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

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

**04/10/2021 at 7:30pm/19:30.**

**Present**

Councillors; Nigel Foot (Chairperson); Phil Barnett; Jeff Beck; Jo Day; Billy Drummond; Roger Hunneman; Pam Lusby Taylor; David Marsh; Vaughan Miller; Andy Moore; and Tony Vickers

**In Attendance**

Darius Zarazel, Democratic Services Officer

**67. Apologies**

Apologies received from Councillor Gary Norman. Councillor Billy Drummond left the meeting at 21:01

**68. Declarations of Interest and Dispensations**

The Democratic Services Officer declared that Councillors Phil Barnett, Jeff Beck, David Marsh, Andy Moore, Billy Drummond, 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 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 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 Phil Barnet declared an interest in item 9 of Appendix 1 and will not vote on the application.

**69. Minutes**

**69.1 Proposed:** Councillor Jeff Beck

**Seconded:** Councillor Phil Barnett

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 13/09/2021, be approved, and signed by the Chairperson.

**69.2 Officer’s Report on Actions from Previous Meeting:**

On Councillor Stuart Gourley’s request to West Berkshire Council (WBC) for works to be carried out to shrubbery outside Craven Dene, and to inquire about WBCs maintenance schedule, the DSO is continuing to work with the WBC to get the works done and will present the maintenance schedule when its provided.

Councillor Tony Vickers also informed the Committee about an update on his question on the Market Street Multistorey Car Park, and that it is actually opening soon.

**70. Questions and Petitions from Members of the Public**Questions received from Paula Saunderson:

1) Given that construction has started, will NTC officers write to WBC’s (the Lead Local Flood Authority) chief engineer and ask the LLFA whether they are happy that the WBC Drainage Department has NOT been able to Discharge in a Satisfactory manner [Condition 25](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/03084/COND6) in Planning Application [20/01498/COMIND](https://publicaccess.westberks.gov.uk/online-applications/simpleSearchResults.do?action=firstPage), granted on the 2nd of July 2020?

2) Please may NTC have a copy of the Flood Risk Assessment for PA [20/01498/COMIND](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01498/COMIND) – the Development of the new Lidl Store on the London Road, RG14 2BP – which has been removed from the Planning Portal? (Flood Risk Assessment - ref LRRP-BWB-ZZ-XX-RP-YE-0001\_FRA, prepared by BWB Consulting, dated June 2020).

Response from the Chairperson:

“Thank you for these questions. As construction seems to have started, I will request that both of these questions are forwarded onto WBC, with a response delivered directly to Ms Saunderson, as soon as possible.”

**71. Members’ Questions and Petitions**There were none.

**Motion to Vary the Order of Business**

**Proposed:** Councillor Phil Barnett

**Seconded:** Councillor Tony Vickers

**Resolved:** To vary the order of business to take the Update on Car Club Services in Newbury next.

**72. Update on Car Club Services in Newbury**

The Committee received a presentation from Enterprise, the new Car Club operators in Newbury.

Key information included:

* Enterprise runs around 2,000 car clubs and believes that this Car Club can grow beyond Newbury and into West Berkshire more broadly. The WBC tender for Car Club operator was for the whole of West Berkshire, not just Newbury.
* The goal is to reduce total car ownership, 1 car in the car club can take 18 cars of the road.
* There are plans to market this club widely – including SEO, digital content targeted to Newbury, and through a grassroots presence. WBC have earmarked funds for marketing, which have been doubled by enterprise.
* Whereas it might cost £40 per day to rent a car, with the car club you can rent from £3.60 per hour.
* The cars currently provided: 1 Electric Vehicle, 1 low emission vehicle, and 3 hybrids (self-charging hybrids). As vehicle charging infrastructure grows, more EV’s will be added.

Enterprise will provide feedback to WBC about their progress, and when progress is made, they agreed to update the Council as well.

**73. Schedule of Planning Applications**

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

**74. Schedule of Licensing Applications**

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

**75. Schedule of Appeal Decisions**

The Committee noted the Planning Inspectorates decision to dismiss the appeal on application [20/01775/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/01775/FULD).

**76. Consultation: West Berkshire Council’s Local Flood Risk Management Strategy (LFRMS) 2021-2026**

The following comments were agreed to be sent to WBC in response to the LFRMS consultation:

* The main point raised was over a potential Greater Newbury Flood Forum. On point number 3 on Appendix 1 of the LFRMS, it says that “it is not considered that any other areas would benefit from a Flood Forum” (pg. 55). The Committee disagreed with this statement as they believe that the Greater Newbury area would benefit from a Flood Forum as large amount of land are on/near a flood plain.
* The Committee noted that, although they recognised the limited scope of the document, they would like to see it cover more areas. Although main rivers are the responsibility of Environment Agency, and sewers are the responsibility of Thames Water, climate change is affecting the level of rainfall, increasing flooding events. It was stressed that the LLFA should coordinate with these organisations to develop a more comprehensive flood prevention and management strategy.
* Although it is a technical document, it should be easily understandable to the general public.
* On the ‘West Berkshire River Flooding Historical Records’ on pg. 22, the large flooding event of 2014 is not on the list but should be included.
* On the ‘Current Flood Risk Management Studies’ on pg. 42-43, the Newbury Railway Station project is described as dealing with surface water flooding, but the overflowing of the sewers was an issue and should also be addressed.
* There are localised issues with drains, some drains are clogged with weeds, and some residents have noticed smells on Northbrook Street indicating drainage issues. More maintenance of drains was requested as a result of this.

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

The Committee noted the publicity campaign for volunteers for the NDP Steering Group will run from the 1st of October. The volunteers will be selected during the P&H Committee meeting on the 15th of November.

At the next P&H Committee meeting, on the 25th of October, the Council will be asked to resolve to approve the Terms of Reference for the Steering Group and choose a NDP Planning Consultant.

**78. Town Centre Working Group Update**

An update from Working Group was received and noted by members.

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

An update from the SJWG was received and noted by members.

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

An update from the WAP Committee was received and noted by members.

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Vaughan Miller

**Resolved:** That Councillor Nigel Foot to be sent as a NTC representative to both the site visit and WAP Committee meeting for the 1 Croft Road application, [21/01038/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01038/HOUSE).

**81. Newbury Community Football Ground**

An update on the NCFG was received and noted by members.

On the Town Council’s application for the renewal of Faraday Road Football Ground and Stadium as an asset of community value, the application was considered by WBC and was approved on the 20th of September.

This means before any sale of the land takes place, any community interest group is permitted to have up to six weeks to confirm whether or not they wish to be treated as a potential bidder. If notice is received, then they have a further six months in order to formulate and submit their bid.

The Committee requested that the Council publish a press release detailing the success of this ACV renewal application.

**82. 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 21:22 hrs.**

**Chairperson**

**Appendix 1**

**Planning and Highways Committee Meeting**

**Schedule of Planning Applications 04/10/2021**

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| **Running Order**   | **Resolutions**  | **Ward**   | **Application**  **Number**   | **Location and Applicant**   | **Proposal**   |
| 1. | Objection based on the size of the extension being overbearing, leading to a loss of light and impact on privacy. | Clay Hill | [21/02392/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02392/HOUSE) | 74 Kiln Road, Newbury, RG14 2LS, for Mr & Mrs Chard | Proposed single storey rear extension. |
| 2. | No objection. | East Fields | [21/02230/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02230/FUL) | Unit 1, Greenham Road Retail Park, Greenham Road, Newbury, RG14 7HZ, for Royal & Sun Alliance Insurance PLC | External alterations to include repainting existing cladding, removal of rear roller shutter & removal of rooflights. |
| 3. | No objection. | East Fields | [21/01920/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01920/FUL) | Newbury Retail Park, Pinchington Lane, Newbury, RG14 7HU, for F&C Commercial Property Holdings Ltd | Alterations to existing access road and drive-thru.**Amended:** Amended proposed site plan showing retention of some of the existing pedestrian footpath along eastern boundary of drive-thru site and relocation of pedestrian footpath along northern boundary of drive-thru site.**NTC previous comments:**“No objection subject to sufficient pedestrian access.” |
| 4. | No objection. | East Fields | [21/02311/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02311/HOUSE) | 5 York Road, Newbury, RG14 7NJ, for Mrs A. Hyde | Single storey, flat roof extension at rear of house, squaring off the kitchen. Measuring 208cm x 348cm. |
| 5. | No objection. | Wash Common | [21/02236/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02236/HOUSE) | 10 The Glade, Newbury, RG14 7AT, for Mr & Mrs Smith | First floor extension. |
| 6. | No objection. | Wash Common | [21/02328/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02328/HOUSE) | The Bungalow, Wild Woods, Kendrick Road, Newbury, RG14 6PW, for Mr J. Bayley | First Floor Extension to Existing Bungalow. |
| 7. | No objection subject to permeable surfaces being used in the parking area, to reduce surface water runoff, and that obscure glass be used in the loft extension. | Wash Common | [21/02361/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02361/HOUSE) | 37 Salcombe Road, Newbury, RG14 6EB, for Mr Webster  | Single storey side extension and loft conversion. |
| 8. | No objection. | Wash Common | [21/02381/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02381/HOUSE) | 10 Stuart Road Newbury West Berkshire RG14 6QX, for Mr Rogers | Formation of habitable room in roofspace with rear dormer and gable build up. |
| 9. | Objection as location D2, in page 10 of the ‘5G Site Specific Supplementary Information and Planning Justification’ document, is the preferred location.Cllr’s Vaughan Miller and Billy Drummond abstained.  | West Fields | [21/02226/TELE56](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02226/TELE56) | Telecommunications Equipment Adjacent Northcroft Lane West Car Park, Northcroft Lane, Newbury, RG14 1XG, for CK Hutchison Networks (UK) Ltd | Proposed 5G telecoms installation: H3G Phase 8 15m high street pole c/w wrap-around cabinet and 3 further additional equipment cabinets. |
| 10. | No objection. | West Fields | [21/02229/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02229/HOUSE) | 46 Salcombe Road, Newbury, RG14 6ED, for Mr D. Brown  | A new double garage. |
| 11. | No objection. | West Fields | [21/02377/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02377/HOUSE) | 9 Goldwell Drive, Newbury, RG14 1HZ, for Mr T. Sandford | New single storey rear extension to form a Garden room and Utility room, with internal alterations and new decking. |
| 12. | No objection. | West Fields | [21/02366/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02366/FUL) & [21/02367/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/02367/LBC2)  | 75 London Road, Newbury, RG14 1JN, for Mr Rai | Urgent masonry stitch and dry packing of fault in corner front wall. Installation of 'Z' strap externally and rendered over on front corner elevation - in accordance with structural engineer advice. |

**APPENDIX 2**

**Planning and Highways Committee Meeting**

**04/10/2021**

**Schedule of Licensing Applications**

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| **Resolutions** | **Licence** | **Applicant(S)** | **Premises** |
| No objection. | Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – NewRef: **21/00734/LQN** | **Applicant:** Eden Retirement Living Ltd | **Location:** 11-15 Bartholomew Street,Newbury,RG14 5LL**Proposal**: Supply of Alcohol (on sales only) Monday-Sunday 11:00 – 23:00 |
| We support this event, however we recommend a review be carried out focusing on the level of noise and public nuisance caused, as well as on toilet facilities. | Licensing Act 2003 (Premises Licences & Club Premises Certificates) Regulations 2005 Premises Licence – Review of the licenceRef: **21/00812/LQN** | **Applicant:**Andrew Wyper | **Location:**Newbury Real Ale Festival – Land between Northcroft Leisure Centre & Newbury Cricket Club, Northcroft Lane**Proposal:**Review of the licence based on, “1) the undermining of the licensing objectives of The Prevention of Crime and Disorder, 2) The Prevention of Public Nuisance, and 3) The Protection of Children from Harm.” |