# Minutes of a meeting of the Planning and Highways Committee held by Virtual Meeting on Zoom Monday 26th October 2020 at 7.00pm.

**Present**

Councillors Phil Barnett; Jeff Beck; Billy Drummond; Nigel Foot (Vice-chairperson); Roger Hunneman; Pam Lusby Taylor; Stephen Masters (substitute); Vaughan Miller; Andy Moore; Tony Vickers and Gary Norman (Chairperson)

# In Attendance

Hugh Peacocke, Chief Executive Officer Kym Heasman, Corporate Services Officer

# Apologies

Councillor David Marsh (Substitute: Stephen Masters)

# Declarations of interest

The Chief Executive Officer declared that Councillors Phil Barnett, Jeff Beck, Stephen Masters, 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.

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."

The chairperson thanked Councillor Nigel foot for chairing the last meeting in his absence.

# Minutes

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Tony Vickers

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 5th October 2020, be approved, and signed by the Chairperson.

# Questions and petitions from members of the public

There were none.

# Members’ questions and petitions

Question received from Councillor Phil Barnett:

*“The monstrosity on the site of the old Sterling cables site is slowly taking shape. Residents bordering the site along Railway Road, Kings Road, Gordon Grove and Boundary Road are facing the possibility of a changing street scene effecting visibility for years to come.*

*Besides the residents having to endure considerable construction and environmental issues, they now find their reception from social media and TV has been affected.*

*Therefore, can this P & H committee of Newbury Town Council request the WBC planning authority to establish if the magnitude of the new building and telescopic cranes are having an effect on local residents media signals?”*

The Vice-chairperson responded with the following answer:

*“We can make that request to West Berkshire Council on behalf of this council.”*

Question received from Councillor Martha Vickers:

*“What can this Council do to speed up the disposal of valuable town centre sites such as the United Reform Church site in Cromwell Place which int its present abandoned state is attracting littering and antisocial behaviour?”*

The Vice-chairperson responded with the following answer:

*“Ultimately the responsibility for keeping lands and buildings in a proper state lies with the owner of the property. When residents are concerned about the condition of lands or buildings the matter should first be referred to the owners of the property. If issues relate to anti-social be haviour then the police should be contacted. Regarding lands or buildings where the condition of the property detracts from the amenity of the area, then the planning authority may take action under section 215 of the Planning Acts. This Council, and the residents of Avon Bank, can request the planning authority to inspect the land and buildings at the United Reformed Church and consider whether such action is required. In case of vermin on the property, the residents should contact the environmental Health section in West Berkshire Council. Regarding any alleged anti-social behaviour, they should contact the police.”*

# Schedule of Planning Applications

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

# Schedule of Prior Approval Applications

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

# Surface Water and Drainage Undertaken by the Local Authority

The Committee received a report from Mr Keith Hoddinott and thanked him for bringing the issues to the attention of the committee.

Members agreed that Newbury Town Council makes representations to NALC to pressure Government to implement legislation immediately regarding Flood & Water

Management Act 2010, Section 42 (adoption of sewers on new developments) & Section 43 (adoption of SUDS – Surface water Urban Development Systems).

**Proposed:** Stephen Masters

**Seconded:** Tony Vickers

**Resolved** that these matters will be raised with NALC.

# Schedule of Planning Decisions

Information was received and noted by the committee.

# Town and Country Planning Act 1990

**Application no: 20/00635/FUL – Proposed three bedroom detached residential dwelling. The dwellings footprint is 48sqm with internal space of 82 sqm. Overall site space 180 sqm. For 29 Skyllings Newbury.**

It was agreed that the Council would write to the Planning Inspectorate to restate its objection and support the decision of West Berkshire Council.

# Town and Country Planning Act 1990

**Application no: 20/00152/FUL – Demolition of existing dwellings and erection of 2x semi-detached dwellings and 1x detached dwelling with associated works. For 1 and 3 Kennet Road Newbury.**

It was agreed that the Council would write to the Planning Inspectorate to restate its objection and support the decision of West Berkshire Council.

# Schedule of Appeal Decisions

Information was received and noted by the committee.

# Update from the Western Area Planning Committee

Information was received and noted by the committee.

# West Berkshire Council Culture & Heritage Strategy Consultation

Members considered the draft Culture & Heritage Strategy.

**Proposed:** Councillor Gary Norman

**Seconded:** Councillor Nigel Foot

**Resolved** that this Council will respond with the following points in the Draft Cultural Heritage Strategy 2020 – 2030:

* The Strategy should aim to ensure that the District Council provides more resources to promote/ protect the heritage assets of West Berkshire, particularly the need to complete Conservation Area Appraisals
* On page 9 the draft Strategy proposes a Cultural Heritage Delivery Board and a list of stakeholders for same. Given the central role that Newbury plays in the heritage and culture of West Berkshire, this Council should be named as a stakeholder/ member of the Delivery Board and invited to nominate to the Board

# West Berkshire Council Tree Preservation Order 201/21/1016

**Proposed:** Councillor Gary Norman

**Seconded:** Councillor Stephen Masters

**Resolved** that this Council supports the Tree Preservation Order 201/21/1016 Land at Sandleford Park, Newtown Road, Newbury.

# Newbury Community Football Ground.

Information was received and noted by the committee.

# Forward Work Programme for Planning and Highways Committee meetings 2019/20

It was agreed to add the following items to the agenda for 16th November 2020:

* + Section 215 review
	+ The committee agreed to invite Sovereign Housing Association to a future meeting of the committee to advise on their business model for social/ affordable housing.

# There being no other business the chairperson declared the meeting closed at 20.51 hrs

**Chairperson**

# Planning & Highways Committee Meeting 5th October 2020 Schedule of planning applications - Resolutions

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| **Running****Order** | **Resolutions** | **Application****Number** | **Location and Applicant** | **Proposal** |
| 1 | No objection provided conservations officers conditions are applied. | 20/02304/LBC2 | 37 Shaw Road Newbury for Andrew Watkins | Taking off slates and old felt/batten. Replace felt/batten. Replace front slates with existing slates and newSpanish slate on the rear. |
| 2 | No objection | 20/02037/HOUSE | 117A Turnpike Road Newburyfor Mr & Mrs Wren | Proposed single storey side extension. |
| 3 | No objection | 20/02325/FUL | Emerald House Newbury Business Park London Road Newbury for Mountley Ltd | Section 73A: Variation of condition 2- Approved plans of previously approved application 18/02464/FUL: Replacement roof including the provision of dormers. Creation of internal courtyard with new cladding.Minor variations to fenestration. |
| 4 | No objection. | 20/02404/HOUSE | 75 Skyllings Newbury for MrsS Lopes & Mr Rocha | Conservatory to the rear. |
| 5 | No objection | 20/02170/HOUSE | 9 Westlands Road, Newbury for Mr Tony Kirstein | Section 73a: Variation/Removal of Conditions 6 (Arboriculture Method Statement) and 8 (Arboriculture Watching Brief) of previously approved application 17/01582/HOUSE - Demolition of existing flat roof single garage and construction of replacement pitched double roofgarage. |
| 6 | No objection | 20/02380/HOUSE | 11 Equine Way Newbury forMr Joshua Blunt | Retrospective part garage conversionto enlarge kitchen. |
| 7 | No objection provided highways have no objections. | 20/02328/FULEXT | Sterling Industrial Estate Kings Road Newbury forNelson Land Limited | Section 73a: Variation/Removal of Conditions 1 (Approved Plans) and 3(Finished Floor Levels) of previously |

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|  |  |  |  | approved application 19/02546/FULEXT: Section 73A:Variation of Condition 2 (Approved Plans) of previously approved application (15/00319/FULEXT): Application for full planning permission for the demolition of existing buildings and structures, site remediation and the erection of 167 apartments, a newlink road, car parking and landscaping. |
| 8 | No objection. | 20/02206/HOUSE | 68 Maple Crescent Newburyfor Megan Russell | Single storey extension to rear of semi-detached dwelling |
| 9 | No objection. | 20/02235/HOUSE | 23 Herewood Close Newburyfor Mr & Mrs Flitton | Proposed part two storey and partsingle storey rear extension |
| 10 | No objection | 20/02096/HOUSE | 36 Amberley Close Newbury for Miss Gillian Darby | Formation of new first floor shower room over existing garage, with re- roofing remaining existing garage roof, along with associated internalalterations. |
| 11 | No objection | 20/02250/HOUSE | 30 Garford Crescent Newbury for Mr & Mrs D Knox | Proposed 2 storey side extension following demolition of existing singlestorey side store |
| 12 | Objection /Comment: sight line not achievable and subsequentdamage will be caused to trees. | 20/02331/HOUSE | 159 Andover Road Newbury for Stuart & Sharon Lythgoe | Creation of a new vehicular access and parking area. |
| 13 | No objection provided the Conservation Officer is satisfied. | 20/02221/HOUSE | 14 Old Newtown Road Newbury for Elaine Knape | Construction of a detached single storey flat roofed garage. Conversion of existing integral garage to a kitchen and new windows and doors to theground floor. |
| 14 | No objection | 20/02264/HOUSE | 2 Cedar Mount Newbury forMr Butler | Demolition of existing conservatory,single storey rear orangery extension |

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|  |  |  |  | and aluminium lean-to side patiocovering atrium |
| 15 | Objection on grounds of insufficient information provided. | 20/02212/HOUSE | 32 Bartlemy Close Newbury for Mr and Miss G & A Robertson & Kirby | Proposed: Loft conversion - with hip- to-gable extension. Single storey rear lean-to garage link extension. Single storey garden office extension withinternal access from main dwelling. |
| 16 | Objection until Highways and Tree officer are content. | 20/02191/FUL | Greenham House, Greenham Road, Newbury for PaulKnight & Stuart Dixon | Erection of a new building containing 4 two-bedroom flats with associatedinfrastructure and landscaping |
| 17 | Objections subject to clarification of legal position and assurance there is going to be no decrease of socialhousing. | 20/01991/MDOPO | 1-8 and 99 Bartholomew Street Newbury for Sovereign Housing Association Ltd | Modification of planning obligation - The Third Schedule D, of planning permission 155953. |
| 18 | Objections subject to clarification of legal position and assurance there is going to be no decrease of social housing. | 20/02000/MDOPO | Former Wormestall Site 4 and 5 Sharwood Place and Flats 1 To 4 Rutherford House Fifth Road Enborne Street Newbury for SovereignHousing Association Limited | Modification of Planning Obligations of planning permission 08/02256/OUTMAJ. Modification: Second Schedule - Paragraph L. |
| 19 | Objections subject to clarification of legal position and assurance there is going to be no decrease of socialhousing. | 20/02286/MDOPO | 8-11, 17, 20-23, 31-34Hillview Place Newbury for Sovereign Housing Association Ltd | Modification of Planning Obligations of planning permission 11/02293/XFULEX Modification: Second Schedule, Paragraph (K). |
| 20 | No comment due to conflict of interest. | 20/02294/COMIND | The Kiosk Victoria Park, Park Way Newbury for Newbury Town Council | Development of a new community cafe to replace outdated facilities and provide a new cafe with indoor/outdoor seating areas, catering facilities, public toilets, changingfacilities and storage. |

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| 21 | No objection | 20/02360/FULD | Phoenix Court Bartholomew Street Newbury | Removal of double pitched roof and construction of new roof structure to incorporate two no. 1 bedroomapartments. |
| 22 | Support | 02/02372/FUL | 1 and 3 Kennet Road Newbury for Four Acres Investments | Change of use of 1 and 3 Kennet Road from 2 dwellings to 6 self-contained flats, minor exterior alterations andassociated car parking and gardens. |
| 23 | No objection | 20/02411/LBC2 | 7 - 9 Wharf Street Newburyfor Westport Leisure UK | New fascia signage to frontage/sideelevation |
| 24 | No objection | 20/02412/ADV | 7 - 9 Wharf Street Newburyfor Westport Leisure UK | New fascia signage to frontage/sideelevation |

**APPENDIX 2**

# Planning and Highways Committee Meeting

**Schedule of Planning Applications Monday 16th November 2020**

Members are requested to consider the following planning applications, details of which will be tabled at the meeting and which are available for reference at the town hall prior to the meeting.

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| **Running****Order** | **Ward** | **Application****Number** | **Location and Applicant** | **Proposal** |
| 1 | Clay Hill | 20/02402/REG3 | Newbury Football Club Faraday Road Newbury for West Berkshire Council | Creation of open space for public recreational sport including demolition of former football ground clubhouse; delivery of new parking spaces anderection of timber bollards and new fencing generally. |
| 2 | Clay Hill | 20/02048/FUL | B P Service Station 256 London Road Newbury for BP OIL UKLIMITED | Installation of EV Charging Bays, Associated Power Connections and Infrastructure |
| 3 | East Fields | 20/02470/HOUSE | 30 Priory Road Newbury forDave and Ros Clow | Formation of rear first floor extension over existingfootprint, with associated roof alterations. |
| 4 | East Fields | 20/02546/RESMAJ | Land To The North Of Pinchington Lane GreenhamThatcham for Rivar Ltd | Approval of Reserved Matters following Approved Outline Permission 17/01096/OUTMAJ. Mattersseeking consent: Appearance, Landscaping and Scale |
| 5 | Speenhamland | 20/02425/HOUSE | Hornbeam House Speen Lane Newbury for Mr & MrsWeddell | Proposed partial demolition, extension, and alteration of existing house. |
| 6 | Wash Common | 20/02417/HOUSE | 89 Monks Lane Newbury forMr & Mrs Daley | Two storey side extension to enlarge existing study,dining room and bedroom. |
| 7 | Wash Common | 20/02434/HOUSE | 17 Montgomery RoadNewbury for Mr & Mrs Kelly | Single storey extensions and garage conversion. |
| 8 | Wash Common | 20/02474/HOUSE | 25 Skippons Close Newbury forMr B Bailey & Ms J Breach | Demolition of existing conservatory and replacementwith single storey extension. |

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| 9 | Wash Common | 18/00828/OUTMAJ**(Amended Plans)** | Sandleford Park West, Newtown Road, Newtown, Newbury for Donnington New Homes. | Outline application for up to 500 new homes, including 40% affordable, a 1 form entry primary school with land for its expansion to 2 form entry, replacement and/or expansion land for Park House Academy School, extra care elderly units as part of the affordable housing provision, access from Warren Road and emergency access from Kendrick Road, a recreational facility for families of children with special needs, green infrastructure including children's play areas and informal open space, pedestrian and cycle links through the site, sustainable drainage and other infrastructure. Matters to be considered: Access.**Amended:** A full set of amended application plans and documents and additional information has beensubmitted. |
| 10 | West Fields | 20/02334/HOUSE | Island Cottage West MillsNewbury for Karen Swaffield. | Replace awning with a glass veranda. |
| 11 | West Fields | 20/02491/FUL | 3 Toomers Wharf Canal Walk Newbury for ArtiumDevelopments | Erection of ground floor extension to accommodate plant room |
| 12 | West Fields | 20/02522/FUL | 9 Bartholomew StreetNewbury for Mr P Busby | Proposed new flats conversion from retail (A1) toresidential (C3) |
| 13 | West Fields | 20/02454/FUL | The Studio Station Approach Newbury for Mr KrishnaVangala. | Change of use from flat 1 and 2 for additional restaurant purposes. |
| 14 | West Fields | 20/02526/FUL | 4 Pound Street Newbury for Dream Make Limited | Building renovations including alterations to upper floors to form 2 no. 1-bed flats, alterations tofenestration and associated works. |

# APPENDIX 3

**Application for Prior Approval**

These are applications for Prior Approval under the 2013 amendments to Permitted Development. Because West Berkshire Council are required to inform nearby residents and display a public notice, West Berkshire Council is notifying the Parish / Town Council of the proposals in case interested parties should contact us. However, **we are not required to comment,** and the decision can only be taken based on the criteria set out in The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 [SI 2013No1101]. **Please be aware NTC are not allocated plans for us to consider,** but on-line details are available via the Application Number link.

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| **Running****Order** | **Ward** | **Application****Number** | **Location and Applicant** | **Proposal** |
| **1** | East Fields | 20/02444/PASSHE | 21 Queens Road, Newbury for Simon Birmingham | Single storey rear extension enlargement to existing extension. 7.90m beyond the rear wallx 3.00m max height at eaves. |