerns were raised about the effect on parking, on highways, and on flooding issues. Also, part of the justification for this application was to close King’s road to through traffic, therefore this should also be considered. | East Fields | [22/00493/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00493/FUL) | Sterling Industrial Estate, Kings Road, Newbury, RG14 5RQ, for Nelson Land Limited | New link road connecting Hectors Way to Kings Road through the Sterling Estate Development with associated retaining walls. |
|  | No objection. | East Fields | [22/00358/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00358/HOUSE) | 87 York Road, Newbury, RG14 7NR, for Miss L. Fleming | Existing garage absorbed into sitting-dining space. Garage door removed and replaced with window to match existing. |
|  | No objection. | East Fields | [22/00561/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00561/FUL) | Unit 11, Newbury Retail Park, Pinchington Lane, Newbury, RG14 7HU, for F&C Commercial Property Holdings Ltd | Installation of additional retail floorspace (Use Class A1) at mezzanine level in Unit 11 (340 sq m transferred from Unit 9A and 200 sq m additional) of Newbury Retail Park, Newbury. |
|  | No objection. | East Fields | [22/00472/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00472/HOUSE) | 3 Howard Road, Newbury, RG14 7QG, for Mr & Mrs Leese | Erection of part single part double storey extension to the Rear and Side. |
|  | No objection. | Speenhamland | [22/00551/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00551/HOUSE) | 12 Donnington Square, Newbury, RG14 1PJ, for Mr T. Liddell | Single storey rear/side extension, first floor side extension, basement accommodation, new external swimming pool and associated landscaping plus alterations and external repairs/energy improvements to the existing property. |
|  | No objection. | Speenhamland | [22/00068/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00068/LBC2) | 18 The Broadway, Newbury, RG14 1AU, for Mr T. Stevens | This application covers the replacement large window at the front of the property. The existing window has a large crack and on inspection, the aluminium frame has twisted and also needs to be replaced. We seek approval to replace with a hardwood window frame and new window. The quote provided moves the opening from a single large frame to two half windows with a wooden divider between the two as per the diagram.  **Amended:**  Additional details of proposed timber framing have been received.  **Previous NTC Comment:**  “There is not enough information in this application for the Council to comment. Should the applicant submit additional information, the application should be referred back to this Council for comment. |
|  | No objection subject to the use of obscure glass in the window. | Wash Common | [22/00469/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00469/HOUSE) | 8 Willowmead Close, Newbury, RG14 6RW, for Mr & Mrs Tempest | Proposed addition of two storey extension to side and over existing garage with conversion of garage to habitable space for family accommodation. |
|  | No objection. | Wash Common | [22/00552/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00552/HOUSE) | 59 Meyrick Drive, Newbury, RG14 6SY, for Mr & Mrs Rackham | Proposed two-storey side extension and single-storey rear extension with associated alterations. Increase width of existing access. |
|  | No objection. | Wash Common | [22/00565/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00565/HOUSE) | 13 Pond Close, Newbury, RG14 6HJ, for Mr & Mrs Smith | Garage conversion, alterations to fenestration and associated works. |
|  | No objection.  Comment:  Due to the increase in bedrooms, we would expect more parking to be required. | Wash Common | [22/00657/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00657/HOUSE) | 31 Bartlemy Close, Newbury, RG14 6LE, for Mr & Mrs Bardsley | Rear extension, conversion of roof space and addition of side dormer. |
|  | No objection. | Wash Common | [22/00673/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00673/HOUSE) | 12 Gwyn Close, Newbury, RG14 6JB, for Mr & Mrs Muir-Stokes | Side and rear two storey extension. |
|  | No objection. | Wash Common | [22/00672/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00672/HOUSE) | Fairfield, Garden Close Lane, RG14 6PP, for Mrs Fleming | Single Storey Rear Extension. |
|  | No objection. | West Fields | [22/00441/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00441/LBC2) & [22/00436/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00436/ADV) | 16 Bartholomew Street, Newbury, RG14 5LL, for A. Ashokan | Sign Tray - Folded dibond tray 4800mm x 540mm decorated with digitally printed graphics with over lamination, mounted via a top and bottom fixing rail. Lettering to be cnc cut standoff individual letters mounted via external nylon studs and caps with a 4800mm LED trough light lighting unit mounted via flush mount brackets. Projector - Double sided 500mm x 500mm x 100mm dibond tray decorated with digitally printed graphics complete with over lamination. Panel mounted via external wall plate and internal fixing frame. Menu Board - Black clip frame - A1. |
|  | No objection. | West Fields | [22/00476/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00476/FUL) & [22/00477/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00477/LBC2) | 75 London Road, Newbury, RG14 1JN, for Mr Rai | Installation of smoke vent to roof. |
|  | No objection. | West Fields | [22/00648/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00648/FULD) | 61 Russell Road, Newbury, RG14 5JX, for Bartlett Property Development | Demolition of existing dwelling and erection of four dwellings. |
|  | No objection. | West Fields | [22/00675/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00675/HOUSE) | 24 Butson Close, Newbury, RG14 5JQ, for Mr & Mrs Skelly | Remove existing conservatory & carport. Build new single storey rear and side extension with partial green roof. Existing porch replaced with new extended open porch with door and window. |