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

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

**09/05/2022 at 7:30pm/19:30.**

**Present**

Councillors; Gary Norman (Deputy-Chairperson); Jo Day; Roger Hunneman; David Marsh; Vaughan Miller; and Andy Moore

**In Attendance**

Darius Zarazel, Democratic Services Officer

**Present Virtually**

Councillor Pam Lusby Taylor

**223. Apologies**

Apologies received from Councillors Nigel Foot, Tony Vickers, Pam Lusby Taylor, Phil Barnett, and Jeff Beck

 Councillor Billy Drummond was absent.

**224. Declarations of Interest and Dispensations**

The Democratic Services Officer declared that Councillors David Marsh and Andy Moore 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 Democratic Services Officer made the following statement on behalf of Councillor Andy Moore who is a Substitute Member 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 Vaughan Miller declared an interest as he is an unpaid advisor for the Newbury Community Football Group (NCFG).

**225. Minutes**

**225.1 Proposed:** Councillor Vaughan Miller

**Seconded:** Councillor Roger Hunneman

**Resolved:** That the minutes of the meeting of the Planning & Highways Committee held on 19/04/2022, be approved, and signed by the Chairperson.

**225.2 Officer’s Report on Action from Previous Meeting:**

A) On the Councillor Nigel Foot’s members question about works being done to the Rockingham Road Bridge, Network Rail informed the Council that the contractor (Centregreat) would like to complete the works by mid-May, subject to no further delays out of their control. The traffic management needs to stay in place as the contractor requires access to their welfare facilities while working at night.

B) On Councillor Nigel Foot’s members question about the ‘season ticket’ parking arrangement for the Sainsburys Car Park at Hectors Way, Horizon Spaces, who are the ones who deal with booking spaces, informed the Council that the existing maximum stay at Newbury remains in place (‘regular’ parking won’t be affected). The online booking platform, known as 'Sale of Spaces', only applies for those customers who wish to book spaces for longer periods (daily/monthly) and are restricted to a small number of bays.

C) On Councillor Roger Hunneman’s members question about the proliferation of ‘A boards’, and how they are regulated, West Berkshire Council (WBC) developed a document about A boards on public highways (which will be circulated to members). This document was developed to try and formalise the use of ‘A boards’ on the highway network across the district.

With Consultation, including the Disability External Scrutiny Board (DESB), it was agreed that the most appropriate location for ‘A boards’ was between the edge of the carriageway and the linear drainage channel. WBC continue to monitor the placement of ‘A boards’ in Northbrook Street, Newbury as part of their Monthly Walked Inspection of Newbury Town Centre.

**226. Questions and Petitions from Members of the Public**There were none.

**227. Members’ Questions and Petitions**Question received from Tony Vickers:

*“Now that the District Council has indicated that the issue of Garage Blocks in residential areas being lost as parking spaces could be looked at by the Neighbourhood Development Plan Steering Group, could the Chairman please formally take this up as an issue with them, before they finalise the questionnaire that is due to go out soon?”*

Response from the Chairperson:

“Thank you for this question. As the NDP Steering Group will be meeting on Wednesday the 18th of May to finalise their questionnaire, I will request that the NDP Secretary pass over this question to the group for their consideration at that meeting.”

**Proposed:** Councillor Gary Norman

**Seconded:** Councillor Andy Moore

**Resolved:** To vary the order of business on the ground of urgency to take the ‘Presentation: Iceni Projects on the West Berkshire 2050 Vision’ and ‘Presentation: WBC Streetworks Permit Scheme Variation’ items first.

**228. Presentation: Iceni Projects on the West Berkshire 2050 Vision**

The Committee received an overview of the West Berkshire Vision 2050 from Iceni Projects. Key information from the presentation included:

* Iceni Project were appointed by WBC to undertake a Vision to 2050 as part of the Local Plan Review process.
* This is required under new national guidance.
* Targeting to create the Vision report in early summer 2022.

In response, the Council’s key feedback was about when the draft report will be ready for consultation.

**229. Presentation: WBC Streetworks Permit Scheme Variation**

The Committee received and noted a presentation from WBC Streetworks on the recent permit scheme variation. Key information included:

* The permit scheme requires regular reviewing – the 1st, 2nd, 3rd years and then every 3 years afterwards.
* Permits allow for WBC to apply conditions to Streetworks including over working times and conditions.
* Any breaches of permits could lead to fixed penalty notices or court action.
* The variation to the permit scheme is principally over the increasing of fees as the current fee regime was not covering costs.

**230. Schedule of Planning Applications**

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

**231. Schedule of Prior Approval Applications**

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

**232. Consultation: Amended WBC Proposed alterations to Andover Road**

The Councillors discussed the new amendments to the Andover Road scheme and generally approved of the amendments.

**Proposed:** Councillor Andy Moore

**Seconded:** Councillor Roger Hunneman

**Resolved:** That the Council approve the amended West Berkshire Council proposed alterations to Andover Road.

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

The Committee received an update from the NDP Steering Group. It was noted that the next NDP SG meeting, scheduled for the 18/05/2022, would finalise the questionnaire that would be put to the public as well as look to confirm the consultation timeline and the consultation methods that would be used.

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

The decision from the Secretary of State for the Department for Department for Levelling Up, Housing and Communities to grant the Sandleford Appeal, subject to conditions, was received and noted by members.

In addition, Councillor Roger Hunneman recommended that the Councillors save the SoS’s decision, including the agreed conditions, for when the reserved matters applications are brought to the Committee for comment at a later date.

The DSO to circulate the Sandleford Appeal decision to all Councillors for their information.

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

The Committee received an update from the WAP Committee. A key update was that there is a planned restructuring of the WAP inside WBC.

**Proposed:** Councillor Gary Norman

**Seconded:** Councillor Vaughn Miller

**Resolved:** That Councillor Nigel Foot be approved to be the Council’s representative, if available, for the site visit for 14 Lime Close, Newbury, RG14 2PW for the “partial retrospective: retention of existing metal staircase to side gable end wall and addition of proposed privacy screen” (Application Reference: [21/03132/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/03132/HOUSE)). This site visit will take place on the 12/05/2022 at 09:00am.

**236. Newbury Community Football Ground**

No further update was received.

**237. Forward Work Programme for Planning & Highways Committee municipal year 2022/23**

No further items were added to the Forward Work Programme.

The Committee agreed to remove both the ‘Sandleford Park Joint Working Group – Update’ and the ‘Newbury Community Football Ground – Update’ Standing Items from the Forward Work Programme. Any future updates can be brought to the attention of the Committee, as required.

**There being no other business, the Chairperson declared the meeting closed at 21:55 hrs.**

**Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Chairperson**

**Appendix 1**

**Planning and Highways Committee Meeting**

**Schedule of Planning Applications**

**09/05/2022**

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| **Running Order**   | **Resolutions**  | **Ward**   | **Application**  **Number**   | **Location and Applicant**   | **Proposal**   |
|  | The Council was pleased some improvements were made. However, some objections still remain:- There is not enough done on sustainable heating arrangements.- There are still concerns over flooding, travel and access, and the affordable housing provisions. Cllrs David Marsh and Jo Day abstained. | Adjacent Parish and Clay Hill | [21/01452/FULEXT](http://planning.westberks.gov.uk/rpp/index.asp?caseref=21/01452/FULEXT) | Land South of Waller Drive, Newbury, for CALA Management Ltd. | Full planning application for the redevelopment of the site for 66 dwellings (Use Class C3), public open space, play space, drainage, parking and associated access, infrastructure, landscape, ancillary and site preparation works, including demolition of existing structures and removal of existing hardstanding. **Amended:**The amendments are: reduction of dwellings from 70 to 66; increased easement for oil pipelines; increase in public open space; play area relocated; changes to apartment block 2; amended landscaping; amended internal layout and parking; amended energy strategy; updated biodiversity net gain strategy.**Previous NTC Comments:**“We object to this application for the following reasons: Charging points for 50% of houses was felt to be insufficient. We would like charging points for 100% of the houses. This development does not comply with WBC policy, Core Strategy CS15 on renewable energy. Heating is fuelled by fossil fuels. Carbon zero should be the target. The orientation of many of the houses is also not conducive to solar panel usage. Affordable housing is concentrated in one area of the development. We would like them to be more evenly dispersed.” (13/07/2021)“Objection in line with the previous NTC objection. In addition: - we would like to see water conservation measures introduced. - we share the concerns of the flood authority. - we would like to see the contamination removed not capped. - we would like to see the pedestrian link to Cavendish Court implemented. - we would like to see a review of the WBC decision on sightlines onto Waller Drive given the speeding issues that exist. - The material of the cycle storage facility should not be made of wood.(28/10/2021) |
|  | No objection. | Clay Hill | [22/00929/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00929/HOUSE) | 61 Walton Way, Newbury, RG14 2LL, for Mr S. Morris | Double side extension and internal replanning. |
|  | No objection. | East Fields | [22/01019/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01019/HOUSE) | 4 Coral Gardens, Newbury, RG14 7FU, for Mr Prakash | Erection of extension to rear elevation and new window to original property on side elevation. |
|  | No objection. | Wash Common | [22/00944/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00944/HOUSE) | 42 Glendale Avenue, Newbury, RG14 6RU, for Mr & Mrs Walker | Proposed single storey rear extension for enlarged kitchen dining room and including internal alterations and porch. |
|  | No objection. | Wash Common | [22/00893/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00893/HOUSE) | 75 Gorselands, Newbury, RG14 6PU, for Mr & Mrs Chadwick | Single storey side extension. |
|  | No objection. | Wash Common | [22/00951/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00951/HOUSE) | 68 Chandos Road, Newbury, RG14 7EF, for Dr A. Long | Single Storey Rear Extension. |
|  | No objection. | Wash Common | [22/00989/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00989/HOUSE) | 19 Bartlemy Road, Newbury, RG14 6LD, for Mr & Mrs Gibson | Loft conversion with hip to gable roof and dormer to the rear. |
|  | No objection. | Wash Common | [22/00991/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00991/HOUSE) | 5 Oaken Grove, Newbury, RG14 6DX, for Mr & Mrs Hodges | Side extension to form Store. |
|  | No objection. | Wash Common | [22/01013/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01013/HOUSE) | 17 Willowmead Close, Newbury, RG14 6RW, for Mr & Mrs Alexander  | First-floor extension over garage and alterations. |
|  | No objection. | Wash Common | [22/01029/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01029/HOUSE) | 19 Wendan Road, Newbury, RG14 7AG, for Mr & Mrs Marriage | Single storey rear extension. |
|  | No objection. | Wash Common | [22/01017/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01017/HOUSE) | 17 Garford Crescent, Newbury, RG14 6EX, for Mr & Mrs Hicks  | Proposed first floor side extension. |
|  | No objection. | Wash Common | [22/01020/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/01020/HOUSE) | 3 Heyward Gardens, Newbury, RG14 6AQ, for Mr N. Casey | Two storey rear extension incorporating loft room above and first floor balcony over existing flat roof. |
|  | No objection subject to the approval of highways. | West Fields | [22/00906/FUL](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00906/FUL) | 6 St Johns Road, Newbury, RG14 7LW, for Eastfield House Surgery | Planning permission for the erection of additional temporary surgery accommodation. |
|  | No objection. | West Fields | [22/00819/HOUSE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00819/HOUSE) | 16 Berkeley Road, Newbury, RG14 5JE, for H. Simmons  | A single storey rear infill extension. |

**Appendix 2**

**Planning and Highways Committee Meeting**

**Schedule of Applications for Prior Approval**

**09/05/2022**

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| **Running Order** | **Resolution**  | **Ward**   | **Application**  **Number**   | **Location and Applicant**   | **Proposal**   |
| 1. | To recommend that a planning application be required. | West Fields | [22/00955/PASSHE](http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/00955/PASSHE) | 11 Enborne Place, Newbury, RG14 6BD, for Mr T. Marsh |   Application to determine if prior approval is required for a proposed: Larger Home Extension -single storey rear extension 6.00m beyond rear wall x 2.90m maximum height x 2.90m at eaves. |