Minutes of a meeting of the Planning and Highways Committee held in the Council Chamber, Newbury Town Council, Town Hall, Market Place, Newbury on

Monday 7th October 2019 at 7.30pm.

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# Present

Councillors Phil Barnett; Jeff Beck; Nigel Foot; Jon Gage; Roger Hunneman; Pam Lusby Taylor; Vaughan Miller and Gary Norman (Vice-chairperson).

**In Attendance**

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

**60. Apologies**

Councillors, Stephen Masters, Andy Moore & Tony Vickers (Chairperson).

Absent: Councillor Chris Foster.

**61. Declarations of interest**

The Chief Executive Officer declared that Councillors Phil Barnett and Jeff Beck 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 Councillor Phil Barnett who is a Members of West Berkshire Council Planning Committee and 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."

In considering the following application, Councillor Pam Lusby Taylor declared that she had a personal interest and took no part in the vote: **19/02289/FULD** & **19/02290/LBC2**

**62. Minutes**

The Chief Executive Officer made the following comments regarding actions from the previous meeting:

* **Speen Moors footpath**

Following Councillor Foot’s question regarding the closure of the path, a response had been received from Sutton Estates. It was pointed out that repairs were required in the interests of public safety. However, works could be delayed if the bridge and barriers are vandalised. The Council was preparing a press release to advise of the situation.

* **Section 215:**

**40 Bartholomew Street:** A response had been received from WBDC enforcement officer that application[s] are about to be submitted for determination of the relevant conditions and when this stage has been completed, they would add further pressure regarding commencement. It would not be appropriate to instigate a form of formal Enforcement action at this stage whilst there are on-going and outstanding Planning issues.

* **BT Tower:**  The CEO had the following response “*I had a call with my infrastructure investment colleagues earlier this afternoon. Although not ruled out it is unlikely a scheme can be included in the BT’s exchange repairs programme this year as spend is being focussed on concrete repairs, H&S repairs and roof repairs etc. The next programme review is late October/early November primarily focussing on next year’s spend. I will be championing your cause so please linkup with again me mid-October*.”
* **Bins on Wharf Street:** Some improvements have taken place. This matter is being pursued by Councillor Andy Moore, as Ward Councillor and member of WBDC.
* **Speed limit on Andover Road**: The speed limit review is due to be held on Wednesday the 9th October in Market Street, Newbury
* **The Winter service plan consultation:** A paragraph to be added to the Winter Service plan to prioritise the treatment of the subway ramps.

**Proposed:** Councillor Phil Barnett

**Seconded:** Councillor Jeff Beck

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on Monday 16th September 2019, be approved and signed by the Chairperson.

**62. Questions and petitions from members of the public**

There were none.

**63. Members’ questions and petitions**

Councillor Phil Barnett asked the following Question:

*“At a time when Newbury retail park are able to re-let empty units soon after existing tenants move out, can Newbury Town Council urge the Newbury BID to put every effort in finding tenants for all - if not majority of the empty units and shops between Bartholomew Street railway bridge and the Northbrook Street clock tower?”*

The Chairman replied with the following answer received from the BID:

*“When a BID is voted for by the businesses, the BID is committed to delivering a 5-year Business Plan agreed by the businesses.*

*Our current 5-year business plan voted for in 2017 covers the following four main priorities and associated projects:*

* *Marketing & Promotion – Digital Marketing (Visit Newbury)*
* *Getting Out & About – Events, Bunting & Baskets and Markets*
* *Attractive Town Centre- CCTV, Town Ranger Scheme, Purple Flag, Grime busting Scheme, Shop Safe & business watch*
* *Business Support & Income – Talk of the Town Meetings, Business Savings & training*

*The actual filling of empty units is the job of letting and management agencies and one of the biggest barriers is rent and rates of which we have no actual influence over.  However, our promotion and management of the town centre helps greatly to entice new businesses here. Frustratingly we do not have any further budget to go above and beyond the work we currently deliver.*

*Comparative to other towns Newbury does not suffer from a large number of voids and many that have fallen empty in the natural churn of businesses are now being re-let. This process does sometimes take 6 months to a year or even sometimes longer. The BID would like to see the empty units presented better whilst void and we do speak to letting agents to try and encourage landlords to do so but often they refuse and there is no enforcement action that can be taken apart from West Berks Councils planning team serving a Section 215 notice if deemed appropriate.”*

Councillor Barnett asked that this Council write to WBDC requesting that they take action to regenerate the Town Centre and work with the relevant parties to minimise vacant properties in the Town Centre.

**64. Hutton Close Re-development**

Mr Roger Keeling, Sovereign Housing Association and Mr Ian Blair up-date presentation on the redevelopment of Hutton Close, Newbury.

Members asked that the Council explores the possibility of applying for funding from the David Wilson Community Funds to create a play area on the Playing fields adjoining the new development.

**65. Schedule of planning applications**

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

**66. Schedule of Planning Decisions**

Information was received and noted by the committee.

**67. Schedule of Licensing Applications**

It was agreed that the following observation be submitted:

**• Premises License 19/01161/LQN (New) – Indigo Bay, 54-55 Bartholomew Street, Newbury.**

Applicant: Mr Khanus Miah

No objection

**• Premises License 19/01161/LQN (New) – 4 Monument Close, Newbury.**

Applicant: Co-operative Group Food Limited.

No objection provided that the hours of sale/supply be set to the same hours stipulated at the Sainsburys Local (Petrol Station) in the same area.

**68. Town and Country Planning Act 1990 Under Section 78**

**Application No: 19/00938/FULD - for Ullathorne, Kendrick Road Newbury for Erection of a new two storey detached dwelling house.**

It was agreed that there would be no changes to Members’ previous comments.

**69.** **Schedule of planning decisions**

Information was received and noted by the Committee.

**70. Update from the Western Area Planning Committee**

Two applications were considered at the Western Area Committee meeting, Land at Edgecombe Lane and 89 Enborne Road and both were Approved.

**71. BT Public Phone Box at Shaw Road**

Members objected to the removal of the Phone Box on Shaw Road.

**Proposed:** Councillor Roger Hunneman

**Seconded:** Councillor Jeff Beck

**Resolved** that the Phone box should be retained under BT reasonable Criteria, as there is a new housing development being developed in this area. It is also a very busy road and members feel that this service should be retained.

**72. Sandleford Park Working Group – update**

No additional information to discuss currently.

**73. Forward work programme for Planning and Highways Committee meetings 2019/20**

Information was noted by the committee members.

**There being no other business the chairperson declared the meeting closed at 21.09 hrs**

Chairperson Date:

**APPENDIX 1**

**Planning & Highways Committee Meeting**

**Schedule of planning applications - Resolutions**

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| **Running Order** | **Resolutions** | **Application Number** | **Location and Applicant** | **Proposal** |
| 1 | No objection | [19/02299/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/02299/HOUSE) | 24B Kiln Road, Newbury for Barry Eldred | Single storey extension to North side elevation (front elevation) of existing single storey building to provide care accommodation. |
| 2 | No objection | [19/02261/DEMO](http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/02261/DEMO) | The Court House and 20 Mill Lane, Newbury for Homes England | Application for prior notification of proposed demolition. |
| 3 | No objection | [19/02423/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/02423/HOUSE) | 30 Howard Road, Newbury for Mr & Mrs Piner | Section 73: Variation of condition 2 – Approved plans, planning permission [19/00959/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/00959/HOUSE) |
| 4 | No objection / comment: 1) Members feel that the house should be brought forward in line with neighbouring properties and bigger space between the proposed property and the neighbouring property. 2) The large trees on the plot need to be protected. 3) The Highways officer concerns should be addressed. | [19/02279/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/02279/FULD) | Land Adjacent to 4 Croft Lane, Newbury for Geraldine & Roger Wilson | New 3 Bed House. |
| 5 | No objection | [19/01645/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/01645/HOUSE)  **Amended Plans** | 19 Battery End, Newbury for Mr & Mrs Stacey | **Amended Plans:** Section 73A: Variation of Condition 2 – Approved Plans, of planning permission [19/00019/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/00019/HOUSE) (single storey extension with basement). |
| 6 | No objection | [19/02342/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/02342/HOUSE) | 25 Paddock Road, Newbury Mrs Caroline Braidwood | Demolition of existing garage and porch and construction of a single side and rear extension and associated works. |
| 7 | No objection | [19/02235/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/02235/HOUSE) | 1 Buckingham Road, Newbury for Mr & Mrs Seward. | Single storey rear extension and new dormer window. |
| 8 | No objection | [19/02290/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/02290/LBC2) | Goldwell House, 5 Old Bath Road, Newbury for Mr & Mrs S Prater | Change of use from office use to residential C3 dwelling house. |
| 9 | No objection | [19/02289/FULD](http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/02289/FULD) | Goldwell House, 5 Old Bath Road, Newbury for Mr & Mrs S Prater | Change of use from office use to residential C3 dwelling house. |
| 10 | No objection | [19/02324/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/02324/LBC2) | 26 Northbrook Street, Newbury for TSB Head Office | Internal and roof repairs. |