

14/06/2022.

To: Councillors Phil Barnett, Jeff Beck, Jo Day, Billy Drummond, Nigel Foot, Roger Hunneman, Pam Lusby Taylor, David Marsh, Vaughan Miller, Andy Moore, Gary Norman, and Tony Vickers

Substitutes: Councillors Martin Colston, Jon Gage, and Stephen Masters

Dear Councillor,

You are summoned to attend a meeting of the **Planning & Highways Committee** on **Monday 20/06/2022 at 7:30 pm**. The meeting will be held in the Council Chamber, Town Hall, Market Place, Newbury, RG14 5AA and streamed via Zoom. The meeting is open to the press and public.

Members of the public may join the meeting over zoom by using the following link:
<https://us02web.zoom.us/j/83594630690?pwd=U25TNG9qcUdEbUFPdUIWQWNWWFVlQT09>

Yours sincerely,

Darius Zarazel

Democratic Services Officer

1. Apologies

Democratic Services Officer

2. Declarations of Interest and Dispensations

Chairperson

To receive any declarations of interest relating to business to be conducted in this meeting and confirmation of any relevant dispensations.

3. Minutes (Appendix 1)

Chairperson

3.1 To approve the minutes of a meeting of the Planning & Highways Committee held on Monday 30/05/2022.

3.2 To receive a report on actions from the previous meeting.

4. Questions and Petitions from Members of the Public

Chairperson

Questions, in writing, must be with the DSO by 2:00 pm on Friday 17/06/2022.

Town Hall, Market Place, Newbury, RG14 5AA

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we can all be proud of.

5. Members' Questions and Petitions

Chairperson

Questions, in writing, must be with the DSO by 2:00 pm on Friday 17/06/2022.

6. Schedule of Planning Applications (Appendix 2)

Chairperson

To comment on the planning applications listed at the attached schedule.

7. West Berkshire Council Proposed Sports Pitch at Manor Park Recreation Ground, Stoney Lane, Newbury, RG14 2NG (Appendix 3)

Chairperson

To respond to the consultation on the proposed WBC Manor Park sports pitch.

8. Updates on Section 215 of the Town and Country Planning Acts (Appendix 4)

Chairperson

8.1 To receive an update on any actions arising on the current list.

8.2 To resolve to add any other lands which the Council considers are injurious to the amenity to the area.

9. Notification of Local Public Inquiry into Donnington Square Claimed Public Footpath (Appendix 5)

Chairperson

9.1 To formulate the Councils view on adding the routes in Donnington Square to the Definitive Map as public footpaths.

9.2 To resolve to send a representative to the public inquiry to present the Councils views, if relevant.

10. Update on the Enterprise Car Club in West Berkshire (Appendix 6)

Chairperson

To note the progress update on the West Berkshire Car Club.

11. Update from the Canal Corridor Working Group (Appendix to follow)

Chairperson

To receive an update from the Canal Corridor Working Group.

12. Update from the Town Centre Working Group (Appendix to follow)

Chairperson

To receive an update from the Town Centre Working Group.

13. Update from The Western Area Planning Committee

Chairperson

To receive an update on any relevant business from the Western Area Planning Committee.

14. Larger Planning Applications

Chairperson

To decide on the arrangements for dealing with large planning applications.

15. **Forward Work Programme for Planning & Highways Committee (Appendix 7)**

Chairperson

To note and agree any other items that Members resolve to add to the Forward Work Programme.

**Minutes of a meeting of the Planning and Highways Committee
held in the Council Chamber, Newbury Town Council, Town Hall, Market Place,
Newbury
30/05/2022 at 7:30pm/19:30.**

Present

Councillors; Gary Norman; Phil Barnett; Billy Drummond; Roger Hunneman; Steve Masters; and Andy Moore

In Attendance

Darius Zarazel, Democratic Services Officer

1. Election of Chairperson and Deputy Chairperson 2022-23

1.1 Proposed: Councillor Roger Hunneman

Seconded: Councillor Billy Drummond

Resolved: That Councillor Nigel Foot be elected as Chairperson for the Planning & Highways Committee.

1.2 Proposed: Councillor Billy Drummond

Seconded: Councillor Roger Hunneman

Resolved: That Councillor Gary Norman be elected as Deputy Chairperson for the Planning & Highways Committee.

2. Apologies

Apologies from Councillors David Marsh, Jo Day, Vaughan Miller, Pam Lusby Taylor, Nigel Foot, Tony Vickers, and Jeff Beck.

3. Declarations of Interest and Dispensations

The Democratic Services Officer declared that Councillors Phil Barnett, Andy Moore, Steve Masters, 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. Councillors Phil Barnett and Billy Drummond are also Members of Greenham Parish Council.

The Democratic Services Officer made the following statement on behalf of Councillor Phil Barnett who is a Member of West Berkshire Council Planning Committee and 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 Phil Barnett declared an interest on item 5 of Appendix 1 to these minutes, but he will still vote on the application.

4. Minutes

- 4.1** As Councillor Phil Barnett registered his apologies in advance of the meeting, it was agreed to amend the minutes to reflect this.

Proposed: Councillor Andy Moore

Seconded: Councillor Billy Drummond

Resolved: That the minutes of the meeting of the Planning & Highways Committee held on 09/05/2022, be approved as amended, and signed by the Chairperson.

4.2 Officer's Report on Action from Previous Meeting:

On the site visit to Newbury Train Station with Great Western Rail (GWR), the project team believe that a site visit closer to the completion of the works would be the best time for a showcase as there will be greater access around the site and less building works in place. DSO agreed to follow-up with GWR in August.

5. Questions and Petitions from Members of the Public

Question received from Alan Pearce:

"Please will the Council consider writing to the Chief Executive of West Berkshire Council, Nigel Lynn, requesting the consultation on the new Manor Park Playing field Includes the following information:

Manor Park is a replacement for the loss of a playing field due to the current Faraday Road Football Ground relocating to an existing Rugby pitch at Monk's Lane to comply with planning policy.

This relocation is taking place so West Berkshire Council can redevelop the current Faraday Road Football Ground and is evidenced by the following bullet points:

- *The high upfront and ongoing costs of Monk's Lane Sports Hub*
- *Monk's lane incudes a pavilion and spectator's stand*
- *Contents of the EX4149 Report (Award of Contract to Build Newbury Sports Hub)*
- *The Avison Young London Road Industrial Estate: Development Brief"*

Response from the Chairperson:

“Thank you very much for this question. As the Council will be discussing our response to the Manor Park Sport Pitch Consultation during item 11 on this meeting’s agenda, the Council will take consideration of these points at that time. In addition, the member of the public may be invited to present these points during that item, subject to the Chairpersons discretion.”

Additional question received from Alan Pearce:

“Please will the Council Consider writing to the Chief Executive officer of West Berkshire Council (WBC), asking if developments in the town centre (as bullet pointed below) are on hold due to the missing infrastructure of a holistic sustainable drainage system for the area?”

- *Former Bayer, site new building 14/00146/OUTMAJ (72 flats)*
- *1 West Street 20/01211/OUTMAJ (24 flats)*
- *Gateway/Faraday Plaza 12/00772/XOUTMA (160 new flats)*
- *Newspaper House 19/01281/OUTMAJ Planning permission refused on appeal. (71 flats)*
- *Faraday Road Football Ground planning permission not presently submitted (possibly 212 flats)*
- *Former Bayer site, conversion of office 18/01904/PACOU (191 flats)*

And if so, to conform to common drainage law and sustainable drainage policy, is WBC planning to use the current Faraday Road Football Ground for dual use as part of a holistic sustainable drainage system for the area, (using an artificial training pitch alongside the main grass pitch for the storage of urban runoff, planning permission has already been granted)?

Or is the Conservative administration of WBC planning to benefit by using its compulsory purchase powers to acquire third-party land downstream and before the Tesco culvert to allow development in the town centre to continue?”

Response from the Chairperson:

“Thank you for this additional question. If the member of the public wishes, the Council will write to WBC on their behalf posing those questions, and also request that a response be sent directly to them.”

6. Members' Questions and Petitions

Question received from Roger Hunneman:

"Further to my question about Advertising Boards and the hazards they can present to the public and especially to the partially sighted (question submitted to P&H held on 19/04/2022) and referring to the undated /un-numbered guidance document entitled "Advertising on the Highway" received by the Town Council from WBC in response to my question, I wish to ask the further questions:-

- 1. Are routine inspections of Newbury Town Centre streets regarding the compliance of A boards with the WBC guidance entitled "Advertising on the Highway" carried out? (Especially in regard to the positioning of the boards)*
- 2. If they are carried out – at what frequency?*
- 3. When did the last inspection take place?*
- 4. If routine inspections are not carried out – why not?"*

Response from the Chairperson:

"Thank you for this question. As the WBC response to Councillor Hunneman's original question about A Boards stated that WBC monitor the placement of A Board as part of their monthly walked inspection of the Town Centre, I will request that the Council again write to WBC to inquire about the details of these inspections, if they particularly monitor the position of the boards, and when the last inspection was carried out, and if not for what reason."

Question received from Phil Barnett:

"Wildflowers being planted in various locations such as open spaces and verges has been very much appreciated by residents. But the question that residents regularly ask relates to types of wildflowers. Therefore, can this planning and highways committee urge the town council to site notices by each wildflower sites listing which specific species are planted in that area?"

Response from the Chairperson:

"Thank you for this question. The Council has invested a great deal in the planting of wildflowers across its parks and green spaces and to be informed that they are appreciated by members of the public is very welcome information."

As this question would be best address by the Green Spaces Working Group, I will request that the DSO forward on this question to the appropriate Officer for this to be heard at their next meeting.”

Supplementary question from Phil Barnett:

“As WBC also have wildflower beds across the district, will the Council write to them to request that they also look into providing information notices about the type of wildflowers present at these sites?”

Response from the Chairperson:

“I will request that the DSO write to WBC to pass over this request.”

Proposed: Councillor Gary Norman

Seconded: Councillor Andy Moore

Resolved: To vary the order of business on the ground of urgency to take the ‘West Berkshire Council Proposed Sports Pitch at Manor Park Recreations Ground, Stoney Lane, Newbury, RG14 2NG’, item first.

7. West Berkshire Council Proposed Sports Pitch at Manor Park Recreation Ground, Stoney Lane, Newbury, RG14 2NG

The Committee discussed the Manor Park Recreation Ground Consultation. Key information from the discussion included:

- Member of the public, Alan Pearce, spoke to the Committee about how the public should be made aware that this consultation is about finding a replacement pitch for the loss of a grass pitch at the Newbury Rugby Club - as described in the [WBC Forward Plan \(01/02/2022-31/05/2022\)](#). This is currently not mentioned as part of the Manor Park consultation.

Proposed: Councillor Steve Masters

Seconded: Councillor Phil Barnett

Resolved: To suspend Standing Orders to allow for member of the public, Paula Saunderson, to ask questions during this item.

- Paula Saunderson, local Flood Warden and member of the Lambourne Valley Flood Forum, spoke to the Committee about the importance of the Manor Park site as part of a sustainable draining system for the Clay Hill ward, and also as that it is a place for residents to partake in casual recreation activity. Ms Saunderson also asked about why WBC chose this site and what other sites were considered.

- The Committee also noted that it would take substantial earth and drainage works in order to action the proposals for the creation of a pitch – the consultation does not detail the extent of the necessary works. The Committee noted spoke about the lack of adequate information on this pre-application consultation.
- It was generally agreed that the site was not suitable for a sports pitch.

In terms of potential sites for potential (re)development as sports pitches, the following sites were mentioned:

- The Faraday Road Football Ground
- Facilities at Trinity School

As the consultation ends on the 26th of June 2022, the Committee agreed to defer submitting comments to WBC until the next Planning & Highways Committee meeting, on the 20th of June, to allow time for a more comprehensive response to be formed.

DSO to draft a potential NTC response to the consultation from the above comments for discussion at the next P&H Committee meeting.

8. Schedule of Planning Applications

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

It was agreed that the DSO would write to the Case Officer for application 23 on Appendix 1, to inquire as to whether the 'Schedule of Amendments' document is a requirement for large applications/amendments/variations of condition.

9. Schedule of Prior Approval Applications

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

10. Schedule of Appeal Notifications

The Committee received and noted the appeal notifications for:

- West Berkshire Council Reference: [21/01079/COMIND](#)
Planning Inspectorate Reference: [APP/W0340/W/22/3291908](#)
Proposed: Temporary 1 year permission: Great Newbury Christmas Carnival (with attractions including market stalls, big top, fairground rides, Christmas tree maze, ice-rink, Santa's

grotto). Associated cut and fill works are also proposal to level the centre of the Racecourse, at location: Newbury Racecourse, Racecourse Road, Newbury, West Berkshire, RG14 7NZ.

- West Berkshire Council Reference: [21/01911/FULD](#)
Planning Inspectorate Reference: [APP/W0340/W/22/3292438](#)
Proposed: Removal of derelict garages and erection of 2 no houses and 2 no flats, together with associated landscaping and parking, at location: Land Adjoining 11 Pond Close, Newbury, West Berkshire.

11. To Review the Membership and Terms of Reference for Planning & Highways Working Groups and Steering Groups

11.1 Proposed: Councillor Billy Drummond

Seconded: Councillor Andy Moore

Resolved: That the existing Terms of Reference for the Canal Corridor Working Group be approved and that Councillors Gary Norman, Roger Hunneman, Steven Masters, Tony Vickers, Martha Vickers, and Vaughan Miller be appointed as NTC's members of the Working Group.

11.2 Proposed: Councillor Gary Norman

Seconded: Councillor Andy Moore

Resolved: That the existing Terms of Reference for the Heritage Working Group be approved and that Councillors Gary Norman, Nigel Foot, and Billy Drummond be appointed as NTC's members of the Working Group.

11.3 Proposed: Councillor Roger Hunneman

Seconded: Councillor Steve Masters

Resolved: That the existing Terms of Reference for the Neighbourhood Development Plan Steering Group be approved and that Ian Blake, John Brownell, Paul Millard, Anthony Pick, Louise Sturgess, and Kim Whysall-Hammond and Councillors Nigel Foot, Martin Colston, David Marsh, Vaughan Miller, Gary Norman, Martha Vickers be appointed as members of the NDP Steering Group.

- 11.4** Councillor Phil Barnett stood down as a NTC member of the Sandleford Joint Working Group.

Proposed: Councillor Roger Hunneman

Seconded: Councillor Gary Norman

Resolved: That Councillor Tony Vickers be appointed as a NTC member of the Sandleford Joint Working Group.

It was agreed to amend the Terms of Reference for the Sandleford Joint Working Group to include explicit reference to making recommendations on “Reserved Matters” applications.

Proposed: Councillor Roger Hunneman

Seconded: Councillor Billy Drummond

Resolved: That the Terms of Reference for the Sandleford Joint Working Group be approved, as amended and recorded as Appendix 3 to these minutes, and that Councillors Roger Hunneman, David Marsh, and Tony Vickers be appointed as NTC’s members of the Joint Working Group.

- 11.5** **Proposed:** Councillor Steve Masters

Seconded: Councillor Roger Hunneman

Resolved: That the Terms of Reference for the Town Centre Working Group be approved and that Councillors Nigel Foot, Martin Colston, Sarah Slack, and David Marsh be appointed as NTC’s members of the Working Group.

12. West Berkshire Council Proposed Main Modifications to the Minerals and Waste Local Plan

The Committee received and noted the WBC MWLP.

13. Update on Newbury’s Neighbourhood Development Plan

The Committee received an update from the NDP Steering Group. It was noted that the next NDP SG meeting, scheduled for the 21/06/2022, would look to finalise the details around the launch of the pilot questionnaire, targeted for release before the end of July.

14. Update from The Western Area Planning Committee

The Committee received an update about future site visits and WAP Committee meetings.

Proposed: Councillor Andy Moore

Seconded: Councillor Roger Hunneman

Resolved: That Councillor Nigel Foot be approved to be the Councils representative, if available (with Councillor Gary Norman as a substitute) for:

- 1) The proposed “new link road connecting Hectors Way to Kings Road through the Sterling Estate Development with associated retaining walls” at Sterling Gardens, Hectors Way (Application Reference: [22/00493/FUL](#)), and present NTC’s view on this application during the relevant WAP Committee meeting. This site visit will take place on the 06/06/2022 at 09:00am and the WAP Committee meeting will take place on 08/06/2022 at 6:30pm.
- 2) The proposed “Demolition of existing dwelling and erection of four dwellings” at 61 Russell Road, Newbury, West Berkshire, RG14 5JX (Application Reference: [22/00648/FULD](#)), and present NTC’s view on this application during the relevant WAP Committee meeting. This site visit will take place on the 06/06/2022 at 09:50am and the WAP Committee meeting will take place on 08/06/2022 at 6:30pm.
- 3) The proposed “Partial Retrospective: Retention of existing metal staircase to side gable end wall and addition of proposed privacy screen” at 14 Lime Close, Newbury, West Berkshire, RG14 2PW (Application Reference: [21/03132/HOUSE](#)), and present NTC’s view on this application during the relevant WAP Committee meeting. This site visit will take place on the 06/06/2022 at 10:30am and the WAP Committee meeting will take place on 08/06/2022 at 6:30pm.

Proposed: Councillor Gary Norman

Seconded: Councillor Andy Moore

Resolved: That the Council delegate nominating representative for WAP site visits and Committee meetings to the DSO.

15. Forward Work Programme for Planning & Highways Committee

The Committee agreed to add the following item(s) to the Forward Work Programme:

- To discuss how the Council deals with large applications, amendments, and variations.

There being no other business, the Chairperson declared the meeting closed at 21:27 hrs.

Signed: _____

Chairperson

Date: _____

**Planning and Highways Committee Meeting
Schedule of Planning Applications
30/05/2022**

Running Order	Resolutions	Ward	Application Number	Location and Applicant	Proposal
1.	No objection.	Adjacent Parish	22/01067/HOUSE	14 Yates Copse, Newbury, RG14 2SB, for Mr S. Taylor	Single storey rear extension.
2.	No objection subject to Highways consideration of the effect on street parking and that the parking space created is made of a permeable surface.	Clay Hill	22/01052/HOUSE	7 Lime Close, Newbury, RG14 2PW, for Mr Williams	Single storey extension to front of property. Drop kerb and hardstanding.
3.	No objection subject to approval of Tree Officer.	Clay Hill	22/01209/HOUSE	159 Walton Way, Newbury, RG14 2NZ, for Mr C. Nonweiler	Single story side extension.
4.	No objection subject to approval of Environmental Health & Thames Water	East Fields	22/00975/FUL	Bashford's Yard, Bone Lane, Newbury, RG14 5SH, for Stanbrays LLP	Full planning application for the construction of a maintenance building and two-storey portacabin block, and retention of the existing building on site and existing open yard, for flexible uses within Class E, B2 and B8 of the Use Class Order (including ancillary office

					provision) with associated parking and landscaping.
5.	No objection.	East Fields	22/01226/HOUSE	1 Friars Road, Newbury, RG14 7QU, for Mr & Mrs Fernandez	Hip to gable first floor extensions, first floor conversion and the insertion of new ground floor windows and doors and rendering of the dwelling.
6.	Objection due to noise concerns of local residents.	Speenhamland	22/00998/FUL	'Crosskeys' Public House, 8 London Road, Newbury, RG14 1JX, for Steam Punk Pub Co Ltd	Construction of external seating area with canopy over and landscaping to pub garden at side and rear. Alteration private pub car park entrance.
7.	No objection.	Wash Common	22/01055/HOUSE	87 Andover Road, Newbury, RG14 6JH, for Miss N. Roberts	Proposed single storey extension.
8.	No objection.	Wash Common	22/00209/HOUSE	8 Bruan Road, Newbury, RG14 7AU, for Mr & Mrs Brooks	Proposed conversion of roof space, with flat roof dormer and new gable to rear hipped roof. Proposed single storey front extension to form kitchen and dining room. Proposed single storey side extension to create new entrance following demolition of existing garage store. Amended:

					<p>The main changes to the application include: 1) The dormer is replaced with two smaller dormers. 2) The bifold doors on the south side elevation have been replaced with windows and the windows to the front enlarged to the eaves.</p> <p>Previous NTC Comment: No objection. (14/02/2022)</p>
9.	No objection.	Wash Common	22/01141/HOUSE	6 Villiers Way, Newbury, RG14 6SH, for Mr & Mrs Hawkins	Proposed single storey rear extension, new front porch and conversion of garage with new raised flat roof.
10.	No objection.	Wash Common	22/01155/HOUSE	6 Meyrick Drive, Newbury, RG14 6SX, for Mr & Mrs Davis	Single storey side extension.
11.	No objection.	Wash Common	22/01066/HOUSE	3 Oak Ridge Close, Newbury, RG14 6HX, for Ms H. Kuijpers	Conversion of garage into living space.
12.	No objection.	Wash Common	22/01203/HOUSE	6 Erleigh Dene, Newbury, RG14 6JG, for Mr & Mrs Thomas	Garage conversion and associated alterations. New front porch.

13.	No objection.	Wash Common	22/01201/HOUSE	9 Monkswood Close, Newbury, RG14 6NR, for Mr & Mrs Kirby	Single storey link extension between house and garage.
14.	No objection.	Wash Common	22/01138/HOUSE	11 Valley Road, Newbury, RG14 6ET, for Setsquare Solutions Limited	Single storey rear extension following demolition of conservatory.
15.	No objection.	Wash Common	22/01206/HOUSE	59 Meyrick Drive, Newbury, RG14 6SY, for Mr & Mrs Rackham	Proposed two-storey rear extension and single storey side extension with conversion of garage and new raised roof, with associated alterations. Increase width of existing access.
16.	No objection.	Wash Common	22/01239/HOUSE	4 Fermoy Gardens, Newbury, RG14 6EN, for Mrs T. Trafford	Proposed oak framed garage extension.
17.	No objection.	West Fields	22/01041/HOUSE	6 Floreat Gardens, Newbury, RG14 6AW, for Mr & Mrs Hesketh	Single storey rear extension.
18.	No objection subject to approval of Conservation Officer.	West Fields	22/00709/LBC2	29A Bartholomew Street, Newbury, RG14 5LL, for Dazzling Sunshine Limited	Works to shop frontage and interior alterations including installation of replacement flooring.
19.	No objection.	West Fields	22/01123/FUL & 22/01124/LBC2	17 The Broadway, Newbury, RG14 1AS, for Bodyset	Internal alterations to ground floor with removal of modern partition walls and insertion of new partition walls to form treatment rooms. Fix three

					additional AC condensers to external south facing wall. Paint shopfront in grey PMS 7540c.
20.	No objection.	West Fields	22/01126/ADV	17 The Broadway, Newbury, RG14 1AS, for Bodyset	One externally illuminated fascia sign and one externally illuminated projecting sign.
21.	No objection.	West Fields	22/01154/HOUSE	43 Rectory Close, Newbury, RG14 6DD, for Mr & Mrs Clark	Single-storey rear extension. Garage conversion.
22.	No objection.	West Fields	22/01207/LBC2	16 Bartholomew Street, Newbury, RG14 5LL, for Beesley's Outfitters Ltd	To rectify defective leadwork, copings and box gutters weathering the junction between buildings.
23.	No comment due to size and complexity of the documentation. It was requested that an extension be provided for comments until the 21 st of June 2022.	West Fields	22/01151/FULEXT	Former Newbury Bus Station, Market Street, Newbury, RG14 5DP, for Equans	Section 73a Variation of Condition 2 (Approved Plans) of previously approved application 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))

					<p>and a multi-storey car park. Pedestrian access arrangements, hard and soft landscaping and other ancillary development/infrastructure.</p>
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**Planning and Highways Committee Meeting
Schedule of Applications for Prior Approval
30/05/2022**

Running Order	Resolution	Ward	Application Number	Location and Applicant	Proposal
1.	To recommend that a planning application be required.	Clay Hill	22/01196/PASSHE	33 Newport Road, Newbury, RG14 2AP, for Mr & Mrs Westlake	Application to determine if prior approval is required for a proposed: Larger Home Extension - Proposed single storey Garden Room 4.49x4.5m (width x depth) and 3.6m high replacing the existing Garden Room 5.2x3.0m (wxd).

Sandleford Park Joint Working Group of Newbury Town Council and Greenham Parish Council Terms of Reference

Purpose

1. The purpose of the Joint Working Group is to make recommendations to the constituent Councils (Newbury Town Council and Greenham Parish Council) addressing issues regarding development proposals for Sandleford Park, including where appropriate, to make recommendations over “Applications for the Approval of Details Reserved by Condition” or any “Reserved Matters” applications.
2. This document records the parties’ agreement to the objectives, parameters and scope of the work, and the process the Joint Working Group will use to develop these principles.

Background

3. The Planning Authority, West Berkshire District Council is empowered to deal with planning applications for proposed development at Sandleford Park, Newbury. The constituent parish councils are statutory consultees in the planning process.
4. The Sandleford Park lands cross the boundaries of both parish councils.
5. Both parish councils agree that they could benefit by working together and sharing local knowledge and expertise when considering the development proposals and any amendments or revisions to the development proposals, including where appropriate, “Applications for the Approval of Details Reserved by Condition” or any “Reserved Matters” applications.

Objectives

6. To make recommendations to each parish council when considering development proposals for Sandleford Park and any amendments or revisions to the development proposals, including where appropriate, “Applications for the Approval of Details Reserved by Condition” or any “Reserved Matters” applications.

Membership

7. The Joint Working Group shall comprise 3 Councillors from each Council

Meetings

8. Either of the constituent Councils may request a meeting of the Joint Working Group.

Quorum

9. The quorum for meetings of the JWG shall be 4, with at least 2 members from each Council.

Support

10. The Clerks of the Councils will provide secretariat support to the Joint Working Group as required.

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**Planning and Highways Committee Meeting
Schedule of Planning Applications
20/06/2022**

Running Order	Resolutions	Ward	Application Number	Location and Applicant	Proposal
1.		Adjacent Parish	21/00636/OUTMAJ	Premier Inn, Pinchington Lane, Newbury, RG14 7HL, for Whitbread Group PLC	<p>Outline planning application for up to 9 no. dwellings and all associated works. Matters to be considered Access, Layout and Landscaping.</p> <p>Amended:</p> <p>The main changes to the application include: 1) A Flood Risk Assessment and Drainage Strategy Report has been submitted (ref: P21-989 dated 12/4/22). 2) The Landscape Strategy and Masterplan have been amended (document ref: P21-989 dated 12 April 2022 and drawing number 943-MP-01 Rev B) and an additional Landscape Strategy for Vegetation (drawing number 943-ST-01) have been submitted following the comments from the Tree Officer.</p>

					<p>3) The location plan has been amended to include all of the land within the application site including the highway verge on Deadmans Lane (drawing number AP01 Rev P4).</p> <p>4) The Proposed Housing Site Plan has been amended to include the highway verge along Deadmans Lane and additional proposed landscaping (drawing number AP03 Rev P7).</p> <p>5) An amended certificate has been submitted advising that the Highway Authority have been notified due to the change in the application site boundary to include the verge along Deadmans Lane.</p> <p>NTC Comment: “No objection. Cllr Jo Day abstained” (13/09/2021)</p>
2.		Clay Hill	22/01216/HOUSE	56 Two Rivers Way, Newbury, RG14 5TE, for Mr & Mrs Harbud	Side extension to create new garage to include additional bedroom in roof space created and conversion of existing garage to habitable space with internal alterations. Tree pruning to nearby tree in accordance with arborculturalist report submitted.

3.		Clay Hill	22/01279/HOUSE	33 Hopwood Close, Newbury, RG14 2PG, for Mr T. Fu	Front Porch (3mx2m).
4.		Clay Hill	22/01352/ADV	Unit 1, 125 London Road, Newbury, RG14 2BX, for Salvation Army Trading Company Ltd	(i) Installation of 4No. illuminated fascia signs (ii) Installation of 5No. non-illuminated fascia signs.
5.		East Fields	22/01305/HOUSE	20 Westlands Road, Newbury, RG14 7JY, for Mr & Mrs Bluff	Retrospective Conversion of existing garage into habitable space incorporating single storey rear extension to incorporate utility space.
6.		East Fields	21/01920/FUL	Newbury Retail Park, Pinchington Lane, Newbury, RG14 7HU, for F&C Commercial Property Holdings Ltd	<p>Alterations to existing access road and drive-thru.</p> <p>Additional Plans: The main changes to the application include: 1) A Stage 1 Road Safety Assessment (RSA) has been undertaken and provided together with comments from the designer. 2) The Proposed Site Plan has been amended to account for the results of the Stage 1 RSA.</p> <p>NTC Comments: "No objection" (04/10/2021)</p>

					“No objection subject to sufficient pedestrian access” (23/08/2021)
7.		Wash Common	22/01246/HOUSE	11 Bledlow Close, Newbury, RG14 6RX, for Mr D. Harrison	Conversion of integral garage to home office.
8.		Wash Common	22/01368/HOUSE	Little Russett, Kendrick Road, Newbury, RG14 6PW, for Mr & Mrs Bryne	Rear single story extension, with small two story extension, replacement of flat dormer to pitched on front elevation, window replacements throughout, relocation of main entrance, extension to garage roof to create dry standing open porch, and timber cladding to select areas of property.
9.		West Fields	22/01297/ADV	16 Bartholomew Street, Newbury, RG14 5LL, for Mrs A. Ashokan	Paint/overlay existing signage on the front elevation of the building. Hand painted logo in red with black inner detail. 'Sushizen' proposed to be painted in white. Existing A1 menu board to be painted black and have a changeable printed menu displayed inside.
10.		West Fields	22/01298/LBC2	16 Bartholomew Street Newbury West Berkshire RG14 5LL, for Mrs A. Ashokan	Listed Building Consent sought to support Advertisement Application for signage to the front of the building.
11.		West Fields	22/01151/FULEXT	Former Newbury Bus Station, Market Street, Newbury, RG14 5DP, for Equans	Section 73a Variation of Condition 2 (Approved Plans) of previously approved application 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.
12.		West Fields	22/01392/HOUSE & 22/01393/LBC2	5 Park Terrace, Newbury, RG14 1ED, for Mr K. Hanney	The proposed work comprises Installation of a first floor shower room to the rear box room. Recovering of the main roof (and installation of insulation) Recovering of the extension roof (and installation of insulation) Installation of cavity wall insulation to rear extension Re-render to front elevation Repairs to brickwork and repointing to rear elevation.

WBC Consultation:

Proposal for a New Sports Pitch at Manor Park

What West Berkshire Council (WBC) are proposing:

To develop a new grass pitch at Manor Park Recreation Ground, Stoney Lane, Newbury, RG14 2NG, with:

- A level pitch that would be suitable for local league competition
- Drainage to minimise disruption in usage
- Toilet facilities (open during bookings)
- Up to 30 additional parking spaces made using cellular concrete blocks which allow grass to grow through them

There would be no floodlighting, and it is anticipated that it would be used for sport mostly at weekends, unless there is high demand for weekday use, and for a maximum of 6 hours per week during the football season (September to May). The site would still be accessible for informal recreational pursuits and dog walking at all times.

The line markings would be based on the needs of local teams, e.g. adult or junior sized pitch.

Why is this site being considered?

It has been identified that there is a high demand for football and rugby in the Newbury and Thatcham area, and the site is owned by West Berkshire Council.

This left portion of the site falls within the Newbury Parish Boundary, in the Clay Hill Ward.

Why WBC want your views

WBC would like to find out the level of support for this proposal, and understand any concerns there might be.

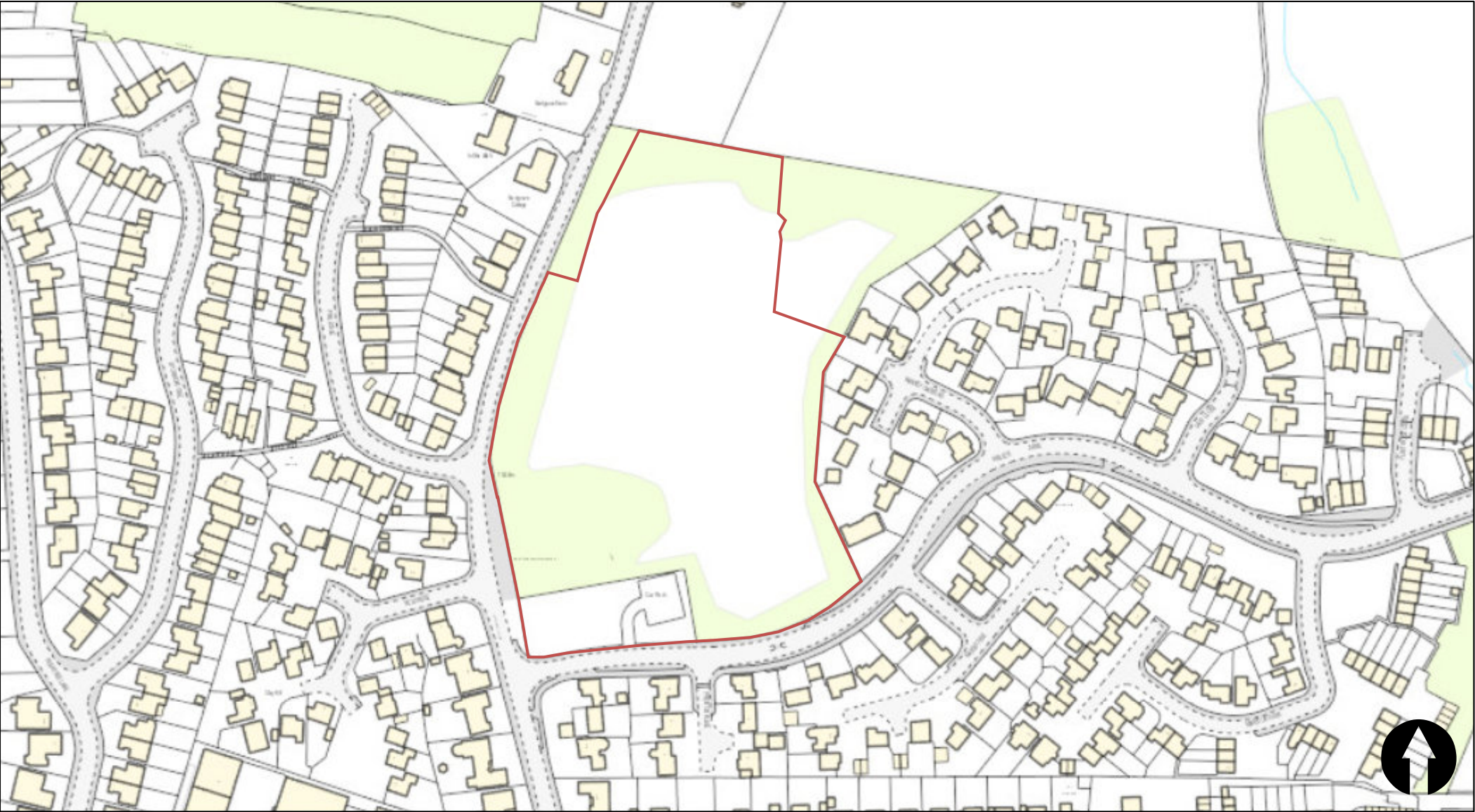
WBC would like to know if the Council have any suggestions as to where future sports pitches may be located as we continue to review and update the data that informs the Playing Pitch Strategy.

How to take part

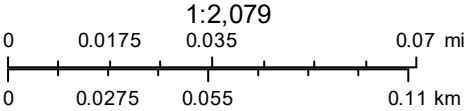
Any resident can participate in the consultation by completing the survey found on the WBC website, here:

<https://www.westberks.gov.uk/manorparkpitch>

The Consultation has been extended until the 26th of June 2022



29/04/2022, 12:30:56



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Appendix 4

Newbury Town Council
List of Section 215 Lands/Buildings
June 2022 Update

Land/Building		Owner/Responsible Person	Position as of 28/03/2022	Comments/Further Actions
1.	The building south of the old post office (41, Cheap Street)	Mr. Bacha	Amended application <u>20/01210/FULD</u> commented on by NTC P&H Committee – registered a “We support this application. Cllr Vaughan Miller abstained” – on the 15 th of November 2021. This application is still to be determined by WBC and there is no estimated date presented.	Continue to monitor.
2.	The back of the British Heart Foundation shop (on the canal)	BHF	Awaiting planning application.	Continue to monitor.
3.	Newbury Railway Station - the land from the ticket office to Cheap Street	Network Rail	Contact at Great Western agreed to pursue with Network Rail.	Continue to monitor.
4.	Wharf Street	Public highway, where businesses leave their rubbish bins, which is now a high-profile, strategic entrance to the town centre since the new bus terminal opened	BID is working with WBC – there was a site visit with WBC on the 8 th of June. Many of the businesses along Wharf Street do not have bin storage space on site and cannot block their fire exits, so a practical solution needs to be found for where their bins can be stored.	Continue to monitor and if true, remove from list.
5.	The BT Tower	Initial response from BT was that Tellereal Trillium are the owners, as the building was part of a sale and re-lease programme undertaken	Submitted to the WBC Planning Enforcement team. It was deemed that there was “insufficient [visual] harm to warrant the service of a formal [Section 215] Notice”.	Continue to monitor.

Land/Building		Owner/Responsible Person	Position as of 28/03/2022	Comments/Further Actions
		by BT in the early part of this century. The lease runs until 2030. However, TT pointed out that BT are responsible for the upkeep of the building.		
6.	The former Banjo cycles shop in Bartholomew Street on the corner of Craven Road	Chancellors are the agents. Have contacted the owner.	A planning application, 22/00389/LBC2, for proposed, "Internal alteration with the ground floor of 40 Bartholomew street to form Office accommodation for Rufus Publication and a coffee shop to the front of the building to be called the Rufus Coffee House", was approved by WBC.	Continue to monitor.
7.	The land to the east of Fir Tree Lane and the junction with London Road (https://w3w.co/falls.movies.oval)		Submitted to the WBC Planning Enforcement team.	Await response.
8.	380, London Road, Newbury, RG18 3AA		Submitted to the WBC Planning Enforcement team.	Await response.
9.	Former Strada unit in the Market Place	Quintons Chartered Surveyors are the owners.	Quintons has confirmed that a lease is going through. The exact timescales are not yet confirmed.	Await outcome.
11.	land adjacent to Roebuts Close and Ladybirds pre-school		Submitted to the WBC Planning Enforcement team. It was deemed that there was "insufficient visual harm and therefore justification to serve a S.215 Notice upon the land owner[s]."	Continue to monitor or remove from the list?
12.	the 2 empty houses, 45 and 47 Cromwell Road, Newbury, RG14 2HP		Submitted to the WBC Planning Enforcement team.	Await response.
13.	58 Cheap Street		Submitted to the WBC Planning Enforcement team.	Await response.
14.	88 West Street		Submitted to the WBC Planning Enforcement team.	Await response.

Donnington Square Claimed Public Footpath

Notification of Local Public Inquiry

In 2020, West Berkshire Council (WBC) made an order to record a public footpath running around the outside of Donnington Square, Newbury (see order, including plan, overleaf).

There were several objections, relating to retention of private vehicle access, and so the case was submitted to the Planning Inspectorate for determination. There were no objections or questions against the main principle of ongoing public use.

The Planning Inspectorate will be holding a public inquiry into the matter on the 15th of November 2022, in the Council Offices, Market Street, Newbury, RG14 5LD.

NTC were notified about this inquiry on the 27th of May 2022 and we were informed that WBC would be grateful to know if this Council would like to present any evidence to, and/or attend the inquiry as there is limited room in the venue.

The inquiry would be likely to start at 10am and last up to one day.

Resolutions: **To formulate** the Councils view on adding the routes in Donnington Square to the Definitive Map as public footpaths.

To resolve to send a representative to the public inquiry to present the Councils views, if relevant.

Wildlife and Countryside Act 1981
West Berkshire District Council Second Consolidated Definitive Map and
Statement
West Berkshire District Council (Newbury, Donnington Square) Definitive Map
Modification Order 2020

This Order is made by West Berkshire District Council ("the Council") under section 53(2)(b) of the Wildlife and Countryside Act 1981 ("the Act") because it appears to that authority that the West Berkshire District Council Second Consolidated Definitive Map and Statement require modification in consequence of the occurrence of an event specified in section 53(3)(c)(i), namely, the discovery by the Council of evidence which (when considered with all other relevant evidence available to them) shows that a right of way which is not shown in the map and statement subsists or is reasonably alleged to subsist over land in the area to which the map relates, being a right of way such that the land over which the right subsists is a public footpath.

The Council has consulted with every local authority whose area includes the land to which the order relates. The Council hereby order that:

1. For the purposes of this Order the relevant date is 21st August 2020
2. The West Berkshire District Council Second Consolidated Definitive Map and Statement shall be modified as described in Part 1 and Part 2 of the Schedule and shown on the map attached to the Order
3. This Order shall take effect on the date it is confirmed and may be cited as the West Berkshire District Council (Newbury, Donnington Square) Definitive Map Modification Order 2020

**THE COMMON SEAL of WEST
BERKSHIRE DISTRICT COUNCIL**

hereunto affixed this ~~21st~~ day of
~~October~~ 2020
is authenticated by:-

S. Aske

Authorised Signatory



SCHEDULE

PART 1

Modification of Definitive Map

Description of path(s) to be added:

Public Footpath Newbury 38

A public footpath in the parish of Newbury running from point A (Grid Reference 446639 168175) on Oxford Road (between number 30 Donnington Square and Tudor Oaks) in a generally westerly direction for 160 metres to point X1 (Grid Reference 446491 168132) and then in a generally southerly direction for 84 metres past point X2 (Grid Reference 446490 168127) and X3 (Grid Reference 446489 168106) to point B (Grid Reference 446496 168049) and then in a westerly direction for 3 metres to point B1 (Grid Reference 446492 168048) at the east end of Burchell Road as shown on the Order plan.

Width: A-X1: 2.5 metres, X1-X2: tapering from 2.5 metres to 1.65 metres, X2-X3: widening from 1.65 metres to 2 metres, X3-B: 2 metres, B-B1: 1.7 metres

Public Footpath Newbury 39

A public footpath in the parish of Newbury running from point B (Grid Reference 446496 168049) in a generally southerly direction for 119 metres to point Y (Grid Reference 446512 167932) and then in a generally easterly direction for 140 metres to point C (Grid Reference 446651 167943) on Herewood Close as shown on the Order plan.

Width: B-Y: 2 metres, Y-C: 2.5 metres

PART 2

Modification of Definitive Statement

Variation of particulars of path or way (new routes to be added):

Public Footpath Newbury 38

From: Oxford Road (to N of 30 Donnington Square), W, S & W

To: E end of Burchell Road

Width (as shown on WB066 order plan): A-X1: 2.5 metres, X1-X2: tapering from 2.5 metres to 1.65 metres, X2-X3: widening from 1.65 metres to 2 metres, X3-B: 2 metres, B-B1: 1.7 metres

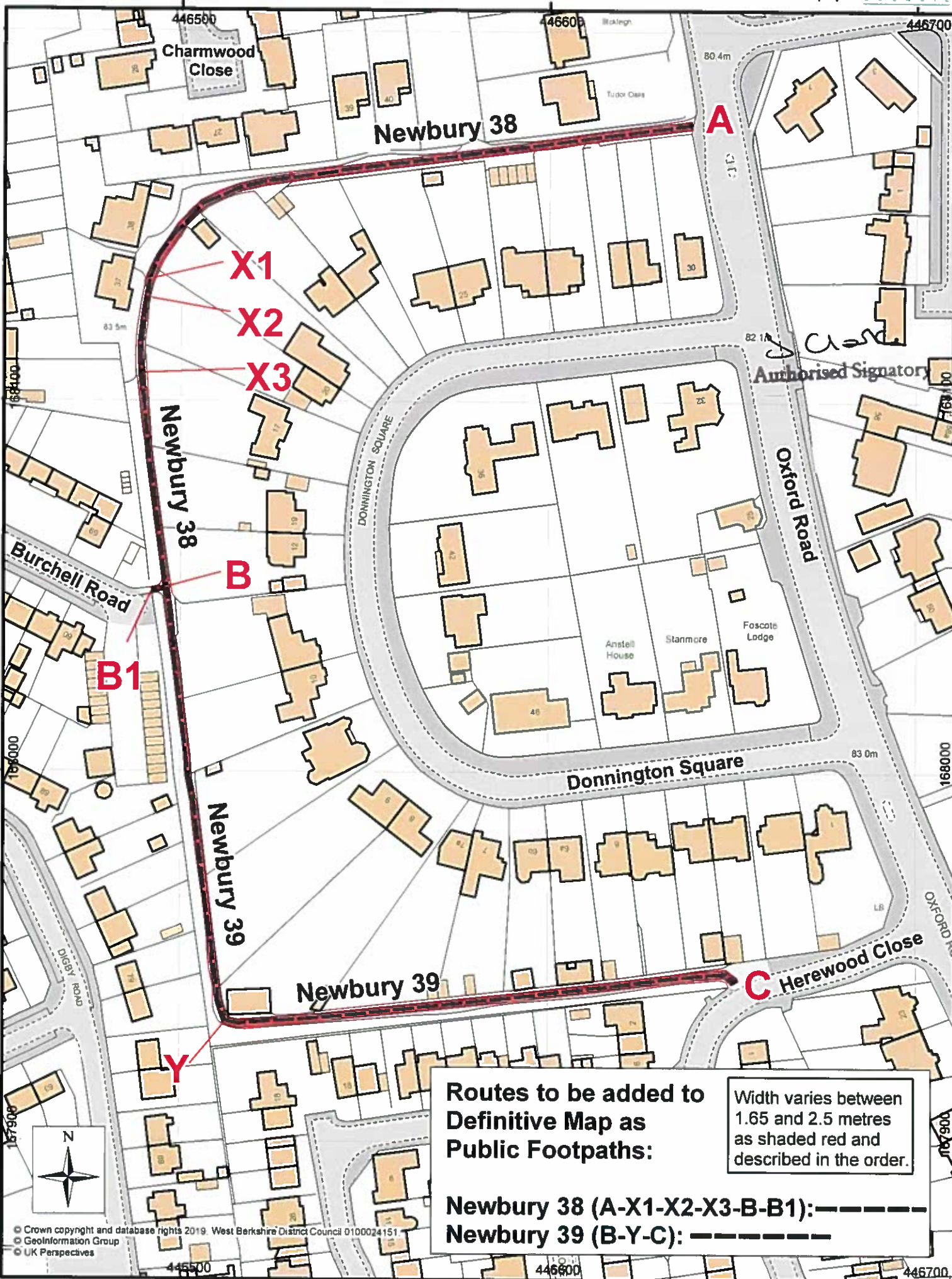
Limitations and Conditions: A vehicle barrier at point B1

Public Footpath Newbury 39

From: FP 38 (east of Burchell Road), S & E

To: Herewood Close

Width (as shown on WB066 order plan): B-Y: 2 metres, Y-C: 2.5 metres



eCargo Bikes

New eCargo bikes are being offered to local businesses in the district to try out as part of a new environment scheme.

This has been made possible from a successful bid that we submitted to the Department for Transport for funding via the Energy Savings Trust.

eCargo Bikes



eCargo Bikes

Under the trial we have two eCargo bikes available with large capacity 700 litre cool boxes to hire from 11 April, with a further third bike available at a later date. These are eye-catching vehicles that can be branded with vinyl if the business wishes to, so long as they are removed on return.

Ideas for their use could include:

- Static / mobile promotion – indoors or outdoors, at summer fayres or events etc.
- Sale of goods or foods, where allowed, in streets or parks - one will be available with a cool box.
- Local deliveries, in place of small vans, demonstrating a commitment to zero-carbon transport as they have a range of about 30 miles on one charge.
- Carriage of tools and equipment by trades' people.



West Berks Car Club



Progress Update



West Berkshire
COUNCIL

West Berks Car Club

Stats on utilisation

■ active members (40%)

JAN	FEB	MAR
18	16	22

■ hires

JAN	FEB	MAR
27	31	47

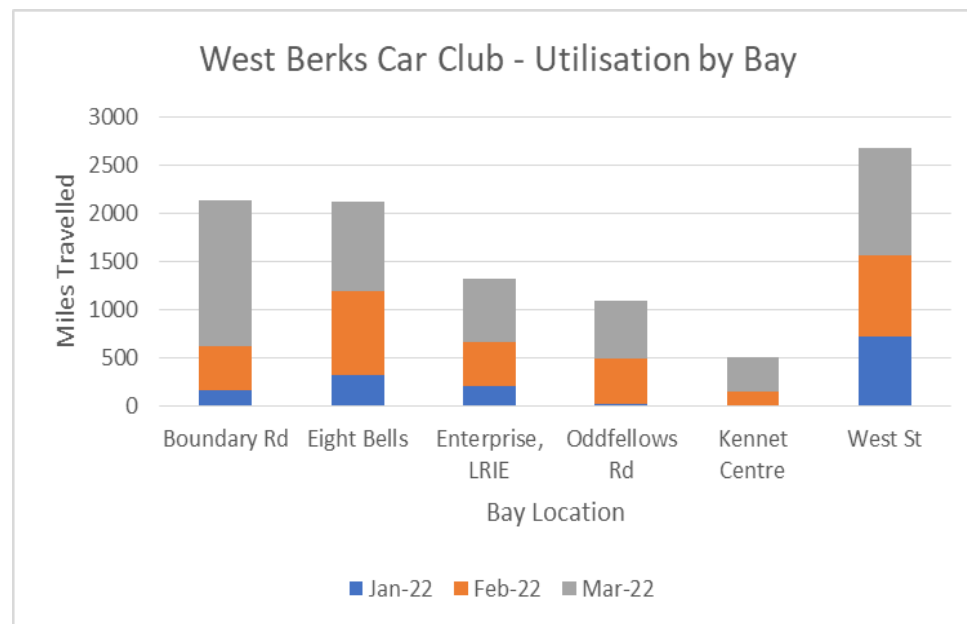
■ hours

JAN	FEB	MAR
181.25	962.75	1658.25

■ miles

JAN	FEB	MAR
1395	3280	5178

■ Bay utilisation



West Berks Car Club

❑ Marketing

- Homes leaflet drop – Newbury and Thatcham postcodes
- Sponsorship of *Drivetime* on Kennet Radio

❑ Car Club EVCPs


- Liberty Charge - arrange installation via government funding, likely no charge to WBC

❑ Expansion

- Evidence:
 - ❑ Postcode of rental customers
 - ❑ Councillors' engagement / surveys
- Locations:
 - ❑ Employers
 - ❑ Parishes
 - ❑ New developments



West Berks Car Club - Corporate



Log In

Member ID [Forgot Member ID](#)

10233076-1

Password [Forgot Password](#)

Password

☒ Remember Me

LOGIN

- ❑ Substantial savings over casual / essential car user, particularly with EVs
- ❑ Developing a plan to raise awareness and encourage greater use of the car club amongst staff through:
 - working with Managers,
 - updating staff information
 - making good use of a range of internal communications
- ❑ Enterprise account manager willing to come to site

Thank you

Contact for feedback:

Alec Gore

Transport Policy Team Leader

alec.gore1@westberks.gov.uk



Newbury Town Council

Forward Work Programme for Planning and Highways Committee: 20th June 2022.

Standing Items on each (ordinary meeting) agenda:

1. Apologies
2. Declarations of Interests and Dispensations
- 3.1 Approval of Minutes of previous meeting
- 3.2 Officers report on actions from previous meeting
4. Questions/Petitions from members of the Public
5. Questions/Petitions from Members of the Council
6. Schedule of Planning Applications
7. Schedule of Prior Approval Applications (if any)
8. Schedule of Licensing Applications (if any)
9. Schedule of Appeal Notifications (if any)
10. Schedule of Appeal Decisions (if any)
11. Neighbourhood Development Plan – Update (if any)
12. The Western Area Planning Committee – Update

To be confirmed	Follow-up discussion on footpath recommendations.
	Paths that have Cycle ban signs to be reviewed.
	Consider additional signage to countryside paths and open space within the parish of Newbury or immediately adjacent to it.
	Property of the Essex Wynter Trust at Argyle Road, Newbury.
June/September/December/March (Quarterly)	Updates on Section 215 of the Town and Country Planning Acts.
	Updates on ongoing items.
Each November	Review of KPI's for Planning and Highways Committee
	Send Budget and Strategy proposals to RFO