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

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

**01/08/2022 at 7:30pm/19:30.**

**Present**

Councillors; Nigel Foot (Chairperson); Gary Norman (Deputy Chairperson); Phil Barnett; Jeff Beck; Jo Day; Billy Drummond; Pam Lusby Taylor; Steve Masters; and Vaughan Miller

**In Attendance**

Darius Zarazel, Democratic Services Officer (DSO)

**Apologies and Present Virtually**

Councillor Tony Vickers

**44. Apologies**

Apologies received from Councillors Roger Hunneman, Andy Moore, Tony Vickers, and David Marsh who is substituted with Councillor Steve Masters.

**45. Declarations of Interest and Dispensations**

The Democratic Services Officer declared that Councillors Phil Barnett, Jeff Beck, 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 Councillors Phil Barnett who is a Member of West Berkshire Council Planning Committee and Councillor Jeff Beck 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.”

Councillors Nigel Foot, Gary Norman, and Vaughan Miller declared an interest on item 11 of Appendix 1 to these minutes as they are all members of the Newbury Neighbourhood Development Plan (NDP) Steering Group alongside the agent for the application, Ian Blake. However, they do not believe that this will influence their decision and so will still participate in the debate and vote on the application.

Councillor Steve Masters declared and interest in the Prior Approval applications, shown in Appendix 2 to these minutes, as he is a trustee of a Charity sponsored by Vodaphone and will participate in the discussion but will not vote on the applications.

**46. Minutes**

**46.1 Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Gary Norman

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 11/07/2022, be approved, and signed by the Chairperson.

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

On the resolution to lobby WBC to make Hedgehog friendly fencing a specific condition of the granting of planning permission for housing developments and look to get the need for hedgehog highways identified in the Local Plan, NTC have contacted WBC and the Interim Development Control Manager believes that such a condition would not meet the tests of ‘necessity’ and ‘reasonableness’ that are required in the National planning Policy Frameworks (specifically paragraphs 55 and 56).

The DSO to circulate the full response and again petition the Local Planning Authority for their inclusion as a condition.

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

**48. Members’ Questions and Petitions  
Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Jo Day

**Resolved:** To suspend Standing Orders to allow for Councillor Jeff Beck’s members question to be heard.

Question received from Councillor Jeff Beck:

*“On the 21st of July 2022 Councillor Pam Lusby Taylor and myself attended a Thames Valley Police 'Have your Say' Session at the Riverside Community Centre in Clay Hill Ward.*

*Requests were made by Residents present with regard to a desire for the speeds of traffic passing through Waller Drive and Stoney Lane to be reduced considerably. Please note that some Housing located off Waller Drive is situated within Cold ash Parish.*

*Upon behalf of the Local Residents, may I request that the P&H Committee ask Newbury Town Council to approach WBC's Traffic &Road Safety Officer Cheryl Evans, with a view towards obtaining the requisite Training for some NTC Councillors in the Operation of SID Equipment and then to provide Equipment to be used on street for gathering data to be submitted to WBC for their analysis, prior to WBC installing a number of Speed Warning and Recording Devices that are able to facilitate Thames Valley police issuing speeding ticket to offenders.”*

Response from the Chairperson:

“Thank you for this question. NTC has gone through the process of registering on the new WBC Speed Indicator Device (SID) portal and has the ability to approve volunteers to be trained in the use of SID equipment. Councillor Stuart Gourley for example has received training and deployed the SID equipment at several sites around the Clay Hill Ward.

I will request that the DSO circulate the invitation to training for this SID equipment to all Councillors after the meeting so that anyone who wishes to be trained, can be.”

**49. Schedule of Planning Applications**

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

**50.** **Schedule of Prior Approval Applications**

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

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Steve Masters

**Resolved:** To suspend standing orders to allow for members of the public to speak for 5 minutes on each application.

**51. Schedule of Licensing Applications**

Resolved that the observations recorded as Appendix 3 to these minutes be submitted to the licencing authority.

1. **Schedule of Appeal Notifications**

The Committee noted the appeal for Application [21/02424/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02424/FULD), for Proposed, “Demolition of existing dwelling and erection of four dwellings”, at location: 61 Russell Road, Newbury,RG14 5JX.

1. **West Berkshire Council’s Highway Winter Service Plan**

The Committee noted WBC’s Highway Winter Service Plan (2021/22) and noted that there was no substantial change between this plan and the one from last year.

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

The draft minutes of the last NDP Steering Group meeting, on the 20/07/2022, were received and noted.

The NDP Steering Group will look to shorten the full questionnaire and put this to the public in the form of a full consultation in the coming months.

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

There were no Newbury items on the upcoming WAP Committee agenda.

The Committee received and noted an update from the last WAP Committee, on the 20th of July, that the application for the Great Christmas Carnival was passed. In addition, the variation of condition application for the 93 dwelling development in Speen (Ref: [22/00160/OUTMAJ](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00160/OUTMAJ)) was withdrawn from the Committee and refused by the Planning Officers.

1. **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 21:40 hrs.**

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

**Chairperson**

**Appendix 1**

**Planning and Highways Committee Meeting**

**Schedule of Planning Applications**

**01/08/2022**

|  |  |  |  |  |  |
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| **Running Order** | **Resolutions** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** |
|  | No objection. | East Fields | [22/01593/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01593/ADV) | Unit 11, Newbury Retail Park, Pinchington Lane, Newbury, RG14 7HU, for Mr G. Hynd | 1no internally illuminated econoflex box sign (12520 x 3310mm); 2no non illuminated flexface box signs (1 x 1900 x 1600mm) (1 x 3000 x 1500mm); 1no non illuminated retroframe box sign (4100 x 1150mm); 1no help message above door. |
|  | No objection. | East Fields | [22/01600/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01600/FUL) | Union House, Kennet Side, Newbury, RG14 5PX, for Atkins & Potts Ltd | Change of use to Light Industrial Class E, including installation of bin storage canopy, industrial bins, recycling area, water management equipment, bunded oil tank to rear car park. Two 40,000L silos at front of building. Alterations to the facades to include two new side doors, ventilation grills and combustion flues. Alterations to roof to include installation of roof vents and photovoltaic cells. |
|  | No objection. | East Fields | [22/01666/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01666/HOUSE) | 27 Abbey Close, Newbury, RG14 7QX, for Mrs Barnes | Proposed single storey extension and external and internal alterations. |
|  | No objection.  Cllrs Jo Day and Nigel Foot abstained. | East Fields | [22/01765/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01765/HOUSE) | 3 Mount Close, Newbury, RG14 7QR, for Mr R. Macaskill | Two Storey Side Extension. |
|  | We support this application. | East Fields | [22/01739/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01739/FUL) | 14 Porchester Road, Newbury, RG14 7QJ, for Mr Naish | Section 73a: Variation of Condition 2 (Approved Plans) of previously approved application [21/01950/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01950/FUL): Re-cladding of asbestos clad garage with brick and tile with 2no. rooflights. Part garage conversion to home bakery with w.c. and conservatory extension to the west elevation. |
|  | No objection. | Speenhamland | [22/01653/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01653/HOUSE) | 10 Croft Lane, Newbury, RG14 1RR, for Mr J. Embleton | Demolition of attached garage, erection of two storey side extension and rear extension. |
|  | We support this application. | Speenhamland | [22/01711/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01711/FULD) | The Pilgrims Guest House, 33 Oxford Road, Newbury, RG14 1XB, for KL Preeminent Care Ltd | Change in Use from (Class C1) Guest house to (Class C2) Residential Care Home for 10 adults (4 residential and 6 supported living) with live in staff without changing the structure of the building. |
|  | No objection. | Wash Common | [22/01660/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01660/HOUSE) | 249 Andover Road, Newbury, RG14 6NJ, for Mr & Mrs Bush | Single Storey rear extension and internal rearrangements. |
|  | No objection. | Wash Common | [22/01736/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01736/HOUSE) | 81 Paddock Road, Newbury, RG14 7DN, for Mr & Mrs Reddy | Rear extension to create new kitchen with internal alterations. |
|  | No objection. | Wash Common | [22/01515/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01515/HOUSE) | 20 Chandos Road, Newbury, RG14 7EE, for Mr M. Richardson | Single storey extension on ground floor for kitchen diner. Single storey extension on first floor for bedroom. Loft conversion for additional bedroom (second floor). |
|  | No objection. | Wash Common | [22/01784/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01784/FULD) | Newbury House 237 and 235 Andover Road, Newbury, RG14 6NG, for Sovereign Housing Ltd | Demolition of existing 2 bedroom bungalow (no. 235 Andover Road) along with existing garage, and erection of 4no. four-bedroom dwellings, external alterations to Newbury House, new vehicular access from Dormer Close, and, associated landscaping. Resubmission following [22/00086/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00086/FULD). |
|  | No objection. | Wash Common | [22/01792/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01792/HOUSE) | 8 The Hollies, Newbury, RG14 6NF, for Mr & Mrs Pitts | Single storey rear extension. New front porch roof. Existing bay windows on East elevation removed and replaced with new windows within existing openings. |
|  | No objection. | Wash Common | [22/01764/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01764/HOUSE) | 103 Newtown Road, Newbury, RG14 7EA, for Mr R. Alex | Proposed loft conversion with rear and front dormer and installation of glazing and render to front elevation. |
|  | No objection. | West Fields | [22/01118/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01118/ADV) & [22/01117/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01117/FUL) | 95 Northbrook Street, Newbury, RG14 1AA, for MAUKBS LTD | Replacement shopfront, fascia and projecting signage. |
|  | No objection. | West Fields | [22/01641/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01641/LBC2) | 17 The Broadway, Newbury, RG14 1AS, for Bodyset | Listed building consent for an externally illuminated fascia sign to the shopfront. |
|  | No objection. | West Fields | [22/01777/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01777/HOUSE) | 3 Northcroft Terrace, Northcroft Lane, Newbury, RG14 1BS, for D. O’Keeffe | Rear dormer with rooflights on front slope. |
|  | No objection. | West Fields | [22/01780/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01780/LBC2) | 25 Market Place, Newbury, RG14 5AA, for Azzurri Group | Painting of fascia and window frames and stall riser to front elevation and painting of fascia, columns and stall riser to side elevation in RAL 5008 breathable paint. Installation of signage comprising of:- 2 sets of halo illuminated fascia text to front elevation, 1 set of internally illuminated text to side elevation, 1 externally illuminated projection sign 2 awnings with lighting. |
|  | No objection. | West Fields | [22/01776/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01776/ADV) | 25 Market Place, Newbury, RG14 5AA, for Azzurri Group | 2 sets of halo illuminated fascia text to front elevation. 1 set of internally illuminated text to side elevation, 1 externally illuminated projection sign, 2 awnings with lighting. |

**Appendix 2**

**Planning and Highways Committee Meeting**

**Schedule of Applications for Prior Approval**

**01/08/2022**

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| **Running Order** | **Resolution** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** |
|  | This should require a full planning application.  Comment:  The reason for this resolution was that this mast does not meet the Code of Practice for Wireless Network development in England ([DCMS 2022](https://www.gov.uk/government/publications/code-of-practice-for-wireless-network-development-in-england/code-of-practice-for-wireless-network-development-in-england)) or the National Planning Policy Framework ([NPPF](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)). The light grey colour is out of character with the surrounding area, harming visual amenities, and should be green (or more camouflaged) and the harmful visual impact of the cabinets should be mitigated (potentially by fencing). | Clay Hill | [22/01643/TELE56](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01643/TELE56) | Telecommunications Mast at Junction of Stoney Lane and Turnpike Road, Newbury, RG14 2ND, for Hutchison 3G UK Limited | 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 - The installation of a new 15m monopole tower to support antenna, associated radio-equipment housing and ancillary development hitherto. |
|  | This should require a full planning application.  Comment:  The reason for this resolution was that this mast does not meet the Code of Practice for Wireless Network development in England ([DCMS 2022](https://www.gov.uk/government/publications/code-of-practice-for-wireless-network-development-in-england/code-of-practice-for-wireless-network-development-in-england)) or the National Planning Policy Framework ([NPPF](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)). The light grey colour is out of character with the surrounding area, harming visual amenities, and should be green (or more camouflaged) and the harmful visual impact of the cabinets should be mitigated (potentially by fencing). | Clay Hill | [22/01648/TELE56](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01648/TELE56) | Telecommunications Mast at Junction of Shaw Road and Kiln Road, Newbury, RG14 2HE, for Hutchison 3G UK Limited | 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 - The proposed development includes for the installation of a new 20m monopole tower to support antenna, associated radio-equipment housing and ancillary development hitherto. |
|  | This should require a full planning application.  Comment:  The reason for this resolution was that this mast does not meet the Code of Practice for Wireless Network development in England ([DCMS 2022](https://www.gov.uk/government/publications/code-of-practice-for-wireless-network-development-in-england/code-of-practice-for-wireless-network-development-in-england)) or the National Planning Policy Framework ([NPPF](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)). The light grey colour is out of character with the surrounding area, harming visual amenities, and should be green (or more camouflaged) and the harmful visual impact of the cabinets should be mitigated (potentially by fencing). | East Fields | [22/01646/TELE56](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01646/TELE56) | Telephone Box Greenlands Road, Newbury, RG14 7JS, for Hutchison 3G UK Limited | 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 - The proposed development includes for the installation of a new 15m monopole tower to support antenna, associated radio-equipment housing and ancillary development hitherto. |

**Appendix 3**

**Planning and Highways Committee Meeting**

**Schedule of Licensing Applications**

**01/08/2022**

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| **Resolutions** | **Licence** | **Applicant(S)** | **Premises** |
| No objection. | Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005  Premises Licence – New  Ref: **22/00769/LQN** | **Applicant:**  Zizzi | **Location:**  25 Market Place  Newbury  Berkshire  RG14 5AA  **Proposal**:  Supply of Alcohol (On and off premises) 11:00 to 00:00 Monday to Sunday;  Late Night Refreshment (Indoor and Outdoor) 23:00 to 00:30 Monday to Sunday;  Recorded Music (Indoor) and Opening Hours from 11:00 to 00:30 Monday to Sunday.  New Year’s Eve - from the end of permitted hours on New Year’s Eve to the start of permitted hours on New Year’s Day for all activities and opening hours. |