**APPENDIX 1.**

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

**held at 7:30 pm on Monday 5th December 2022, in the**

**Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury,**

**Present**

Councillors Nigel Foot (Chairperson); Phil Barnett, Jeff Beck, Jo Day,

Roger Hunneman, Pam Lusby Taylor, David Marsh, Andy Moore, Gary Norman and Tony Vickers

**In Attendance**

Hugh Peacocke, Chief Executive Officer (CEO)

1. **Apologies**

Apologies received from Councillors Billy Drummond and Vaughan Miller.

1. **Declarations of Interest and Dispensations**

The CEO 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.

Councillors Phil Barnett is also a Member of Greenham Parish Council.

The CEO made the following statement on behalf of Councillors Phil Barnett, Jeff Beck and Tony Vickers who are also Members of West Berkshire Council’s Planning Committee and Andy Moore who is a Substitute Member 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.”

Cllrs. Gary Norman and Tony Vickers declared a personal interest in application no. 9, appendix 2 (26, Culver Road) and did not take part in that discussion.

1. **Minutes**

**Proposed:** Councillor Andy Moore

**Seconded:** Councillor Jeff Beck

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 14/11/2022, be approved, and signed by the Chairperson.

1. **Actions from previous meetings**

A) The CEO reported he had written to Cogniton, regarding their works on land to the north of Pinchington Lane, as requested in Cllr. Phil Barnett’s question to the last meeting of this committee.

The following reply was received from Persimmon, Thames valley:

*We have been in contact with local residents post commencement on site of the enabling works via a newsletter, and have been having regular correspondence with residents throughout the works.*

*The impact most felt was from the investigation section of the programme, which is now complete. The landfill material was compacted at depth using specialist equipment. We have live vibration monitors at all boundaries where sensitive receptors are located - of which none have triggered over our conservative limits.*

*With this section of works now complete, we are now completing earthworks which require compaction to the soils in order to adhere to the permanent works design necessary to be able to develop the site (given the underlying ground conditions and former use of the site). This compaction is intermittent and we have utilised plant which we can use without vibration to alleviate the vibration felt by local residents. The equipment will be needed until the middle of March.*

*We have also issued further newsletters to inform the residents that the continuing works will not produce what was encountered in the initial works. These newsletters also contain contact information for the CLW Project Manager, Site Manager and Office - if anyone wishes to receive further information regarding the works.*

B) The Council wrote twice since the last meeting to the Essex Wynter Trust regarding their properties at Argyle Road, Newbury, but no reply has been received.

C) As requested, the Council wrote to the Planning Inspectorate to express disappointment with their decision regarding the land at Pond Close.

The Inspectorate has replied as follows:

*I regret to hear your Council's disappointment in regards to the decision for appeal APP/W0340/W/22/3292438. However, unfortunately, we are unable to discuss the matter further.*

*If you disagree with the appeal decision, you can challenge the appeal decision in the High Court if you think that the Planning Inspectorate have made a legal mistake. We have guidance on our website telling you about what to do next:* [*https://www.gov.uk/appeal-planning-decision/if-you-disagree-with-the-appeal-decision*](https://www.gov.uk/appeal-planning-decision/if-you-disagree-with-the-appeal-decision)

*It is the Administrative Courts who are responsible for running this process, so I have also provided the direct link to the Administrative Courts web pages where you can find out about the process that you will need to follow to appeal the decision in the High Court:* [*https://www.gov.uk/courts-tribunals/administrative-court*](https://www.gov.uk/courts-tribunals/administrative-court)

1. **Questions from members of the public**

There were no questions received from members of the public.

1. **Members’ Questions and Petitions** A) Question received from Councillor Phil Barnett:

*“Whilst welcoming many residents and visitors to the market place for the annual Christmas light switch on ceremony, the market place was full to capacity with adults children prams and animals.*

*I heard reports that there was only one steward on duty, no segregation barriers in place and no identifiable medical staff in attendance .*

*Therefore, can this Planning and Highways committee ask the BID (who organised the event) what were the stewarding arrangements, the medical cover and the crowd control measures which were in place for the event?”*

The Chairman replied that the Council would ask Newbury BID for their comments in this matter.

B) Question received from Councillor Roger Hunneman:

*" There has been an increasing tendency for flooding of Monks Lane to occur outside No 42 despite earlier attempts to solve the problem. On several occasions recently the flood has extended across the whole road, including the footpaths and cycle path rendering the footpaths unusable by pedestrians and causing traffic disruption, exacerbated by inconsiderate drivers going through the flood at speed. Monks Lane is used by considerable numbers of Park House students on foot and bike. Can this Council find out what plans West Berkshire Council have for a permanent solution to this unacceptable state of affairs and ask them to expedite the rapid implementation of such a solution?"*

The Chairman replied that the Council would ask West Berkshire Council for their plans in this matter and to expedite the solution.

1. **Schedule of Planning Applications**

Resolved that the observations recorded as Appendix 1.2 to these minutes be submitted to the planning authority.

1. **Schedule of Licensing Applications**

The Committee had no objections to the licence application, Ref: 18/0192/LQN for 82, Bartholomew Street.

1. **Update on Newbury’s Neighbourhood Development Plan**

The Chairman of the Steering Group told the meeting that 385 responses had been received to the survey. However, as the numbers responding from the younger and older age groups was low, the closing date for the survey had been extended to 31 January 2023.

The NDP Consultants had been sent the data received and asked to commence analysis for the Steering Group.

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

The Committee noted that there were no items for the next WAP meeting.

Cllr. Tony Vickers told the meeting that the emerging Local Plan carries considerable weight following approval of the draft for Regulation 19 consultation. The consultation period is expected to run from 6 January 2023 to 18 February 2023. The meeting agreed to hold a presentation for the Committee to consider this matter and to request that an officer from the Planning Policy section attend to brief the Council on the consultation document and the process. It was also agreed that the lay members of the NDP Steering Group be invited to attend this presentation.

It was noted that the case officer for the Sandleford development would shortly be issuing an update on the development.

1. **Updates on Section 215 of the Town and Country Planning Acts**

The updates and actions are as shown on appendix 1.2.

No further buildings or sites were added to the list.

1. **Road names for the housing development on lands north of Pinchington Lane.**

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Nigel Foot

**Resolved:** that the Council proposes to the Planning Authority that names of deceased members of the Greenham Common Womens’ Peace movement be considered for street naming on this development.

Cllr. Pam Lusby-Taylor would send the relevant details to the CEO to forward to the Planning authority.

Members asked for feedback from WBC on the Committee’s suggested names for the Sterling Cable development.

1. **Affixing of Council seal**

**Proposed:** Councillor Roger Hunneman

**Seconded:** Councillor Gary Norman

**Resolved: To affix** the Council’s seal to the lease of Suite 9, Town Hall (Age UK, Berkshire)

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

The following items were added:

* A presentation on Licensing Law to all members of the Council
* The presentation above, re Local area Plan consultation
* To request that the highways office present on the updated GIS system in use by WBDC.

**There being no other business, the Chairperson declared the meeting closed**

**at 9.22 pm**

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

**Chairperson**

**Appendix 1.2**

**Planning and Highways Committee Meeting**

**Schedule of Planning Applications**

**05/12/2022**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **No.** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** | **Resolution** |
|  | Adjacent District  (Adj. Wash Common) | [22/02754/OUTMAJ](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02754/OUTMAJ) | Land East of Newbury College Monks Lane Newbury | Hybrid application for 1) Full planning permission for a food store with a floor area of 1800 sq. m (Use Class E(a)) together with drainage, parking and associated access, infrastructure, and landscaping. 2) Outline planning permission (matters to be considered: access) for up to 85 residential units (Use Class C3), high capacity Electric Vehicle (EV) charging area, residential care home (Use Class C2) containing up to 70 beds, and a hospice (Use Class C2), together with open space, play space, drainage, parking and associated access, infrastructure, landscape, bund on the eastern boundary with the A339, ancillary and site preparation works. Matters to be considered: Access | Objection for the following reasons:   * + - The proposed development fails the sequential test for retail development in Newbury     - This vicinity already has a residential care home     - This vicinity already has planning approval for up to 1000 residential units     - Overdevelopment of the land     - The existing infrastructure (water and drainage) is inadequate     - The increased traffic will result in   congestion, pollution, noise and general nuisance.  The Council points out that the northern end of this site lies within the parish boundary of Newbury. If permission is granted, this should be taken into consideration for any CIL contributions. Also, if permission is granted, the full level of affordable housing should be required. |
|  | East Fields | [22/02738/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02738/ADV) | Downs Carpets, Hambridge Road, Newbury for  MKM Building Supplies | Illuminated totem | No Objection |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **No.** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** | **Resolution** |
|  | Speenhamland | [22/02768/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02768/HOUSE) | Moor Cottage Moor Lane Newbury West Berkshire RG14 1RT | Application to enlarge kitchen and create new utility, cloakroom and en-suites to bedrooms following demolition of existing porch and reception entrance.  **Amended Proposal & description as at 23.11.2022:**  Two storey and single storey front extensions, internal alterations and demolition of existing porch and reception entrance | No objection. |
|  | Speenhamland | [22/02911/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02911/HOUSE) | 50 Almond Avenue  Newbury for Mr & Mrs Mercer | Additional bedroom built over existing ground floor. Extending of existing ground floor extension with the removal of conservatory.  Removal of garage to create a utility room to the side of the house | No objection. |
|  | Wash Common | [22/02741/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02741/HOUSE) | 20 Sidestrand Road, Newbury for Mr N Gow | New front porch | No objection. |
|  | Wash Common | [22/02802/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02802/HOUSE) | 5 Battery End Newbury RG14 6NX | Proposed single storey rear extension | No objection. |
|  | Wash Common | [22/02794/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02794/HOUSE) | 2 Ladwell Close  Newbury  West Berkshire  RG14 6PJ | Side extension with single gable roof, integrated roof light. New storm porch to principal elevation  Reconfiguration of ground floor  Change of existing dormer to pitched roof. Installation of wood burner | Neighbour’s letter noted.  No objection |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **No.** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** | **Resolution** |
|  | Wash Common | [22/02577/TELE56](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02577/TELE56) | Street Record  Conifer Crest  Newbury | Application to determine if prior approval is required for a proposed: Development by or on behalf of an electronic communications code operator for the purpose of the operator's Electronic Communications Network in, on, over or under land controlled by that operator or in accordance with the electronic communications code: Installation of 18m high slim-line monopole, supporting 6 no. antennas, 1 no. wraparound equipment cabinet at the base of the monopole, 1 no. equipment cabinet, 2 no. electric meter cabinets, 2 no. transmission dishes and ancillary development thereto. | Prior approval should be required for this proposal. |
|  | Wash  Common | [22/02557/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02557/HOUSE) | 26 Culver Road Newbury  RG14 7AR | Retrospective replacement of 2no existing sheds with new shed. | No objection |
|  | Wash  Common | [22/02321/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02321/HOUSE) | 10 Paddock Road, Newbury for Mr G Martin & Ms Birchall | Side extension to create new garage store utility room to include additional bedroom above and rear extension kitchen dining room with internal alterations. | Objection: loss of amenity to no. 12 Paddock Road. |
|  | West Fields | [22/02665/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02665/FUL) | 6 Northbrook Street, Newbury for HSBC Bank PLC | Removal of 3 No. existing external machines and associated signs, replacement by 1 No. new external machine. Existing shopfront glazing panels to be replaced to match existing | No objection |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **No.** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** | **Resolution** |
|  | West Fields | [22/02666/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02666/ADV) | 6 Northbrook Street, Newbury for HSBC Bank PLC | Removal of existing signage above external machines. New sign installed above machine, to replace existing sign. | No objection |
|  | West Fields | [22/02713/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02713/HOUSE) | 3 Bowdown Court Bartholomew Street Newbury | Proposed replacement windows and doors | The Council supports this application |
|  | West Fields | [22/02859/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02859/FUL) | West Mills Yard  Kennet Road  Newbury for Isaac Szczodrowski | Change of use from Class E to tattoo studio (Sui Generis) | No objection |