**Minutes of a meeting of the Planning and Highways Working Group**

**held by Virtual Meeting on Zoom**

**10/05/2021 at 19:00.**

**Present**

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

**In Attendance**

Darius Zarazel, Democratic Services Officer

**239. Election of chair and vice-chair**

**Proposed:** Councillor Tony Vickers

**Seconded:** Councillor Andy Moore

**Resolved:** Councillor Nigel Foot be elected as chair

**Proposed:** Councillor Nigel Foot

**Seconded:** Councillor Vaughan Miller

**Resolved:** Councillor Gary Norman be elected as deputy chair

**240. Apologies**

There were none.

**241. 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 Gary Norman declared a personal interest on item 11 (10 Culver Road, Newbury, RG14 7AS). He is a resident on culver road, but is sufficiently far away to make a independent judgment.

**242. Minutes**

The minutes the Planning & Highways Committee held on 19/04/2021 were noted by members, to be approved at the next P&H Committee meeting.

**243. Officers report on action from previous meeting:**

A) NTCs comments on WBC environment strategy draft delivery plan were received and WBC will endeavour to include a more user-friendly version.

B) NTCs Comments on the draft settlement boundary review were received and will be considered in the draft version of our Local Plan Review (LPR) later this year.

C) NTCs Comments on WBCs active travel plans were received and recorded as part of the consultation.

D) On the question to WBC about the funding withdrawal for Readibus; WBC transport Officer said that this was very regrettable for passengers, but they are keen to ensure that customers are aware of other services.

A group operating in Newbury is the Volunteer Centre West Berkshire (VCWB). They operate a Handybus and a car scheme within Newbury and the surrounding areas. They can take people to medical appointments, shopping trips and to visit relations (when COVID regulations allow).

o Contact the Car Scheme on: 01635 49004 between 10am and 1pm Monday to Friday. This service should be contacted for medical appointments.

o Contact the Handybus (available from mid-April) on: 01635 37111 between 9am and 1pm Monday to Thursday.

o Contact Shopmobility (available from mid-April) on: 01635 523854 between 10am and 3pm Monday to Saturday.

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

There were none.

**245. Members’ Questions and Petitions**

Question received from Stuart Gourley:

*“Would NTC support the lobbying of West Berkshire Council to upgrade the Hambridge Road/London Road/Fir Tree Lane Crossroads to include a pedestrian crossing/pedestrian lights at the junction of the A4 London Road, with Fir Tree Lane. Other crossing points at this junction have pedestrian lights - but not this junction segment. There are no pedestrian lights, and pedestrians have to judge the gaps in the traffic from 4 directions and find a safe gap to cross. Fir Tree Lane has Fir Tree Primary school, and this junction is well used by parents and other pedestrians. Thanks”*

Response from the Chairperson:

“Thank you very much for this question. We support making the streets as safe for pedestrians as possible. This crossing – over Fir Tree lane – is the only one without pedestrian lights at this junction and we will write to WBC to lobby for lights at this junction.”

Question received from Chris Foster:

*“Slow Ways is an initiative to create a national network of walking routes connecting all of Great Britain’s towns and cities as well as thousands of villages, using existing paths, trails, and roads. A network of over 7,000 Slow Ways stretching for over 100,000km was created during the Spring 2020 lockdown, and these routes are now ready for testing by volunteers.*

*From Newbury, proposed routes head to Thatcham, Streatley, East Ilsley, Hungerford, Vernham Dean and Kingsclere. (see https://beta.slowways.org/Settlement/Newbury)*

*Since this initiative aligns with item 1G-12b in the council’s strategy, could the Planning & Highways working group recommend that the council supports this project by publicising the call for volunteers on its social media channels, and would members of the committee like to join me for some route testing later this summer?”*

Response from the Chairperson:

“Thank you very much for this question. Rambling is a topic that is of particular interest to this Working Group, and we would be more than happy to publicise any scheme that helps to promote walking through the countryside.

As for the invitation to join you for route testing, this would be up to the Councillors themselves, but I would very much encourage it.”

Question received from Tony Vickers:

*“The Sandleford Park Partnership, owners of the whole of that part of Sandleford that is the subject of the current Planning Inquiry, are proposing to hand over the entire country park, all public open space and the 'local centre' for their development of 1000 homes (1350 including the other owner's portion not currently part of the Inquiry) to a management company of their choice. This would result in the town council and Greenham Parish Council - where most of the land actually sits - losing all control over what happens to it. It would also mean home buyers and residents having to pay annual charges to the company on top of their parish precept in Council Tax bills. What should your representatives at the Inquiry try to do to change this, assuming you agree that it is an outrageous proposal?”*

Response from the Chairperson:

“Thank you for bringing this to our attention. The Sandleford inquiry is something we are paying close attention to and we wish you and fellow Councillor Roger Hunneman all the best.

If planning permission is granted, the proposed condition would require the future residents of Sandleford- (say 1,500 households) to pay for the maintenance of a public space over which they have no ownership or control and which should normally be covered by council tax, or if taken in charge by a parish council, by precept. Equity is one of the principles of a fair taxation system- that the people who can benefit from a facility/service should be the people who pay for the same. The proposed management company is therefore inequitable and longer term, probably unsustainable.

However, there are various procedures to be cleared before we could get to the stage of either NTC and/or GPC taking this on. The WG therefore asks our representatives to advise the inspectorate that we feel that the public should be responsible for public open space, rather than the residents of Sandleford. Therefore, the condition of permission, if granted, should require that the developers provide the various public parks and facilities, to a satisfactory standard, to be adopted by the planning authority who may then discuss devolution proposals with NTC/GPC. The inspectorate and the Planning Authority can be advised that both parish councils would consider such an arrangement in the future.”

Question from Nigel Foot:

*“At a recent meeting of the Newbury Southwest Community Forum, residents of Lipscombe Close in Westfields Ward, Newbury complained that they had seen men in hard hats and fluorescent work jackets get out of cars that were in some cases, double parked in their road and in surrounding roads. They believe these men are working on the Market Street development or other building works in town. This parking in some cases, has led to obstruction of the road. Apart from the inconvenience caused to residents having to look for parking places some way away from their houses, this practice can be dangerous as emergency vehicles may not be able to get down these narrow roads.*

*May I ask the DSO to write to West Berkshire Council to enquire about the parking arrangements for workmen working on the developments in Market Street and Bartholomew Street? Could he ask if parking arrangements could be made for the workforce engaged on these projects, or at least, to notify the Contractors that their workforce should not park in surrounding residential streets, inconveniencing local residents?”*

Response from the Chairperson:

“Thank you very much for bring this to our attention. I agree that this practice is dangerous, and I will request that the DSO write to West Berkshire to inquire about what the exact parking arrangements for these workers are and ask that the contractors be notified about the effect that this practice can have.”

Question received from Phil Barnett:

*“The subject of the Stirling Cables construction site has been an item of great interest by the P&H committee during the last year or so. But with the recent COVID restrictions and other Construction companies internal issues, the whole site seemed to have come to a standstill. Therefore, can this P&H Working Group inquire to establish if there are any problems that are delaying the completion of the new buildings.”*

Response from the Chairperson:

“This develop is indeed something that P&H have been greatly interested in. I will ask the DSO to write to the developers to make this inquiry.”

Response from Developer:

There was a slight delay in construction during that change in contractors. This has now happened, and work has resumed.

**246. Pre-application consultation: Cala Homes in connection with their proposals for the land off Waller Drive, north of the Turnpike Industrial Estate**

The presentation was received and noted by the Councillors.

In response to questions from Councillors, the Developers confirmed that they have commissioned a contamination report, the outcome of which they will address prior to development. The site will be cleared and vacated before the development commences.

Carla homes confirmed that they have two potential active travel routes onto the site – subject to technical confirmation.

In response to a question about affordable housing, they confirmed they will provide policy compliant affordable housing.

Gas boilers for energy usage will be used. However, insulation in the homes is prioritised.

The developed site will be run by a private management company.

The Working Group expressed an interest that renewable energy should be used during the development stage, rather than being retrofitted.

**247. Pre-application consultation: Proposed 5G Telecommunications Installation for H3G UK, Reference 21/00924/TELE56**

In response to this consultation, the Working Group would like an explanation as to why the location, and the size, of the tower was chosen.

**248. Kennet Centre Redevelopment: Planning Applications 21/00379/FULMAJ and 21/00380/FULMAJ for Lochailort Newbury**

A presentation was received and noted by the Councillors.

Key information included:

* Car parking: Additional 100 spaces, recharging points, and car club.
* Height: The development cannot be seen from some areas in the west or Victoria Park.
* Heritage: Rooted in history, will better integrate the Vue Cinema and the Car park, the existing building is a detriment to the heritage and this development desires to be an improvement, you can view local landmarks from inside and around the development.
* Sustainability and zero carbon are targets. Would be one of most sustainable developments in the South East. Saves 350tonnes of Carbon per year.

The Working Group received a presentation on the comments of the Heritage Working group (HWG) by the HWG Chairperson, Anthony Pick. He emphasised that the development should respect the character of the area in terms of design and height.

In response to a question from a Councillor about affordable housing, the Developers responded that there has not been a conversation with WBC about this yet. They are waiting for the consultation responses.

The Town Centre Masterplan will come out after the deadline for this planning application.

**Comments:** The green credentials, aspiration for small retail, and putting residents in the town centre are all applauded, but the height of the development is a major concern. NTC would like to wait until the Masterplan has been presented before this application is progressed any further.

**249. Schedule of Planning Applications**

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

**250. Schedule of Appeal Decisions**

The Working Group noted the Appeal Decision.

**251. Consultation: BT Phone Booth on Greenlands Road, Stroud Green**

Look to examine the possibility for a defibrillator in the location.

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

An updated was received and noted.

The Working Group thanked Councillor Tony Vickers, Roger Hunneman, and Chris Foster for their hard work in preparing and representing the views of Planning and Highways, Newbury Town Council, at the Planning Inspectorate’s inquiry. Also, the Working Group was very grateful for the work of Councillor David Marsh on the Sandleford Joint Working Group, in the preparation of the NTC case for the inquiry.

The DSO to circulate the library of documents from the inquiry to the Councillors.

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

An updated was received and noted.

**254. Town Centre Working Group Update**

An updated was received and noted.

**255. Newbury Community Football Ground**

An updated was received and noted.

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

No further items were added.

**There being no other business, the chairperson declared the meeting closed at 21:59 hrs.**

**Chairperson**

**Appendix 1**

**Planning and Highways Committee Meeting**

**Schedule of Planning Applications 10/05/2021**

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| --- | --- | --- | --- | --- | --- |
| **Running Order** | **Resolutions** | **Ward** | **Application**  **Number** | **Location and Applicant** | **Proposal** |
| 1. | No objection. | Clay Hill | [21/00362/FULMAJ](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00362/FULMAJ) | Newbury Business Park, London Road, Newbury, RG14 2PZ, for Stonegate Land & Property | Proposed development of 10 x 2 bedroom flats (discount market sale). |
| 2. | No objection. | Clay Hill | [21/00903/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00903/HOUSE) | 33 Regnum Drive, Newbury, RG14 2HF, for Mr & Mrs Shears | Part loft conversion with dormer. |
| 3. | No objection. | East Fields | [21/00869/ADV](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00869/ADV) | Sterling Industrial Estate, Kings Road, Newbury, RG14 5RQ, for Nelson Land Limited | Development signage board to be fixed on aluminium posts and sit just above perimeter site hoarding. |
| 4. | No objection. | East Fields | [21/00843/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00843/HOUSE) | 24 Queens Road, Newbury, RG14 7NE, for Mr & Mrs Craggs | Convert garage into a granny annexe. |
| 5. | No objection. | East Fields | [21/00847/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00847/HOUSE) | 4 Tudor Road, Newbury, RG14 7PU, for Mr & Mrs Schollar | Proposed Single Storey Front Alterations and Porch. |
| 6. | No objection. | East Fields | [21/00786/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00786/HOUSE) | 13 Priory Road, Newbury, RG14 7QS, for Mr S Horwood | Construction of an Oak framed Garden room, at the end of our garden to replace the current dilapidated outbuilding. |
| 7. | No objection. | East Fields | [21/00957/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00957/HOUSE) | 61 Queens Road, Newbury, RG14 7PA, for Mr D Lindebaum | Single storey extension including demolition of existing lean-to and internal alterations to enlarge existing kitchen dining area to include utility and cloakroom. |
| 8. | No objection. | East Fields | [21/00931/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00931/FUL) | Unit 7, Newbury Retail Park, Pinchington Lane, Newbury, RG14 7HU, for F&C Commercial Property Holdings Ltd | Installation of additional retail floorspace (Use Class A1) at mezzanine level in Unit 7 (transferred from Unit 4) of Newbury Retail Park, Newbury. |
| 9. | No objection. | East Fields | [21/01043/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01043/HOUSE) | 25 Cheriton Close, Newbury, RG14 7JT, for Mr Cole & Ms Allen | Two storey rear extension and extension over garage. |
| 10. | No objection. | Wash Common | [21/00837/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00837/HOUSE) | Derby Sainfoin, Woodridge, Newbury, RG14 6NP, for Mr M Waller | Replace existing 1.8m close boarded fence with 1.8m high brick wall. |
| 11. | No objection. | Wash Common | [21/00864/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00864/HOUSE) | 10 Culver Road, Newbury, RG14 7AS, for Mr & Mrs Shayler | Demolition of existing conservatory, construction of new rear extension and new dormer window in existing loft room. |
| 12. | No objection. | Wash Common | [21/00745/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00745/HOUSE) | 4 Willowmead Close, Newbury, RG14 6RW, for Mr D Turner | To create a low level raised decking to compensate for the sloping garden and to create a level area off of the lawn located at the back of the property. |
| 13. | No objection. | Wash Common | [21/01007/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01007/HOUSE) | 38 Bartlemy Road, Newbury, RG14 6LA, for Mr & Mrs Cross | Side and Rear Extension. |
| 14. | No objection. | Wash Common | [21/00995/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00995/HOUSE) | Netherwood, Garden Close Lane, Newbury, RG14 6PR, for Mr & Mrs Stott | Demolish existing conservatory 2 to annexe and build new single storey extension. New window and door opening to rear elevation of existing. Annexe occupied by elderly parents. |
| 15. | No objection. | Wash Common | [21/01037/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01037/HOUSE) | 1 Gwyn Close, Newbury, RG14 6JB, for Mr P Wadge | Rear Extension. |
| 16. | No objection subject to conservation officer. | West Fields | [21/00979/LBC2](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00979/LBC2) | 25 Northbrook Street, Newbury, RG14 1DJ, for Mr Simms Newbury Ltd. | Paint exterior of shopfront, new logo branding, reuse existing lighting, introduce projection signs, install a black and white canopy over shopfront. |
| 17. | No objection. | West Fields | [21/00901/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00901/HOUSE) | Scholars Field, Enborne Grove, Newbury, RG14 6BJ, for Mr & Mrs Wood | Single storey rear extension to form semi independent accommodation for elderly parents. |
| 18 | Strong objection based on the fact that this will have an adverse effect on green infrastructure. | West Fields | [21/00965/FULEXT](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/00965/FULEXT) | Market Street Redevelopment, Newbury, for Engle | Section 73 - Variation of Condition 49 of planning permission 16/00547/FULEXT - Site clearance, demolition and the erection of 232 dwellings with associated car parking, residents' hub and management office; 816sqm of flexible commercial floor space (Class A1 (retail) / A2 (financial services)/A3 (restaurants and cafes) / A4 (drinking establishments) or B1 (offices)) and a multi-storey car park. Pedestrian access arrangements, hard and soft landscaping and other ancillary development/infrastructure. |