**APPENDIX 1**

**Minutes of a meeting of the Planning and Highways Committee held by Virtual Meeting on Zoom**

**Wednesday 6th January at 7:00pm/19:00.**

**Present**

Councillors Nigel Foot (Vice-chairperson); Tony Vickers; Pam Lusby Taylor; Phil Barnett; Vaughan Miller; Roger Hunneman; Andy Moore; Jeff Beck; David Marsh; Billy Drummond

**In Attendance**

Hugh Peacocke, Chief Executive Officer

Kym Heasman, Corporate Services Officer

Darius Zarazel, Democratic Services Officer

**142. Apologies**

Gary Norman (Chairman)

**143. Declarations of interest and Dispensations**

The Chief Executive Officer 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, Billy Drummond, and Tony Vickers are also Members of Greenham Parish Council.

The Chief Executive Officer made the following statement on behalf of Councillors Phil Barnett and Tony Vickers who are Members of West Berkshire Council Planning Committee and Jeff Beck and Andy Moore who are 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 Tony Vickers declared an interest on Item 9 of Appendix 1 – business interest.

Councillor David Marsh declared an interest on Item 20 of Appendix 1 – son is in the Cubs.

**144. Minutes**

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Roger Hunneman

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 7th December 2020, be approved, and signed by the Chairperson.

**Report back from last minutes:**

A previous request by Cllr. Nigel Foot, about resurfacing the monkey bridge, was taken to WBC and they have “instructed [their] contractor to … install a test area of about 5 metres length (non-slip strips) over the full width of the bridge to see how they perform”.

**145. Questions and Petitions from Members of the Public**

  There were none.

**146. Members’ Questions and Petitions**

Question received from Councillor Andy Moore:

*“It has come to notice that a considerable number of streetlights remain the responsibility of the Town Council despite West Berkshire Council (WBC) being the Highways Authority and that these are generally not to the modern LED standard. Can this Council make it an element of its Strategy to expedite transfer of these lights to WBC?”*

The Chairperson responded with the following answer:

*“This is unlikely as the devolution programme is moving in the opposite direct – from the District Council to the parishes.”.*

The CEO also responded with the following:

“*The Community Services Manager is examining this issue”*

Supplementary question by Councillor Andy Moore:

*“In pursuit of our Climate Change policy, should not this Council convert any streetlights under its management to modern (LED) standards whether or not it is anticipated that they may transfer to WBC?”*

The Chairperson responded with the following answer:

*“The Community Services Manager is examining this issue with our supplier. It is expected that it will be expensive. A programme for renewal/ replacement lights will be presented to the Community Services Committee”.*

Question received from Councillor Phil Barnett:

*“In this present climate when we are being requested to walk and cycle, safety must be paramount in all our minds. Turnpike road between Fir Tree Lane and the Henwick roundabout, albeit a speed restricted area, does attract vehicles that might not be expecting to see children crossing between the Tiger’s Nursery on the north side of the road to the specific footpath on the south side. The crossing of that road by minors and their parents or guardians is a fraught experience.*

*Therefore, can this Planning and Highways committee of Newbury Town Council request West Berkshire Council to carry out a survey with the objective of installing a zebra crossing at some suitable point where the majority of pedestrian’s cross.”*

The Chairperson responded with the following:

*“We will forward the request to WBC”.*

Question received from Councillor Martha Vickers:

*“Newbury Town Council is responsible for providing Grit Bins across the Town thus preventing inconvenience and potentially serious accidents during the Winter months. Following a recent accident on the Monkey Bridge, I would like to request that the Town Council consider providing a Grit Bin to service the Bridge and if possible, put this in place this Winter.”*

The Chairperson responded with the following:

*“We understand that some residents are already placing grit where required. While WBC are looking for longer-term, permanent, solutions, NTC could compensate those residents gritting the bridge themselves”.*

**147. Schedule of Planning Applications**

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

Regarding application number 4, Councillor Jeff Beck abstained.

**148.** [**20/02779/COMIND**](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02779/COMIND) **Newbury College, Monks Lane, Newbury, RG14 7TD**

Object to the proposal based on the new travel plan.

Councillor Vickers objected to the proposed travel plan and recommended that the existing travel arrangements continue after the new junction is provided, as the proposed travel plan does not allow for southbound cars to turn right off the A339.

Interim arrangement needs to allow for a right turn.

Acknowledge that this is outside of the applications parameters.

 **Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Roger Hunneman

**Resolved:** That the Committee reject the proposal based on the travel plan. Any plan needs to allow for a right turn and should also retain the current travel arrangements.

**149. The WBC Draft Local Plan consultation**

A Working Group, comprised of Councillor Vickers, Councillor David Marsh, and Councillor Nigel Foot, would gather to put together a response.

The CEO will ask planning policy to respond to NTC earlier submission, and what changes, if any, were made based on those recommendations

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor David Marsh

**Resolved:** That the Committee establish a Working Group to draft a response to the WBC Draft Local Plan Review consultation for consideration at the P&H Committee on the 25th of January 2021.

**150. Town and Country Planning Act 1990**

**Application No:**[**20/01283/COMIND**](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01283/COMIND) **for Proposed new access from London Road and the erection of wall and access gate For** **Newbury Business Park, London Road, Newbury.**

**Newbury Town Council’s Comments (submitted 13/07/2020):** Objection/comments: objection on the grounds that this will create unnecessary traffic on the junction of the A4.

**Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Tony Vickers

**Resolved:** That the Committee advises the Planning Inspectorate that this Council supports the decision of the planning Authority to refuse permission for this development and the 2 reasons for refusal. (Traffic and loss of designated amenity space)

**151. Schedule of Prior Approval Applications**

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

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

 There was no further information currently.

**153. Update from the Town Centre Working Group**

Information was received and noted by the members.

**154. The Sandleford Joint Working Group**

Information was received and noted by the members.

**155. Newbury Community Football Ground**

Information was received and noted by the members.

Councillor Vaughn Miller informed the Committee about a report which has been published by WBC proposing a new 3G pitch at the Newbury Rugby Club.

**156. Forward Work Programme for Planning and Highways Committee**

It was agreed to add the following items to the agenda for Monday 25th January 2021:

1. Sovereign have approached us with a pre-application consultation for Phoenix Court development and we have invited them to the meeting of the P&H Committee on the 25th of Jan 2021.
2. Invite Stuart Clark (Flooding - WBC) to the next P&H meeting on 25th of Jan.

**There being no other business the chairperson declared the meeting closed at 20:36 hrs**

**Chairperson**

**Appendix 1**

**Planning and Highways Committee Meeting**

**Schedule of Planning Applications Wednesday 6th January 2021**

|  |  |  |  |  |  |
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| **Running Order**  | **Resolutions**  | **Ward**  | **Application** **Number**  | **Location and Applicant**  | **Proposal**  |
| 1  | No Objection | Clay Hill  | [20/02884/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02884/HOUSE)  | 74 Kiln Road Newbury for Mr L Chard  | Garage conversion to form annexe, first floor side extension and single storey rear extension  |
| 2  | No Objection | Clay Hill  | [20/02940/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02940/FUL)  | B&Q London Road Newbury for B&Q LTD   | Fencing and access gates.   |
| 3  | No Objection | Clay Hill   | [20/02910/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02910/FUL)  | Car Park at B and Q London Road Newbury for London Road Limited  | Erection of 1no. building for use within Class E along with associated drive-through lane, reconfiguration of existing car park and associated works  |
| 4  | Rejection based on:The breaking of Section 4 of Sport England’s Rules.Not having the adequate toilet facilities.There being an unacceptable lack of separation between grass and car park.Contrary to the Councils asset community register.Reject the amended description of the land being one of "public recreation", want ‘Sport’ included**Resolved:**To reject the proposal based on the previous reasons given | Clay Hill  | [20/02402/REG3](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02402/REG3) **(Amended Plans)**  | Newbury Football Club Faraday Road Newbury for West Berkshire Council  | Creation of open space for public recreation including demolition of former football ground clubhouse; delivery of new parking spaces and erection of timber bollards and new fencing generally. **Amended:** 1.   Amended Site Area - altered redline 2.   Revised Planning Application Statement - have removed reference to 'e-booking' and replaced with first come first serve and describe the availability of public lavatories, their location and what facilities are present. 3.   Revised Block Plan inc: parking areas revised to achieve 6m aisles, altered provision between timber bollards and fencing  and Proposed signage (format and route map to be agreed) to public lavatory facilities. 4.   Amended Application Form  5.   Description amended: the words "public recreational sport" has been replaced by "public recreation" to further clarify the proposed use of the site.  |
| 5  | No Objection | East Fields  | [20/02711/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02711/FUL)**(Amended Plans)**  | 3 Adlam Villas Greenham Road Newbury for Mr & Mrs Metcalfe  | Change of use to Class E (g) with an additional four windows  |
| 6  | No Objection | East Fields  | [20/02930/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02930/HOUSE)  | 10 Porchester Road Newbury for Mr & Mrs Wilkin  | Proposed front dormer to enlarge bathroom.  |
| 7  | No Objection | Speenhamland  | [20/02879/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02879/HOUSE)  | 7 Amberley Close Newbury for Malcolm Sheppard  | Proposed bay window and open porch  |
| 8  | No objection, subject to compliance with the requirements of the Trees Officer and Highways. | Speenhamland  | [20/02970/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02970/HOUSE)  | 45 Maple Crescent Newbury for Mr & Mrs Norman  | New studio garden building within rear garden, removal of existing trees and new boundary fence and the formation of new entranceway into Crescent with dropped kerb  |
| 9  | **Resolved:** To support the application | Wash Common  | [20/02983/REG3](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02983/REG3)  | Park House School Andover Road Newbury for West Berkshire Council  | Relocation and enlargement of the existing school library within a new extension that connects Park House with the main school building.  |
| 10  | **Resolved:** That the Committee reject the proposal based on the new travel plan. The current arrangements should also be retained. Any travel plan needs to allow for a right turn from the A339 for south-bound traffic. | Wash Common  | [20/02779/COMIND](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02779/COMIND)  | Newbury College Monks Lane Newbury for Feltham Construction Limited  | Section 73 variation of conditions 2 (plans), 3 (boundary treatments), 4 (hardscaping), 6 (BREEAM), 7 (external lighting), 9 (noise from services), 11 (sport England), 12 (travel plan), 13 (cycle and scooter parking), 17 (landscaping) and 24 (E V charging points) of approved 17/03434/COMIND - Construction of a new 1 FE single-storey primary school south of the existing Newbury College, with associated soft and hard landscaping. Construction of a temporary access to the school from the Newbury College site and a permanent access from the A339 to serve the allocated strategic housing site and form the permanent access to the school. Construction of bunds adjacent to the temporary and permanent access roads to prevent access from the roads to private land.  |
| 11  | No Objection | Wash Common   | [20/00346/RESMAJ](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/00346/RESMAJ) **(Amended Plans)**  | Land North Of Just Learning Nursery Monks Lane Newbury for Feltham Properties Ltd  | Approval of reserved matters following Outline Permission 19/00669/OUTMAJ [16 dwellings, including affordable housing, with access from Monks Lane, landscaping and associated infrastructure] Matters seeking consent: Appearance, Landscaping, Layout and Scale. **Amended:** Amended drawings including: Amended elevations for dwellings; Amendment of design of flats to a traditional dwelling form and double fronting to increased integration with public house and other dwellings; Alterations to parking layout to meet parking standards and highways advice; Indicative lighting scheme for footpath; Relocation of plot H1 to improve visibility splay on bend of road.  |
| 12  | No Objection | Wash Common  | [20/02904/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02904/HOUSE)  | 8 Three Acre Road Newbury for Mr & Mrs Meir  | Single and two storey extensions with attic storage.  |
| 13  | No Objection | West Fields  | [20/02499/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02499/FUL)  | 32A Northbrook Street Newbury for Cass Holdings Ltd  | Change of use of existing first floor rear area to create 1no. additional 1 bedroom flat.  |
| 14  | No Objection | West Fields  | [20/02699/FULEXT](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02699/FULEXT)  | 11 - 15 Bartholomew Street Newbury for Eden (Pearl House) Ltd  | Section 73A: Variation of Condition 16 - Approved Plans and 17 - Landscaping, of planning permission 18/01827/FULEXT (Erect a part three and part four storey building comprising 60 Extra Care apartments (Class C2) with communal facilities and two retail units (336m2) with under croft and surface parking provisions).  |
| 15  | No Objection | West Fields  | [20/02973/FULEXT](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02973/FULEXT)  | 11 - 15 Bartholomew Street Newbury for Eden (Pearl House) Ltd  | Section 73: Variation of Condition 10 (No occupant under age 65) of previously approved application 18/01827/FULEXT: Erect a part three and part four storey building comprising 60 Extra Care apartments (Class C2) with communal facilities and two retail units (336m2) with under croft and surface parking provisions.  |
| 17  | No Objection | West Fields  | [20/02964/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02964/ADV)  | 17 - 19 Northbrook Street Newbury for Tesco Metro  | 2X Fascia signs, 1X Projecting sign and 2X Graphic signs  |
| 18  | No Objection | **Adjacent Parish** (Clay Hill)  | [20/02865/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02865/HOUSE)  | 6 Yates Copse Newbury for Mr Howe & Mrs Dennett   | Two storey side extension, conversion of garage to enlarge kitchen dining room, including additional bedroom and enlarged existing bedroom with internal alterations, additional parking space created to frontage.  |
| 19  | No Objection | **Adjacent Parish** (Speenhamland)  | [20/02788/RESMAJ](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02788/RESMAJ)  | Land Adjacent to Hilltop Oxford Road Donnington Newbury for David Wilson Homes (Southern)   | Section 73: Variation of condition 2 'approved plans' of approved application 18/03061/RESMAJ: Reserved matters application for phased development of 222 dwellings pursuant to outline planning application number 19/00442/OUTMAJ which relates to Section 73: Variation of Condition 1 (approved plans) of planning application reference 14/02480/OUTMAJ allowed under appeal decision reference APP/W0340/W/16/3143214 dated 20 March 2017 for a mixed use scheme on 23.1 hectares of land, comprising up to 401 dwellings on 11.35 hectares of land. A 400 sq.m. local centre (Use Classes A1/A2/D1/D2 no more than 200 sq.m. of A1) on 0.29 hectares of land, a one form entry primary school site on 1.7 hectares of land, public open space, landscaping and associated highway works). Matters to be considered: Appearance, Landscaping, Layout and Scale, and discharge of Condition 4 (site wide housing mix) and 5 (strategic landscaping plan) of 19/00442/OUTMAJ.  |
| 20  | **Resolved:** To support the application | **Adjacent Parish** (Wash Common)  | [20/02842/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02842/FUL)  | Falkland Cricket Club Enborne Street Newbury for Mr Daniels  | Proposed pitched roof single storey pavilion containing a hall, kitchen, storage and sanitary facilities for use of the 1st Wash Common Scout Group. The existing pavilion at Battery End will be demolished once the new building is commissioned and the space will allow for the development of a single four bed dwelling with commensurate parking in an already established residential street  |

**Appendix 2**

**Application for Prior Approval**

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| **Running Order**  | **Resolution** | **Ward**  | **Application** **Number**  | **Location and Applicant**  | **Proposal**  |
|  **1**  | No Objection | Wash Common  | [20/02839/PASSHE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02839/PASSHE)  | 5 Kings Mead Newbury for Mr & Mrs Kyprian   | An application to determine if prior approval is required for a proposed: Extend existing rear extension. Dimensions 4.20m from rear wall, 3.80m maximum height, 2.60m eaves height.  |
| **2**  | No Objection | West Fields  | [20/02828/PACOU](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02828/PACOU)  | 7 - 9 The Broadway Newbury for Richard Cotton   | Prior approval for first and second storey to be subdivided into 4 flats all with adequate natural light to habitable rooms.  |
| **3**  | No Objection | West Fields  | [20/02829/PACOU](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/02829/PACOU)  | 7 - 9 The Broadway Newbury for Richard Cotton  | Prior approval for subdivision of ground floor retail unit into 3 separate flats and associated new openings to ensure adequate natural light to all habitable rooms.  |