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

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

**19/04/2022 at 7:30pm/19:30.**

**Present**

Councillors; Nigel Foot (Chairperson); Gary Norman (Deputy-Chairperson); Phil Barnett; Pam Lusby Taylor; Vaughan Miller; and Tony Vickers

**In Attendance**

Darius Zarazel, Democratic Services Officer

**Present Virtually**

Councillors David Marsh, Jeff Beck, Roger Hunneman, and Sarah Slack

**209. Apologies**

Apologies received from Councillors David Marsh, Roger Hunneman, Jeff Beck, Jo Day, Andy Moore, and Billy Drummond.

**210. Declarations of Interest and Dispensations**

The Democratic Services Officer declared that Councillors Phil Barnett 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 and Tony Vickers are also Members of Greenham Parish Council.

The Democratic Services Officer made the following statement on behalf of Councillors Phil Barnett and Tony Vickers who are 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 as he is an advisor for the Newbury Community Football Group (NCFG).

Councillor Phil Barnett declared that he was lobbied on item 2 of Appendix 2 to these minutes however he will still participate in the debate and vote on the application.

**211. Minutes**

**211.1 Proposed:** Councillor Vaughan Miller

**Seconded:** Councillor Pam Lusby Taylor

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 28/03/2022, be approved, and signed by the Chairperson.

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

A) On Councillor Andy Moore’s members question about if the manager or owner of Mill Reef House on Cheap Street have plan for the building improvement, from the P&H meeting on the 07/03/2022, the council has been informed that Sovereign, who currently own the building, are looking to sell the building as part of a portfolio disposal.

B) A site visit for the Newbury Railway Station is being arranged with Great Western and the Councillors will be updated when the date is scheduled.

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

**213. Members’ Questions and Petitions**Question received from Nigel Foot:

*“Residents in Rockingham Road, in Westfields Ward, Newbury, were under the impression that the remedial work to the Rockingham Road railway over bridge had been completed. This work had resulted in great inconvenience to the residents living close to the bridge and Number 23, Rockingham Road had been particularly badly impacted by the work. Local residents are dismayed, to put it mildly, that notices have gone up stating work on the bridge will be resuming and will take an eight-week period to complete.*

*The bridge has had single file traffic re-instated with temporary traffic lights controlling the flow. Despite these measures being re-introduced, there has been no evidence of any work being carried out on the bridge, for the last month.*

*Could this Council ask Network Rail what is the reason for work resuming on the bridge and why is there no sign of any work being done on the bridge, despite the obvious inconvenience to the residents and road users in this part of Newbury?”*

Response from the Democratic Services Officer:

“Thank you for bringing this to the attention of the Council. Due to the length of time these works have been ongoing, and the public interest in seeing them complete, this Council will write to Network Rail (and to the relevant WBC Case Officer of this application) to ask them for the reasons behind the temporary lights being reinstated on the bridge, there being no work seemingly occurring, and when they can predict these works to be complete. The response to this will be brought back to this Committee when it is received.

Question received from Nigel Foot:

*“At a recent Saturday morning Town Council surgery, a Newbury resident asked why Sainsbury’s were advertising a ‘season ticket’ arrangement for their Hector’s Way store car park.*

*Would the DSO write to Sainsbury’s asking for clarification about their car parking arrangements with particular emphasis on how long the free period of parking is and what the ‘season ticket’ refers to?”*

Response from the Democratic Services Officer:

“Thank you for this question. In response to this public question, the DSO will write to Sainsburys to ask for clarification around the ‘season ticket’ parking arrangement, and how long the period of free parking will continue to be.”

Question received from Roger Hunneman:

*“Given the proliferation of A boards throughout the Town Centre and particularly in Northbrook Street and the hazards they present to pedestrians and especially to the partially sighted - can this Council find out if and how the placement of boards is regulated and request that the regulating authorities (presumably West Berkshire Council and the BID) enforce the regulations to ensure public safety."*

Response from the Chairperson:

“Thank you for this question. Due to the large number of A boards throughout the town centre, and the lack of clarity over the regulation that controls this type of advertisement, I will request that this council write to West Berkshire Council (as the Local Planning Authority) to inquire what the legality of these A boards are, and if they are assessed for causing hazards to pedestrians (especially the partially sighted).”

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Tony Vickers

**Resolved:** To vary the order of business on the ground of urgency to take the Greater Newbury Flood Forum item first.

**214. Greater Newbury Flood Forum**

The Committee discussed the NTC Resolution for West Berkshire Council (WBC) to establish a Greater Newbury Flood Forum with WBC Officers – Jon Winstanley and Stuart Clark. Key information from this discussion included that:

* The WBC Officers discussed establishing a Greater Newbury Flood Forum with the relevant WBC portfolio holder and it was determined that there are insufficient resources for WBC to establish and maintain one.
* The WBC Officers confirmed that they would support any forum established by the public as the purpose of these forums is to hold the relevant local flood authorities to account (WBC for surface and ground water flooding and from ordinary watercourse, the Environment Agency for main rivers, and Thames Water for sewers).

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Tony Vickers

**Resolved:** To suspend Standing Orders to allow for public questions during this item.

A member of the public, Ms Paula Saunderson, informed the Committee of the extensive data that would be available to a Greater Newbury Flood Forum, should one be established. In addition, she would like to see a forum established and that determining the forum’s potential size should not hamper its creation.

Councillor Tony Vickers said he would be prepared to lead the creation of a forum, as an private individual, and look to arrange the hiring of the NTC Chamber for the first meeting, if the group would like to meet in the Chamber.

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Gary Norman

**Resolved:** That the Council supports the creation of a Greater Newbury Flood Forum and agree to allow Councillor Vickers to use the Council Chamber for an initial meeting of the forum, if required.

**215. Schedule of Planning Applications**

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

**Proposed:** Councillor Vaughan Miller

**Seconded:** Councillor Nigel Foot

**Resolved:** To suspend Standing Orders to allow for public questions to be heard during the Councillors’ debate on item 2 of Appendix 1 to these minutes.

**216. Schedule of Prior Approval Applications**

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

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

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 agenda for this meeting can be found on the [NDP Steering Group section of the NTC website](https://newbury.gov.uk/ndp/ndp-steering-group/), and the zoom link can be requested by contacting the Council.

**218. Update from the Heritage Working Group**

**218.1** The members received and noted the minutes of the last Heritage Working Group meeting.

**218.2 Proposed:** Councillor Gary Norman

**Seconded:** Councillor Nigel Foot

**Resolved:** To again pursue and lobby West Berkshire Council to devolve Section 215 powers to the Town Council.

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Vaughan Miller

**Resolved:** To include 58 Cheap Street and 88 West Street Terrace in the Town Council’s Section 215 list.

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

No further update was received from the Sandleford Joint Working Group.

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

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

**221. Newbury Community Football Ground**

The Committee received an update on the status of the Sports Hub application on Monk’s Lane. The application was approved and it is still to be determined if any judicial review will take place.

It was stated that the Newbury Town Council Strategy was still for a football pitch to remain “within a short walking distance of the town centre” ([Strategy point G.8.A](https://newbury.gov.uk/the-council/key-documents/strategy/)) and that the Council will continue to lobby for this.

**222. 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 21:55 hrs.**

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

**Chairperson**

**Appendix 1**

**Planning and Highways Committee Meeting**

**Schedule of Planning Applications**

**19/04/2022**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Running Order** | **Resolutions** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** |
|  | We object to this application in line with the points raised by Basingstoke & Deane Borough Council, which are that this would not usually be permitted. | Adjacent District | [22/00174/OUT](https://planning.basingstoke.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R682O9CRLUY00) | Land West of Ecchinswell Road, Bishops Green, Newbury, Hampshire, for Hathor Property | Outline application for up to 50 dwellings (Use Class C3) with associated open space and vehicular access off Ecchinswell Road, Bishops Green. All matters reserved except for access. |
|  | No objection.  Councillor Phil Barnett abstained. | Adjacent Parish | [22/00658/COMIND](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00658/COMIND) | Newbury Racecourse, Racecourse Road, Newbury, RG14 7NZ, for Newbury Racecourse | Temporary 1 year permission: The Great Newbury Christmas Carnival (with attractions including market stalls, big top, carnival rides, Christmas tree maze, ice-rink, Santa's grotto). Associated cut and fill works are also proposed to level the centre of the Racecourse. |
|  | We object to this application based on the proposed development being out of character with the surrounding area as the building would be taller than the other buildings on that side of the London Road. | Clay Hill | [22/00790/OUTMAJ](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00790/OUTMAJ) | Land at Kennet Reach, Ham Mill, London Road, Newbury, for Mr C.R. Muller | Redevelopment of the site to provide a 67-bed care home (Use Class C2) with associated car parking, landscaping, and access. Matters to be considered: Access, Appearance, Layout and Scale. |
|  | We object to this application based on the insufficient parking provisions.  Councillor Gary Norman abstained. | East Fields | [22/00771/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00771/FUL) | Adlam Villas, Greenham Road, Newbury, RG14 7HX, for Mr Metcalfe | Change of use from an office (Use Class E(g)(i)) to an NHS healthcare facility (Use Class E(e)). |
|  | No objection subject to highways approval. | East Fields | [22/00528/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00528/FUL) | 32-34 Boundary Road, Newbury, RG14 5RR, for Mr A. Parton | Construction of new industrial storage unit B8. |
|  | No objection. | Speenhamland | [22/00853/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00853/HOUSE) | 1 Herewood Close, Newbury, RG14 1PY, for Mr S. Hameed | Two storey side and rear extension with a single storey side extension for porch. |
|  | No objection. | Speenhamland | [22/00872/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00872/FULD) | Hornbeam House, Speen Lane, Newbury, RG14 1RW, for Clere Homes Ltd | Section 73a: Variations of Conditions 2 (Approved Plans), 4 (Electric Vehicle Charging Points), 9 (SUDS), 10 (Lighting Scheme), 11 (Bat Box), and 12 (Bee Brick) of previously approved application 20/01323/FULD: Proposed construction of 2 new low energy detached houses on existing residential land forming part of the curtilage of Hornbeam House. Demolition of existing contemporary extension to Hornbeam House. |
|  | No objection. | Wash Common | [22/00749/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00749/HOUSE) | 10 Meadow Road, Newbury, RG14 7AH, for Mr & Mrs Street | Single storey side and rear extension, widen access and lowered kerb. |
|  | No objection. | Wash Common | [22/00739/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00739/HOUSE) | 18 Spencer Road, Newbury, RG14 6QA, for Mr & Mrs Frenech | Single storey rear extension with pitched roof over existing flat roof. |
|  | No objection. | Wash Common | [22/00736/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00736/HOUSE) | Shadow Lawn, Garden Close Lane, Newbury, RG14 6PP, for Mr & Mrs Lawson | Demolition of existing single storey extension and porch. Replacement two storey and single storey extensions to existing house. |
|  | No objection. | Wash Common | [22/00822/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00822/HOUSE) | 26 Conifer Crest, Newbury, RG14 6RT, for Mr & Mrs Oliver | Conversion of existing garage to habitable room with internal alterations and replacement of flat roof with pitched roof. |
|  | No objection. | Wash Common | [22/00896/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00896/HOUSE) | Two Trees, Tydehams, Newbury, RG14 6JT, for Mr & Mrs Donald | Construction of a two storey side extension, first floor bathroom over entrance, enlargement of first floor roof over garage, associated internal alterations and construction of a three bay detached garage. Variation to approval ref: [19/00870/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/00870/HOUSE) dated 5th June 2019. |
|  | No objection. | West Fields | [22/00823/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00823/HOUSE) | 7 Dolton Mews, West Mills, Newbury, RG14 5HT, for Mr D. Fitzwilliams | Single storey side extension to provide utility room, shower room and home office. |

**Appendix 2**

**Planning and Highways Committee Meeting**

**Schedule of Applications for Prior Approval**

**19/04/2022**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Running Order** | **Resolution** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** |
| 1. | To recommend that a planning application is required.  Councillor Tony Vickers abstained. | Speenhamland | [22/00725/PACOU](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00725/PACOU) | Gandlake House, London Road, Newbury, RG14 1LA, for Envision Contracting Ltd | Application to determine if prior approval is required for a proposed: Change of use from offices (Use Class E (G)(i) to dwellinghouses (Use Class C3), to provide 8 self-contained flats. |